

# 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 25, 2020

An Adjourned Regular Joint Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency, held Tuesday, February 25, 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

**Mayor Wells invited Joel Scalzitti, to lead the PLEDGE OF ALLEGIANCE TO THE FLAG 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 February 11, 2020, Meetings and the Agenda of the February 25, 2020, Meetings in accordance with State Law and El Cajon City/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency Policy.

**PRESENTATIONS:** None

**AGENDA CHANGES:** None

**CONSENT ITEMS: (1 – 8)**

**MOTION BY WELLS, SECOND BY KENDRICK, 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 February 11, 2020, Meetings 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. Award of Bid No. 020-20 – Pipeline Replacement 2019

1. Adopts Resolution No. 014-20, to approve Plans and Specifications for Pipeline Replacement 2019, Bid No. 020-20; and
2. Adopts Resolution No. 015-20, to award the bid to the lowest responsive, responsible bidder, Tri-Group Construction & Development, Inc., in the amount of \$859,765.

5. Award of RFP No. 018-20 – Safety and Environmental Justice General Plan Amendment

Adopts Resolution No. 016-20, to enter into an agreement with Dudek in an amount not to exceed \$104,640 for a one-year term with the option to renew for an additional one-year term.

## **CONSENT ITEMS: (Continued)**

### 6. Award of RFP No. 017-20 – Housing Element Update

Adopts Resolution No. 017-20, to enter into an agreement with Veronica Tam and Associates, Inc., in an amount not to exceed \$84,900 for a one-year term with the option to renew for an additional one-year term.

### 7. 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.

### 8. CalRecycle Beverage Container Recycling Grant

1. Adopts Resolution No. 018-20, and authorizes the City Manager to apply for Beverage Container Recycling Grant funds in the amount of \$26,073 from the State of California Department of Resources Recycling and Recovery (CalRecycle);
2. Appropriates Beverage Container Recycling Grant funds in the amount of \$26,073 for Recycled Beverage Container diversion; and
3. Authorizes the City Manager, or such person designated by the City Manager, to execute the grant agreement and all such other documents necessary to obtain the grant funds, in such form as approved by the City Manager with the approval of the City Attorney.

## **PUBLIC COMMENT:**

Jim Juengst expressed concerns over traffic issues at Chase and Magnolia, located near an elementary school. Mr. Juengst thanked the Police Department and the Traffic Engineering Division for their assistance with homeless individuals and some illegal activity in his neighborhood.

City Manager Mitchell advised that a signal modification adjustment is taking place in the area, and that the city will assess the matter before investing additional capital.

Joel Scalzitti, Mary's Donut and Deli business owner, addressed a sign citation issued to him by the City. He requested assistance from city staff to find a solution for the violation.

**PUBLIC COMMENT: (Continued)**

In response to Mr. Scalzitti's concern, City Manager Mitchell stated that he does not believe a citation was issued to Mr. Scalzitti, and explained the sign standards regulations for the downtown business area. Mr. Mitchell recommended Mr. Scalzitti engages with the Downtown Business Partnership to review and recommend updates to the sign ordinance for the downtown area.

**WRITTEN COMMUNICATIONS:** None

**PUBLIC HEARINGS:**

9. Delinquent Refuse Collection Charges

**RECOMMENDATION:**

That the City Council:

1. Opens the Public Hearing and considers public testimony;
2. Closes the Public Hearing;
3. Adopts the next Resolution, in order, confirming the list of property owners as delinquent in the payment of their mandatory trash service bills; and
4. Authorizes the City Clerk to record the amount owed as a lien on the property and forward the list to the County Tax Assessor for billing on the next property tax bill.

**DISCUSSION**

Director of Public Works, Dirk Epperson, provided a summary of the Item.

Mayor Wells opened the public hearing.

No one came forward to speak.

No discussion ensued among Council and Staff.

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

**MOTION CARRIED BY UNANIMOUS VOTE.**

## **PUBLIC HEARINGS: (Continued)**

**MOTION BY McCLELLAN, SECOND BY ORTIZ, to ADOPT Resolution No. 019-20A through 019-20F, confirming the list of property owners as delinquent in the payment of their mandatory trash service bills; and authorizes the City Clerk to record the amount owed as a lien on the property and forward the list to the County Tax Assessor for billing on the next property tax bill.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

## **ADMINISTRATIVE REPORTS:**

10. Strategies to Address Unfunded Pension Liabilities

### **RECOMMENDATION:**

That the City Council:

1. Directs staff to commence judicial validation proceedings in order to obtain authority to issue Pension Obligation Bonds in the future;
2. Directs City Manager to enter into a professional services agreement with Stradling, Yocca, Carlson & Rauth to file the judicial validation proceedings;
3. Directs staff to establish a Public Agency Retirement Services (PARS) Section 115 Trust to fund employee benefit costs and serve as pension stabilization fund; and
4. Directs staff to draft Pension Funding Policies to document long-term financing plan to address unfunded retirement costs and to bring draft policies back for City Council adoption.

## **DISCUSSION**

City Manager Mitchell provided a summary of the Item and introduced Julio Morales, Director of Urban Future, Inc.

Mr. Morales and Brian Forbath of the Stradling, Yocca, Carlson & Rauth Law Firm, provided the basic fundamental approach and specific recommendations of the Item.

Discussion ensued among Council, Mr. Forbath, Mr. Morales, and staff concerning pension bonds programs and liabilities.

Bonnie Price inquired how long the unfunded situation has been in existence, and when the last time property taxes were increased to pay for it.

In response to Ms. Price's question, City Manager Mitchell advised that State law prohibits the use of property tax to pay for unfunded pension obligations. Mr. Mitchell stated the problem has been in existence for a long time, but it has come to light as a result of the Public Employee Pension Reform Act (PEPRA) most recent requirements.

**ADMINISTRATIVE REPORTS: (Continued)**

**MOTION BY KENDRICK, SECOND BY ORTIZ, to DIRECT staff to commence judicial validation proceedings in order to obtain authority to issue Pension Obligation Bonds in the future; Direct City Manager to enter into a professional services agreement with Stradling, Yocca, Carlson & Rauth to file the judicial validation proceedings; Adopt Resolution No. 020-20 to establish a Public Agency Retirement Services (PARS) Section 115 Trust to fund employee benefits costs and serve as pension stabilization fund; and Direct staff to draft Pension Funding Policies to document long-term financing plan to address unfunded retirement costs and to provide draft policies for City Council adoption.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**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

Report as stated.

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.

Report as stated.

**ACTIVITIES REPORTS OF COUNCILMEMBERS: (Continued)**

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

Council Activities Report/Comments.

Report as stated.

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.

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

Council Activities Report/Comments.

In addition to the report submitted, Deputy Mayor Ortiz advised of an event involving 10 future U.S. Army soldiers who will be sworn in live from the International Space Station, by the El Cajon recruitment station center. The event will take place at the Council Chamber.

**JOINT COUNCILMEMBER REPORTS:** None

**GENERAL INFORMATION ITEMS FOR DISCUSSION:**

17. El Cajon Animal Shelter Donations for January 2020

**RECOMMENDATION:**

In accordance with City Council Policy B-2, staff informs the City Council about receiving the following donations for the El Cajon Animal Shelter for the month of January:

United Way - Anonymous	\$524.24
Rancho Santee Lions Association	\$200.00
Total	<b>\$724.24</b>

**ORDINANCES: FIRST READING – None**

**ORDINANCES: SECOND READING AND ADOPTION – None**

*Remainder of page intentionally left blank.*



**CLOSED SESSIONS:**

RECOMMENDATION: That the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency adjourned Closed Session as follows:

18. Closed Session - Conference with Real Property Negotiators - pursuant to Government Code section 54956.8:

Property

1373 N. Marshall Avenue

Negotiating Party

San Diego Humane Society

Agency

Negotiators

City Manager

Assistant City Manager

City Attorney

Under negotiation: Price and terms for lease of all or part of the property.

**MOTION BY WELLS, SECOND BY KENDRICK, to ADJOURN to Closed Session at 4:23 p.m.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

RECONVENE TO OPEN SESSION AT 4:39 p.m.

City Attorney Foley reported the following actions:

- City Council gave direction to its negotiators.

**Adjournment: Mayor Wells adjourned the Adjourned Regular Joint Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 25th day of February, 2020, at 4:39 p.m., to Tuesday, February 25, 2020, at 7:00 p.m.**

---

ANGELA L. CORTEZ, CMC  
City Clerk/Secretary