

JOINT MEETING OF THE EL CAJON CITY COUNCIL/HOUSING AUTHORITY/SUCCESSOR AGENCY TO THE EL CAJON REDEVELOPMENT AGENCY



MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA

February 11, 2020

A Regular Joint Meeting of the El Cajon City Council/Housing Authority/ Successor Agency to the El Cajon Redevelopment Agency, held Tuesday, January 11, 2020, was called to order by Mayor/Chair Bill Wells at 3:01 p.m., in the Council Chambers, 200 Civic Center Way, El Cajon, California.

ROLL CALL

Council/Agencymembers present:	Goble, Kendrick, and McClellan
Council/Agencymembers absent:	None
Deputy Mayor/Vice Chair present:	Ortiz
Mayor/Chair present:	Wells
Other Officers present:	Mitchell, City Manager/Executive Director DiMaggio, Assistant City Manager Foley, City Attorney/General Counsel Cortez, City Clerk/Secretary

PLEDGE OF ALLEGIANCE TO FLAG led by Mayor Wells and MOMENT OF SILENCE. (The Courts have concluded that sectarian prayer, as part of City Council Meetings, is not permitted under the Constitution).

POSTINGS: The City Clerk posted Orders of Adjournment of the January 28, Meeting and the Agenda of the February 11, 2020, Meetings in accordance with State Law and El Cajon City/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency Policy.

PRESENTATIONS:

Presentation: Teen Coalition Mid-Year Report

AGENDA CHANGES:

MOTION BY WELLS, SECOND BY McCLELLAN, to APPROVE Consent Items 1 to 9.

MOTION CARRIED BY UNANIMOUS VOTE.

1. Minutes of El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency Policy

Approves Minutes of the January 28, 2020, Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

2. Warrants

Approves payment of Warrants as submitted by the Finance Department.

3. Approval of Reading Ordinances by Title only

Approves the reading by title and waives the reading in full of all Ordinances on the Agenda.

4. Progress Report - Emergency Storm Damage Repairs

Determines that there continues to be a State of Emergency to facilitate repairs to sinkhole conditions at the intersection of Jackman Street and Petree Street, and that the necessity requires the immediate expenditure of public money to safeguard life, health, and property per Public Contract Code Section 22050.

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CONSENT ITEMS: (Continued)

5. Contract Amendment for Overlay (Various Locations) Multi-year Contract

1. Adopts Resolution No. 011-20, to authorize the reappropriation of surplus funding from the Overlay 2019 (PW50019) project, once deemed complete, to the Overlay 2020 (PW50020) project; and
2. Adopts Resolution No. 012-20, to increase the overlay multi-year contract in the not-to-exceed amounts of \$1,816,454.65 for Option Period 1, \$1,707,277.38 for Option Period 2, \$1,592,641.25 for Option Period 3, and \$1,472,273.31 for Option Period 4.

6. Conflict of Interest Code - Interim Review

Adopts Resolution No. 013-20, approving changes to the designated employee and official positions required to be filed under the City's Conflict of Interest Code.

7. Community Event - 2020 July 4th Picnic at Kennedy Park

Approves the sale of merchandise by vendors at Kennedy Park associated with the annual July 4th picnic and fireworks display; and authorizes the City Manager, or designee, to execute the necessary agreements and forms for the annual July 4th fireworks display at Granite Hills High School.

8. ADA Concrete Improvements (Various Locations) Multi-Year Project Acceptance

1. Accepts the ADA Concrete Improvements (Various Locations) Multi-Year Project; PW53019, Bid No. 014-19; and
2. Authorizes the City Clerk to record a Notice of Completion and release the bonds in accordance with the contract terms.

9. October – December 2019 Quarterly Treasurer's Report

Receives the Treasurer's Report for the quarter ending December 31, 2019.

PUBLIC COMMENT:

Jim Cirigliano applauded Sara Diaz, Director of Information Technology, for her prompt assistance. He spoke in reference to Form 700 and Form 460, and requested that these forms be made available on the City's website.

WRITTEN COMMUNICATIONS: None

PUBLIC HEARINGS:

(Item 10 was continued from the January 28, 2020 meeting.)

10. Approval for Termination of Existing Disposition and Development Agreement and Sale of the Leasehold Interest and new Disposition and Development Agreement (Lexington Avenue Senior Apartments)

RECOMMENDATION:

That the Authority Board:

1. Affirms the public hearing is still open and accepts public testimony;
2. Closes the public hearing;
3. Adopts the next Resolution, in order, APPROVING the proposed conditional termination of the existing Disposition and Development Agreement, Regulatory Agreement and Ground Lease (collectively the "Existing DDA") between the El Cajon Housing Authority ("Authority"), as housing successor in interest to the El Cajon Redevelopment Agency ("Agency") and Lexington Avenue Senior Apartments, LLC, ("Original Developer"); and approving the sale of the leasehold interest and a new Disposition and Development Agreement, Regulatory Agreement, and Ground Lease (collectively the "New DDA") with ECJ Housing LP, an affiliate of Thomas Safran & Associates Development, Inc. ("Developer/Operator");
4. Authorizes receipt of sales proceeds, appropriation of funds in the Low and Moderate Income Housing Asset Fund ("LMIHAF"), and the expenditures as outlined in this report; and
5. Authorizes the Executive Director or designee to execute all affiliated documents, in final form as approved by the City Attorney.

DISCUSSION

Housing Manager, Jamie Van Ravesteyn, provided a detailed summary of the Item.

Mayor Wells stated that the public hearing opened on January 28 continued to be open.

Anthony Yannatta, Vice President of Thomas Safran & Associates Development, Inc., discussed the in-house maintenance management company, explained the rent structures, and funding available to ensure residents are not priced out of their homes.

PUBLIC HEARINGS: (Continued)

Discussion ensued among Council and Staff concerning the following:

- Redevelopment costs for relocation available to the current tenants;
- The Executed Disposition and Development Agreement (DDA) promissory note for the project;
- Temporary placement for current tenants during the renovation period;
- Annual monitoring to ensure maintenance of the property; and
- City retention of potential savings.

MOTION BY WELLS, SECOND BY KENDRICK, to CLOSE the Public Hearing.

MOTION CARRIED BY UNANIMOUS VOTE.

MOTION BY McCLELLAN, SECOND BY KENDRICK, to ADOPT Resolution No. ECHA-30, APPROVING the proposed conditional termination of the existing Disposition and Development Agreement, Regulatory Agreement and Ground Lease (collectively the “Existing DDA”) between the El Cajon Housing Authority (“Authority”), as housing successor in interest to the El Cajon Redevelopment Agency (“Agency”) and Lexington Avenue Senior Apartments, LLC, (“Original Developer”); and approving the sale of the leasehold interest and a new Disposition and Development Agreement, Regulatory Agreement, and Ground Lease (collectively the “New DDA”) with ECJ Housing LP, an affiliate of Thomas Safran & Associates Development, Inc. (“Developer/Operator”).

MOTION CARRIED BY UNANIMOUS VOTE.

ADMINISTRATIVE REPORTS: None

COMMISSION REPORTS: None

ACTIVITIES REPORTS/COMMENTS OF MAYOR WELLS:

SANDAG (San Diego Association of Governments) Board of Directors; SANDAG – Audit Committee; League of California Cities, San Diego Division; Heartland Fire Training JPA – Alternate; LAFCO.

11. Council Activities Report/Comments

In addition to the submitted report, Mayor Wells stated that he attended the El Cajon Citizen of the Year luncheon on February 10, 2020.

ACTIVITIES REPORTS/COMMENTS OF MAYOR WELLS: (Continued)

12. Legislative Update: None

ACTIVITIES REPORTS OF COUNCILMEMBERS:

13. COUNCILMEMBER GARY KENDRICK
METRO Commission/Wastewater JPA; Heartland Communications; Heartland Fire Training JPA; East County Advance Water Purification Joint Powers Authority Board.

Council Activities Report/Comments.

In addition to the submitted report, Councilmember Kendrick stated that he attended the Metro Commission/Wastewater JPA meeting on February 6, 2020.

14. COUNCILMEMBER BOB MCCLELLAN
MTS (Metropolitan Transit System Board); Harry Griffen Park Joint Steering Committee; Heartland Communications – Alternate.

Council Activities Report/Comments.

In addition to the submitted report, Councilmember McClelland stated that he attended the El Cajon Citizen of the Year luncheon on February 10, 2020.

15. COUNCILMEMBER STEVE GOBLE
SANDAG – Board of Directors – Alternate; SANDAG Public Safety Committee – Alternate; METRO Commission/Wastewater JPA – Alternate; Chamber of Commerce – Government Affairs Committee; MTS (Metropolitan Transit System Board) – Alternate; East County Advance Water Purification Joint Powers Authority Board – Alternate.

Council Activities Report/Comments.

Report as stated.

ACTIVITIES REPORTS OF COUNCILMEMBERS: (Continued)

16. DEPUTY MAYOR PHIL ORTIZ
East County Economic Development Council; League of California Cities, San Diego Division.

Council Activities Report/Comments.

Report as stated.

JOINT COUNCILMEMBER REPORTS: None

GENERAL INFORMATION ITEMS FOR DISCUSSION:

17. Teen Coalition Status Report

RECOMMENDATION:

That the City Council receives and files the information-only Teen Coalition status report.

ORDINANCES: FIRST READING – None

ORDINANCES: SECOND READING AND ADOPTION – None

CLOSED SESSIONS: None

Adjournment: Mayor Wells adjourned the Regular Joint Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 11th day of February, 2020, at 3:31 p.m., to Tuesday, February 11, 2020, at 7:00 p.m.

ANGELA L. CORTEZ, CMC
City Clerk/Secretary