

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

July 28, 2020

An Adjourned Regular Joint Meeting of the El Cajon City Council/Housing Authority/ Successor Agency to the El Cajon Redevelopment Agency, held Tuesday, July 28, 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 present:	Goble and Kendrick
Council/Agencymembers absent:	McClellan
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 July 14, 2020, Meeting and the Agenda of the July 28, 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 – 3)

MOTION BY KENDRICK, SECOND BY GOBLE, to APPROVE Consent Items 1 to 3.

**MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT
(McCLELLAN – Absent).**

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

Approves Minutes of the July 14, 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.

PUBLIC COMMENT: None

WRITTEN COMMUNICATIONS: None

PUBLIC HEARINGS: None

ADMINISTRATIVE REPORTS:

4. Hillside Park Pilot Parklet

RECOMMENDATION:

That the City Council approves the Hillside Park Pilot Parklet Plan.

DISCUSSION

Director of Recreation, Frank Carson, provided a summary of the Item.

Stephanie Harper submitted an online comment to state that the proposed program will divert funds to redesign the Hillside Park instead of investing in to Wells Park.

Discussion ensued among Council and Staff concerning the following:

- Determination of prevailing wage for volunteer hours;
- Summary of design and update on local parks;
- Improvement phases at Wells Park since 2014; and
- Restoration projects for Hillside Park Recreations Center from Prop-H.

MOTION BY ORTIZ, SECOND BY GOBLE, to APPROVE the Hillside Park Pilot Parklet Plan.

**MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT
(McCLELLAN – Absent).**

5. Amended Early Termination Agreement with Crisis House

RECOMMENDATION:

That the City Council considers the next Resolution, in order, approving an amended Early Termination Agreement between the City and Crisis House.

DISCUSSION

City Manager Mitchell provided detailed information of the Item.

Discussion ensued among Council, Crisis House Director, Mary Case: Real Estate Broker, Robbie Cornell, and Crisis House Board Member/Treasurer Josh Hill regarding:

- Time line for moving the Crisis House operations out of the current building;
- Time line to take advantage of the full moving incentive from the City;
- Value of the building currently occupied by Crisis House, and market demand for the same;
- Current escrow time lines;
- Date changes to the original proposal to Crisis House; and
- Lease v. purchase options for Crisis House.

ADMINISTRATIVE REPORTS: (Item 5 - Continued)

The following people submitted online comment cards in opposition of the early termination agreement between the City and Crisis House:

- Stephanie Harper
- Bob Collins
- Scott Dreher
- Christa Panigall, representing the Homeless Task Force.
- Josh Hill, from California Bank and Trust and Crisis House Treasurer.
- Corinne Campbell
- Jack Micklos, representing the East County's Homeless Task Force and Crisis House consultant
- Kathleen Smith, Crisis House Acting Board President
- Humbert and Angela Cabrera
- Mary Case, Crisis House Executive Director
- Katrina Wilborn, Crisis House Board Member
- Judy Horning, Crisis House Board Member and Soroptimist International
- Barbara Nunez, Crisis House Board member
- Anna Marie Piconi Snyder, East County Task Force
- Carol Lewis

Discussion continued among Council, City Staff, Mary Case, Robbie Cornell and Josh Hill concerning the following:

- Difference between Community Development Grant funds: programmatic v. capita funds;
- Consideration for Crisis House to obtain the moving incentive even if a property is not immediately purchased;
- Adequate real estate options currently available;
- Public perception of monetary incentive;
- Consideration to provide the \$700,000 incentive as a down payment if property is vacated by 12/31/2020, escrow on new property is closed by 08/02/2021, with a contingency that if escrow fails, the city would collect the funds provided;
- Current Crisis House property appraised at \$1.2 million dollars; and
- Timeline 'best and final offer' agreement by Crisis House.

MOTION BY KENDRICK, SECOND BY GOBLE, to ADOPT Resolution No. 079-20 to repeal City Council Resolution No. 065-20 and approve a Modified Early Termination of Lease Agreement with Crisis House.

**MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT
(McCLELLAN – Absent).**

ADMINISTRATIVE REPORT (Continued)

6. Designation of Voting Delegate and Alternate to League of California Cities Annual Conference (October 2020)

RECOMMENDATION:

That the City Council designates Mayor Bill Wells as the Voting Delegate for the City of El Cajon and City Manager Graham Mitchell as the Alternate, for the League of California Cities Annual Conference.

DISCUSSION

City Manager Mitchell provided a summary of the Item.

No comments were received for this Item.

MOTION BY GOBLE, SECOND BY KENDRICK, to DESIGNATE Mayor Wells as the Voting Delegate for the City of El Cajon and City Manager Mitchell as the Alternate, for the League of California Cities Annual Conference.

**MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT
(McCLELLAN – Absent).**

COMMISSION REPORTS:

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.

7. Council Activity Report

Report as stated.

8. Legislative Update: As Reported.

ACTIVITIES REPORTS OF COUNCILMEMBERS:

9. 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.

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

Council Activities Report/Comments – No Report.

11. 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.

12. 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:

13. Animal Shelter Donations for June 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 June:

Terry L. Casey	\$100.00
Arlene Marie Young	\$256.00
Total	\$356.00

ORDINANCES: FIRST READING – None

ORDINANCES: SECOND READING AND ADOPTION – None

CLOSED SESSIONS: None

ADJOURNMENT: The Adjourned Regular Joint Meeting of the El Cajon City Council/ El Cajon Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 28th day of July 2020, is adjourned to Tuesday, August 11, 2020, at 4:50 p.m.

ANGELA L. CORTEZ, CMC
City Clerk/Secretary