

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

September 8, 2020

A Regular Joint Meeting of the El Cajon City Council/Housing Authority/ Successor Agency to the El Cajon Redevelopment Agency, held Tuesday, September 8, 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 via virtual platform: Goble, Kendrick and McClellan
Council/Agencymembers absent: None
Deputy Mayor/Vice Chair via virtual platform: Ortiz
Mayor/Chair present via virtual platform: Wells
Other Officers present via virtual platform: DiMaggio, Assistant City Manager
Foley, City Attorney/General Counsel
Cortez, City Clerk/Secretary
Officer absent: Mitchell, City Manager/Executive Director

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 August 11, 2020, meeting, and the Joint Special Meeting of August 28, 2020 and the Agenda of the September 8, 2020, meeting in accordance with State Law and El Cajon City/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency Policy.

PRESENTATIONS:

Proclamation: National Preparedness Month

Presentation: 92020 Day

AGENDA CHANGES: None

CONSENT ITEMS: (1 – 14)

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

Approves Minutes of the August 11, 2020, and the Joint Special Meeting of August 28, 2020, 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. 2019 State Homeland Security Grant Program Funding

Adopts Resolution No. 091-20 authorizing the City Manager or designee to accept and appropriate the FY 2019 State Homeland Security Grant funds in the amount of \$79,029, and to execute any grant documents and agreements necessary for the receipt and use of these funds.

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CONSENT ITEMS: (Continued)

5. 2020-2021 Office of Traffic Safety (OTS) Selective Traffic Enforcement Program (STEP) Grant

1. Authorizes the City Manager or his designee to accept the California Office of Traffic Safety (STEP) Grant in the amount of \$100,500, and to execute any grant documents and agreements necessary for the receipt and use of these funds.
2. Appropriates the California Office of Traffic Safety (STEP) Grant funds in the amount of \$89,244 for overtime, \$3,098 for training and travel, \$8,158 for supplies, services and equipment for a total grant award of \$100,500.

PULLED FOR DISCUSSION:

6. Award of RFP No. 010-21 – Underwriting Services for Pension Obligation Bonds

Adopts Resolution No. 092-20 to enter into an agreement with Bank of America Securities, Inc., for underwriting services for the City's proposed pension obligation bonds, in an estimated amount of \$332,403 based on an assumed level of issuance in the amount of \$150 million, with compensation conditioned upon the successful sale of the bonds to the underwriter.

DISCUSSION

In response to an answer by Councilmember Goble, Director of Finance, Clay Schoen and Assistant City Manager DiMaggio stated that Item 6 is in preparation to execute the sale of pension obligation bonds when appropriate.

MOTION BY GOBLE, SECOND BY WELLS, to APPROVE Consent Item No. 6.

MOTION CARRIED BY UNANIMOUS VOTE.

PULLED FOR DISCUSSION:

7. US Soccer Foundation Grant

Accepts the US Soccer Foundation Grant Agreement to build a hard court arena soccer court at Wells Park.

DISCUSSION

In response to an answer by Councilmember Goble, Director of Recreation, Frank Carson and City Attorney Foley provided information on the terms of the lease and the timeline of the Agreement. As discussion continued, it was acknowledged that there is no time period on the current agreement. City Attorney Foley stated that the agreement will be amended to include a 10 year term limit. Mr. Foley added that the city is obligated to provide reports to the US Soccer Foundation for a period of five (5) years.

CONSENT ITEMS: (Item 7 - Continued)

An online comment was received from Stephanie Harper in support of the proposed agreement.

MOTION BY GOBLE, SECOND BY WELLS, to APPROVE Consent Item No. 7, with the provision to amend the agreement to include a 10 year period term.

MOTION CARRIED BY UNANIMOUS VOTE.

8. Award of RFP No. 009-21 – Custodial Services

Adopts Resolution No. 093-20 to enter into an agreement with CCS San Diego Janitorial, Inc., dba CCS Facility Services in an amount not-to-exceed \$413,757.68 for a one-year term with the option to renew for four additional one-year terms.

9. FY 2020 U.S. Department of Justice Byrne Memorial Justice Assistance Grant (JAG) Program Application

Receives the FY 2020 JAG application as an informational item at this time. If the Police Department is awarded the FY 2020 JAG grant funds, Council action will be needed to accept and appropriate the grant.

10. Disposal of Retired Property

That the City Council declares the listed property retired and authorizes disposal in accordance with policy.

11. Contract Amendment for Building Services

Adopts Resolution No. 094-20 to increase the Agreement for Professional Services with EsGil, LLC., (EsGil) for building services in the not-to-exceed amount of \$225,000.

12. Extension to Debris Collection Services Contract

Adopts Resolution No. 095-20 to extend the contract for debris collection services with East County Transitional Living Center for three months in the not-to-exceed amount of \$19,500.

CONSENT ITEMS: (Continued)

13. Contract Amendment for Mechanical Door and Gate Repair

Adopts Resolution No. 096-20 to increase the contract for mechanical door and gate repair in the not-to-exceed amount of \$10,708.53.

14. Salary Setting for the Fire Inspector I and II Classifications

Approves the salary ranges and rates for the Fire Inspector I and II classifications.

MOTION BY WELLS, SECOND BY McCLELLAN, to APPROVE Consent Items 1 to 5 and 8 to 14.

MOTION CARRIED BY UNANIMOUS VOTE.

PUBLIC COMMENT:

An online comment submitted by Natalie Thomas stated that it was inappropriate for Councilmember McClellan to be wearing a political hat during a public meeting, and requested clarification of the City Council's stance on promoting a political agenda.

In response to Councilmember McClellan's question, City Attorney Foley stated the situation would be the same as if a councilmember were to campaign a political view in City Hall, and he recommended the hat be removed.

WRITTEN COMMUNICATIONS: None

PUBLIC HEARINGS:

15. Application for Specific Plan No. 2020-0001 for Personal Self-Storage Facility with Increased Building Height

RECOMMENDATION:

That the City Council:

1. Opens the Public Hearing and receives testimony;
2. Closes the Public Hearing;
3. Moves to adopt the next Resolution, in order, approving the California Environmental Quality Act Exemption; and
4. Moves to adopt the next Resolution, in order, approving Specific Plan No. 2020-0001.

PUBLIC HEARINGS: (Item 15 – Continued)

DISCUSSION

Associate Planner, Spencer Hayes, provided detailed information of the Item.

Discussion ensued amongst Council and Staff regarding:

- The vacant lot previously occupied by Coco’s Restaurant;
- Sales tax to be generated by the proposed business;
- Difference of taxes generated between new and used car sales;
- Concern for over concentration of storage facilities in town;
- Need for investment in the area of town where proposed storage facility will be built; and
- Need for new retail stores on Main Street.

Mayor Wells opened the Public Hearing.

No comments were received.

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

MOTION CARRIED BY UNANIMOUS VOTE.

MOTION BY ORTIZ, SECOND BY McCLELLAN, to ADOPT Resolution No. 097-20, approving the California Environmental Quality Act Exemption; and ADOPT Resolution No. 098-20, approving Specific Plan No. 2020-0001.

MOTION CARRIED BY UNANIMOUS VOTE.

16. Public Hearing and Second Reading of Ordinance to Adopt by Reference, Appendix O of the 2019 California Building Code

RECOMMENDATION:

That the City Council:

1. Opens the Public Hearing and receives testimony;
2. Closes the Public Hearing;
3. Adopts by reference, Appendix O of the 2019 California Building Code; and
4. Requests the City Clerk to recite the Ordinance title.

PUBLIC HEARINGS: (Item 16 – Continued)

DISCUSSION

Director of Community Development, Anthony Shute, provided a summary of the Item.

Mayor Wells opened the Public Hearing.

The following people submitted online comments in support of the adoption of Appendix O of the 2019 California Building Code:

Jeffrey Gilbert
Lisa Kogan
Natasha
Anna Masters
Cheryl Whitehouse
Lorena Young
Amalea Romero
Laura Ford
Angela Rowe
Kellie Scott
Robert Bird
Pamela J. Yarberry
Heather O'Connor
Marly Wexler
Janet Poutre
Honor M. Bell, III
Jared S.
Marcus Belgrove
Margi Bradley
Ellen Stone
John Brady

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

MOTION CARRIED BY UNANIMOUS VOTE.

MOTION BY ORTIZ, SECOND BY McCLELLAN, to ADOPT Ordinance No. 5102, adopting by reference, Appendix O of the 2019 California Building Code; and Request the City Clerk to recite the Ordinance title.

MOTION CARRIED BY UNANIMOUS VOTE.

PUBLIC HEARINGS: (Item 16 – Continued)

The City Clerk recited the title of the ordinance for a first reading.

An Ordinance of the City Council of the City of El Cajon Adopting, by Reference, Appendix O of the California Building Code, 2019 Edition, to provide for Emergency Housing in the City of El Cajon.

ADMINISTRATIVE REPORTS:

- 17. Agreements with the San Diego Humane Society to Provide Animal Services in the City of El Cajon

RECOMMENDATION:

That the City Council approves the next Resolution, in order, authorizing the City Manager to enter into an Animal Services Agreement and a Lease Agreement with the San Diego Humane Society.

DISCUSSION

Assistant City Manager DiMaggio, provided detailed information of the Item.

Julianna Tetlow, Dr. Gary Weitzman, Michael Lowry and Zaran Hedge, representing the San Diego Humane Society, were available via Zoom to answers questions.

The following people submitted online comments in support of the proposed agreement with the San Diego Humane Society:

Josh Hirschmiller
Elizabeth Pecsí
Anna Gerhart

MOTION BY McCLELLAN, SECOND BY KENDRICK, to ADOPT Resolution No. 099-20, authorizing the City Manager to enter into an Animal Services Agreement and a Lease Agreement with the San Diego Humane Society.

MOTION CARRIED BY UNANIMOUS VOTE.

ADMINISTRATIVE REPORTS: (Continued)

18. CARES Business Grant Program Update

RECOMMENDATION:

That the City Council receives the report; no action is required from the City Council.

DISCUSSION

Management Analyst, Ryan Villegas, provided detailed information of the Item.

Assistant City Manager DiMaggio praised the work of Mr. Villegas, and he thanked Tracy Yale and other staff members who assisted in the processing of the applications received.

Discussion ensued among Council and Staff concerning the grant process and requirements.

No comments were received.

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.

19. Council Activities Report/Comments

Report as stated.

20. Legislative Update

Assistant City Manager DiMaggio provided an update on several bills of interest to the City, as the Legislative closed its current session.

ACTIVITIES REPORTS OF COUNCILMEMBERS:

21. 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.

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

Council Activities Report/Comments.

Report as stated.

23. 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.

24. 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:

25. Animal Shelter Donations for July 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 July:

Anonymous	\$571.30
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ORDINANCES: FIRST READING - None

ORDINANCES: SECOND READING AND ADOPTION

23. Amendment to Title 17 (Zoning Code), allowing for Emergency Housing on Select Sites

RECOMMENDATION:

That Mayor Wells requests the City Clerk to recite the title.

DISCUSSION

The following people submitted online comments in support of Amending Title 17, allowing for Emergency Housing on Select Sites:

Kelli Gray-Meisner
Luiza Garcia
Herb Kelly
Mary Case

The City Clerk recited the title of the ordinance for a second reading.

An Ordinance Amending Title 17 (Zoning Code) of the El Cajon Municipal Code and Adding a new Section 17.225.185 to Chapter 17.225 allowing for Emergency Housing on select sites under specific criteria.

MOTION BY McCLELLAN, SECOND BY KENDRICK, to Adopt Ordinance No. 5103, Amending Title 17 (Zoning Code) of the El Cajon Municipal Code and Adding a new Section 17.225.185 to Chapter 17.225 allowing for Emergency Housing on select sites under specific criteria.

MOTION CARRIED BY UNANIMOUS VOTE.

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 8th day of September, 2020, at 4:09 p.m., to Tuesday, September 22, 2020, at 3:00 p.m.

ANGELA L. CORTEZ, CMC
City Clerk/Secretary