

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

April 14, 2020

The Regular Joint Meeting of the El Cajon City Council/Housing Authority/ Successor Agency to the El Cajon Redevelopment Agency, held Tuesday, April 14, 2020, was called to order by Mayor/Chair Bill Wells at 3:02 p.m., in the Council Chambers, 200 Civic Center Way, El Cajon, California.

ROLL CALL

Council/Agencymembers via virtual platforms: Goble, Kendrick, and McClellan
Council/Agencymembers absent: None
Deputy Mayor/Vice Chair via virtual platform: 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 March 24, 2020, Meeting and the Agenda of the April 14, 2020, Meeting 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 – 9)

MOTION BY WELLS, SECOND BY ORTIZ, 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 March 24, 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. Caltrans Active Transportation Program (ATP) Grant Funding

1. Adopts Resolution No. 025-20, authorizing the City Manager, or approved designee, to submit applications to receive Caltrans Active Transportation Program Grant Funding, and appropriate funding if received;
2. If not selected to receive grant funding, submits region-wide applications to receive San Diego Association of Governments (SANDAG) Active Transportation Grant Program Funds; and
3. If grant funding from either program is received, authorizes the City Manager, or approved designee, to execute agreements and such other documents necessary, with funding agency as required to accept grant awards.

CONSENT ITEMS: (Continued)

5. Adoption of the Proposed List of Projects to be Funded from the Road Maintenance and Rehabilitation Account (RMRA) for Fiscal Year 2020-21
 1. Adopts Resolution No. 026-20, to adopt the proposed List of Projects to be funded from the Road Maintenance and Rehabilitation Account (RMRA) Local Streets and Roads Funding Program for Fiscal Year 2020-21; and
 2. Directs City staff to submit to the California Transportation Commission (CTC) a list of proposed projects to receive RMRA funding for Fiscal Year 2020-21.

6. 2019 State Homeland Security Grant – Urban Area Security Initiative (UASI) Grant Funding

Adopts Resolution No. 027-20, authorizing the City Manager or designee to accept and appropriate the FY2019 Urban Area Security Initiative (UASI) Grant funding in the amount of \$419,830, and execute any grant documents and agreements necessary for the receipt and use of these funds.

7. 2019 General Plan Annual Report
 1. Accepts the annual progress report required by the State of California; and
 2. Directs staff to forward the report to the Governor's Office of Planning and Research (OPR), the State Department of Housing and Community Development (HCD), and the San Diego Association of Governments (SANDAG).

8. Agreement for Civil Engineering Services

Adopts Resolution No. 028-20, to enter into an Agreement for Professional Services with NV5, Inc., to perform professional civil engineering services for the City of El Cajon's Sanitary Sewer Management Plan Update for a one-year term in the not-to-exceed amount of \$99,964.

9. Termination of Emergency Storm Drain Repairs at Petree Street
 1. Adopts Resolution No. 029-20, to establish a Declaration of Emergency, and determine that the public interest and necessity requires the immediate expenditure of public money to safeguard life, health, or property as required by Public Contract Code section 22050;
 2. Adopts Resolution No. 030-20, proclaiming the Termination of Emergency, for storm drain repairs in the City of El Cajon; and
 3. Approves \$43,611.73 for repairs in Capital Improvement Program Project Sewer and Storm Drain Repair and Replacement 2015 (WW3519) to cover the cost of the emergency work.

PUBLIC COMMENT:

Humbert Cabrera expressed appreciation for the hard work of City Council and staff during this important time. Mr. Cabrera inquired on the process for full plan submission, bill collections by Code Enforcement Officers, and if a blanket city code enforcement is being considered.

In response to Mr. Cabrera's questions, City Manager Mitchell advised the City continues to accept plans through the City's Project Assistant Center Online (PACO) program and that more discussion that will address small businesses during this COVID crisis will follow. City Manager Mitchell indicated that the City is receiving more code enforcement complaints; however, is being lenient with bills and fines.

Councilmember McClellan spoke in reference to sewer fees being added on the property tax bill and requested that the item be brought back on the next agenda for discussion.

In response to Councilmember McClellan's concern, City Manager Mitchell advised that staff is preparing a comprehensive sewer billing services packet for the May 12th council meeting.

WRITTEN COMMUNICATIONS: None

PUBLIC HEARINGS:

10. Public Hearing for the Adoption of the Annual Adjustment to the SANDAG Regional Transportation Congestion Improvement Program (RTCIP) Development Impact Fee

That the City Council:

1. Opens the Public Hearing and receives testimony;
2. Closes the Public Hearing; and
3. Adopts the next Resolution, in order, approving an adjustment to the Regional Transportation Congestion Improvement Program Fee to the new amount of \$2,583.82 for each newly-constructed residential unit.

DISCUSSION

City Traffic Engineer, Mario Sanchez, provided a summary of the Item.

Mayor Wells opened the public hearing.

No comments were submitted for this Item.

PUBLIC HEARINGS: (Continued)

Councilmember Goble advised of the vote results conducted at the San Diego Association of Governments (SANDAG) on the subject.

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

MOTION CARRIED BY UNANIMOUS VOTE.

MOTION BY GOBLE, SECOND BY MCCLELLAN, to ADOPT Resolution No. 031-20, approving an adjustment to the Regional Transportation Congestion Improvement Program Fee to the new amount of \$2,583.82 for each newly-constructed residential unit.

MOTION CARRIED BY UNANIMOUS VOTE.

ADMINISTRATIVE REPORTS:

11. Fiscal Year 2019-20 Mid-Year Report and Five-Year Business Plan Update

RECOMMENDATION:

That the City Council:

1. Receives and accepts the Fiscal Year 2019-20 Mid-Year Report and Five-Year Business Plan update;
2. Authorizes the proposed personnel changes detailed in this report;
3. Increases or modifies Fiscal Year 2019-20 appropriations, and authorizes related interfund transfers, in the net amount of \$1,415,000 for additional needs as detailed in this report; and
4. Authorizes the proposed capital expenditures detailed in this report.

DISCUSSION

Director of Finance, Clay Schoen, provided detailed information of the Item.

A comment submitted online by an unidentified person, inquired about the proposed extra funding for additional office space, and the City's Capital Improvement Funds.

City Manager Mitchell advised that a portion of the original building plan for the public safety center was to include office space for the Heartland Fire Department, which would generate revenue and recapped that the public safety funds can only be used for public safety purposes. In response to the Capital Improvement Funds, City Manager Mitchell advised that the Community Development Block Grant (CDBG) funds have been allocated specifically for Wells Park, and clarified funding expenses for The Magnolia.

ADMINISTRATIVE REPORTS: (#11 - Continued)

The comment card submitted also inquired in reference to the City's Home Buyer Program.

In response to the City's Home Buyer Program inquiry, City Manager Mitchell advised that the figures in question are a result of 2 (two) separate reports.

Discussion ensued among Council and Staff concerning the following:

- Change to the consultant's original projections and guidelines due to the current health crisis;
- City's obligation for the management fees with Live Nation;
- CalPERS debt increase;
- Steps to take to prevent layoffs and retain City services; and
- Implementation of a surplus reserve plan for unforeseen difficulty.

MOTION BY ORTIZ, SECOND BY MCCLELLAN, to ADOPT Resolution No. 031-20, to receive and accept Fiscal Year 2019-20 Mid-Year Report and Five-Year Business Plan update.

MOTION CARRIED BY UNANIMOUS VOTE.

MOTION BY ORTIZ, SECOND BY MCCLELLAN, to AUTHORIZE the proposed personnel changes in the report; increase or modify Fiscal Year 2019-20 appropriations, and authorize related interfund transfers, in the net amount of \$1,415,000 for additional needs as detailed in the report; and authorize the proposed capital expenditures detailed in the report.

12. Pension Obligation Bonds Validation Process

RECOMMENDATION:

That the City Council:

1. Authorizes the sale of Pension Obligation Bonds (POB), to refund CalPERS Unfunded Accrued Liability (UAL) in an amount not-to-exceed \$205 million;
2. Authorizes Stradling, Yocca, Carlson & Rauth to file and manage the Validation Proceedings, with the San Diego County Superior Court, related to the issuance of such POBs; and
3. Adopts the next Resolution, in order, Good Faith Estimate, and approves as to form, the attached Trust Agreement and Bond Purchase Agreement.

ADMINISTRATIVE REPORTS: (#12 - Continued)

DISCUSSION

Director of Finance, Clay Schoen, provided detailed information of the Item and introduced Julio Morales and Brian Forbath, from Stradling, Yocca, Carlson & Rauth, available telephonically to answer questions from Council.

No comments were submitted for this Item.

Discussion ensued among Council and Staff concerning the following:

- Interest rate increases due to COVID-19 situation and shortage of CalPERS funds;
- Amend Resolution to accommodate changes to the Council's decision when offering documents for the bond; and
- Restrictions related to the pension obligation bond.

MOTION BY GOBLE, SECOND BY ORTIZ, to ADOPT Resolution No. 032-20, to authorize the sale of Pension Obligation Bonds (POBs), to refund CalPERS Unfunded Accrued Liability (UAL) in an amount not-to-exceed \$205 million; authorize Stradling, Yocca, Carlson & Rauth to file and manage the Validation Proceedings, with the San Diego County Superior Court, related to the issuance of such POBs; and to adopt the Good Faith Estimate, and approve the Trust Agreement and Bond Purchase Agreement.

MOTION CARRIED BY UNANIMOUS VOTE.

13. Response to COVID-19

RECOMMENDATION:

That the City Council receives the report and provides feedback and direction on various recommendations related to COVID-19 responses.

DISCUSSION

City Manager Mitchell introduced Fire Chief, Steve Swaney, who provided information updates on the COVID-19 pandemic. Chief Swaney recommended the public go to the County's website to get real time updates.

City Manager Mitchell provided detailed information of the Item.

A comment submitted by Mohammed Tuama requested details in reference to the local outbreaks and COVID-19 clusters in the city.

ADMINISTRATIVE REPORTS: (#13 - Continued)

In response to Mr. Tuama’s concern, City Manager Mitchell, provided an explanation for the high numbers in the city and advised that the County Health Department is the approving agency disseminating these specific details. City Manager Mitchell advised of an upcoming Town Hall Meeting with the County for the Arabic speaking community.

Discussion ensued among Council and Staff concerning the following:

- Impact on businesses and residents;
- Eliminating fines in regards to code compliance unless it warrants a safety concern; and
- Redirecting funds to the East County Transitional Living Center (ECTLC) and Salvation Army.

MOTION BY GOBLE, SECOND BY KENDRICK, to RECEIVE the report, and to adopt Resolution No. 033-20, for Voluntary Stay of Rent Increases.

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.

16. Council Activities Report/Comments

Report as stated.

17. Legislative Update: None

ACTIVITIES REPORTS OF COUNCILMEMBERS:

18. 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)

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

Council Activities Report/Comments.

Report as stated.

20. 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.

In addition to the report submitted, Councilmember Goble thanked City staff for handling a large and dangerous public health concern on Greenfield Avenue.

21. 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: None

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 14th day of April, 2020, at 5:22 p.m., to Tuesday, April 28, 2020, at 3:00 p.m.

ANGELA L. CORTEZ, CMC
City Clerk/Secretary