

# 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

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#### January 12, 2021

A Regular Joint Meeting of the El Cajon City Council/Housing Authority/ Successor Agency to the El Cajon Redevelopment Agency, held Tuesday, January 12, 2021, was called to order by Mayor/Chair Bill Wells at 3:00 p.m., in the Council Chambers, 200 Civic Center Way, El Cajon, California.

#### **ROLL CALL**

Council/Agencymembers via virtual platform: Goble, Metschel and Ortiz  
Council/Agencymembers absent: None  
Deputy Mayor/Vice Chair via virtual platform: Kendrick  
Mayor/Chair present via virtual platform: Wells  
Other Officers present via virtual platform: 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 December 8, 2020, meeting, and the Agenda of the January 12, 2021, meeting in accordance with State Law and El Cajon City/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency Policy.

**PRESENTATIONS:**

Wells Park Mini-Pitch Virtual Grand Opening

**AGENDA CHANGES:** None

**CONSENT ITEMS: (1 – 9)**

**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 Meetings

Approves Minutes of the December 8, 2020, Meeting, and Minutes of the Joint Special Meeting of December 22, 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. Donation of a Police Canine from the El Cajon ACES Foundation to the El Cajon Police Department via the El Cajon Canine Officers Association (ECCOA).

Authorizes the City Manager or his designee to accept the donation of a police canine and any associated POST-certified training costs for a total of \$16,814 from the ECCOA. The funding was provided to the ECCOA from the ACES Foundation for the sole purpose of purchasing a new police canine and associated training.

**CONSENT ITEMS: (Continued)**

5. Target Corporation Youth Soccer Grant

Accepts a grant in the amount of \$1,000 from Target Corporation to purchase youth soccer equipment.

6. Updates to the City's Insurance Requirements

Repeals and replaces City Council Policy D-3, Insurance Requirements, with the proposed updated City Council Policy D-3.

7. Workers' Compensation Settlement Authority and Mandatory Reporting

1. Approves amendment to City Council Policy A-5, *Claims Against the City for Damage to Person or Property*, establishing settlement authority for workers' compensation claims; and
2. Adopts Resolution No. 001-21 designating the City Manager as the Authorized Representative for mandatory reporting requirements pertaining to workers' compensation settlements.

8. Contract Amendment for Safety and Environmental Justice General Plan Amendment

Adopts Resolution No. 002-21 to increase the Agreement for Professional Services with Dudek in the not-to-exceed amount of \$72,460.

9. Disposal of Retired Property

Declares the listed property retired and authorizes disposal in accordance with policy.

**PUBLIC COMMENT:**

Paul A. Segal, submitted an online comment to express discontent of the EDCO contract for refuse services in the City.

**WRITTEN COMMUNICATIONS:** None

## **PUBLIC HEARINGS:**

10. Approval of the Disposition of Property located at 1034 N. Magnolia Avenue and Second Amendment to FY 2020-21 One-Year Action Plan to Re-Allocate CDBG Funds for Wells Park.

## **RECOMMENDATION:**

Staff recommends that the City Council:

1. Opens the public hearing and accepts public testimony for the disposition of property located at 1034 N. Magnolia Avenue, and the 2nd Amendment to the FY 2020-21 One-Year Action Plan;
2. Closes the public hearing; and
3. Adopts the next Resolution, in order, Amending the FY 2020-21 One-Year Action Plan to:
  - a. Approve the sale of property at 1034 N. Magnolia Avenue and authorize the City Manager, or designee, to execute all documents and agreements necessary for the sale of the property;
  - b. Appropriate up to \$75,000 in General funds for seller's costs in the transaction;
  - c. Authorize receipt of proceeds from the sale as Community Development Block Grant (CDBG) program income;
  - d. Re-allocate and appropriate \$550,000 in CDBG program income funds to the Wells Park Improvement project; and
  - e. Make the necessary changes to the One-Year Action Plan, and submit all required documentation to the U.S. Department of Housing and Urban Development.

## **DISCUSSION**

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

Mayor Wells opened the Public Hearing.

No comments were submitted for the Item.

Discussion ensued among Council and Staff concerning the following:

- Remainder of funds from the CDBG funds will be allocated to future projects; and
- Funds can only be used for Capital projects.

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

**MOTION CARRIED BY UNANIMOUS VOTE.**

**PUBLIC HEARINGS: (Item 10 – Continued)**

**MOTION BY GOBLE, SECOND BY ORTIZ, to ADOPT Resolution No. 003-21, Amending the FY 2020-21 One-Year Action Plan to Approve the sale of property at 1034 N. Magnolia Avenue and authorize the City Manager, or designee, to execute all documents and agreements necessary for the sale of the property; Appropriate up to \$75,000 in General funds for seller's costs in the transaction; Authorize receipt of proceeds from the sale as Community Development Block Grant (CDBG) program income; Re-allocate and appropriate \$550,000 in CDBG program income funds to the Wells Park Improvement project; and make the necessary changes to the One-Year Action Plan, and submit all required documentation to the U.S. Department of Housing and Urban Development.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

11. CDBG CARES Act - Second Amendment to FY 2019-20 One-Year Action Plan to Re-Allocate CDBG-CV Funds and to Allocate CDBG-CV3 Funds

**RECOMMENDATION:**

Staff recommends that the City Council:

1. Opens the public hearing and accepts public testimony;
2. Closes the public hearing; and
3. Adopts the next Resolution, in order, Amending the FY 2019-20 One-Year Action Plan to:
  - a. Amend the agreement with CSA San Diego County to reduce the allocation of CDBG-CV funding not to exceed \$80,000;
  - b. Re-allocate \$120,000 in CDBG-CV funds from CSA San Diego County to Home Start, Inc., for rental and utility assistance for families affected by the coronavirus;
  - c. Allocate and appropriate \$100,000 in CDBG-CV3 funds to Home Start, Inc., for continuation of the emergency motel stays/housing for homeless persons to prevent the spread of the coronavirus;
  - d. Allocate and appropriate \$100,000 in CDBG-CV3 funds to Home Start, Inc., for the provision of rent, mortgage and utility assistance program for the purpose of ensuring families remain housed to prevent the spread of the coronavirus; and
  - e. Authorize the City Manager, or designee, to make the necessary changes to the One-Year Action Plan, and submit all required documentation to the U.S. Department of Housing and Urban Development.

**PUBLIC HEARINGS: (Item 11 – Continued)**

**DISCUSSION**

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

Mayor Wells opened the Public Hearing.

No comments were submitted for the Item.

Discussion ensued among Council and Staff concerning the following:

- Reminder of CDBG-CV3 will be disbursed at a later date;
- Previous recipients of CDBG funds are permitted to apply for more funds according to the CDBG guidelines;
- Discussion of disbursement backlog of other agencies in San Diego; and
- Streamlined procedures for online applications.

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

**MOTION CARRIED BY UNANIMOUS VOTE.**

**MOTION BY GOBLE, SECOND BY ORTIZ, to ADOPT Resolution No. 004-21, Amending the FY 2019-20 One-Year Action Plan to Amend the agreement with CSA San Diego County to reduce the allocation of CDBG-CV funding not to exceed \$80,000; Re-allocate \$120,000 in CDBG-CV funds from CSA San Diego County to Home Start, Inc., for rental and utility assistance for families affected by the coronavirus; Allocate and appropriate \$100,000 in CDBG-CV3 funds to Home Start, Inc., for continuation of the emergency motel stays/housing for homeless persons to prevent the spread of the coronavirus; Allocate and appropriate \$100,000 in CDBG-CV3 funds to Home Start, Inc., for the provision of rent, mortgage and utility assistance program for the purpose of ensuring families remain housed to prevent the spread of the coronavirus; and Authorize the City Manager, or designee, to make the necessary changes to the One-Year Action Plan, and submit all required documentation to the U.S. Department of Housing and Urban Development.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

## **ADMINISTRATIVE REPORTS:**

### 12. Local Campaign Contribution Limits

#### **RECOMMENDATION:**

That the City Council provides direction to staff regarding local campaign contribution limits.

#### **DISCUSSION**

City Manager Mitchell provided detailed information of the Item.

No comments were submitted for the Item.

The City Council agreed that setting a high amount as a contribution limit would be best, and instructed staff to prepare a report with different options for Council to consider.

### 13. Term Expirations on City Commissions

#### **RECOMMENDATION:**

That the City Council considers the appointment of commissioners to the City's Personnel Commission, Planning Commission, and Public Safety Facility Financing Oversight Committee, and if appropriate, authorizes the release of applications and scheduling of interviews for candidates as follows:

Application Period: January 13, 2021 - February 1, 2021 at 5:00 p.m.

Interview and Appointment of Applicants: February 9, 2021 at 7:00 p.m.

#### **DISCUSSION**

City Manager Mitchell provided detailed information of the Item.

Christopher Alley submitted an online comment to suggest Commissioner Humbert Cabrera be removed from the Planning Commission. Mr. Alley stated Mr. Cabrera is not a good fit for the commission as he is disrespectful to applicants.

Discussion ensued among Council and Staff to consider re-appointing the current Planning and Public Safety commissioners, and accepting applications for the remaining vacant positions to be filled.

**ADMINISTRATIVE REPORTS: (Item 13 - Continued)**

**MOTION BY WELLS, SECOND BY GOBLE, to RE-APPOINT John Forrest and Kathy Spacone to the Public Safety Facility Financing Oversight Committee with terms to expire on January 31, 2024, and accept applications for three vacancies from January 13, 2021 through February 1, 2021 and hold interviews on the February 9, 2021, 7:00 p.m. meeting.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**MOTION BY WELLS, SECOND BY KENDRICK, to ACCEPT applications for one vacancy for the Personnel Commission, from January 13, 2021 through February 1, 2021 and hold interviews on the February 9, 2021, 7:00 p.m. meeting.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**MOTION BY WELLS, SECOND BY ORTIZ, to RE-APPOINT Darryn Mroz to the Planning Commission, with a term to expire January 31, 2024.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

14. City of El Cajon Employee Wellness Incentive Program

**RECOMMENDATION:**

That the City Council approves and authorizes staff to implement an Employee Wellness Incentive Program for all benefited City employees.

**DISCUSSION**

Director of Human Resources, Marisol Thorn, provided detailed information of the Item.

Discussion ensued among Council and Staff concerning the following:

- Importance of mental health;
- Reducing the stigma of acknowledging the need for help; and
- Program is consistent with what the private sector offers.

No comments were submitted for the Item.

**MOTION BY WELLS, SECOND BY KENDRICK, to APPROVE and authorize staff to implement an Employee Wellness Incentive Program for all benefited City employees.**

**MOTION CARRIED BY UNANIMOUS VOTE.**



**ADMINISTRATIVE REPORTS: (Continued)**

15. COVID-19 Status Report

RECOMMENDATION: No action required.

City Manager Mitchell provided detailed information of the Item.

Discussion ensued among Council and Staff concerning the high number and the cause of COVID-19 cases in the City.

No comments were submitted for the Item.

**COMMISSION REPORTS:** None

**ACTIVITIES REPORTS/COMMENTS OF MAYOR WELLS:**

SANDAG (San Diego Association of Governments) Board of Directors; SANDAG – Audit Committee; LAFCO.

16. Council Activities Report/Comments

Report as stated.

**ACTIVITIES REPORTS OF COUNCILMEMBERS:**

17. MAYOR PRO TEM GARY KENDRICK  
METRO Commission/Wastewater JPA; Heartland Communications; Heartland Fire Training JPA.

Council Activities Report/Comments.

Report as stated.

18. COUNCILMEMBER MICHELLE METSCHEL  
Harry Griffen Park Joint Steering Committee; Heartland Communications – Alternate; Heartland Fire Training JPA – Alternate.

Council Activities Report/Comments.

Report as stated.

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

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

Council Activities Report/Comments.

Report as stated.

20. COUNCILMEMBER PHIL ORTIZ  
League of California Cities, San Diego Division; East County Economic Development Council; MTS (Metropolitan Transit System Board) – Alternate; East County Advanced Water Purification Joint Powers Authority Board – Alternate; Chamber of Commerce – Government Affairs Committee – Alternate.

Council Activities Report/Comments.

In addition to the submitted report, Councilmember Ortiz added that he attended an MTS Board orientation, on January 8, 2021.

**JOINT COUNCILMEMBER REPORTS:** None

**GENERAL INFORMATION ITEMS FOR DISCUSSION:** None

**ORDINANCES: FIRST READING**

21. Ordinance to Temporarily Eliminate the Need for a Conditional Use Permit for Sidewalk Dining through June 30, 2021

**RECOMMENDATION:**

That the City Council approves the introduction of An Ordinance Amending Sections 12.09.030 and 12.09.060 of the El Cajon Municipal Code to Temporarily Eliminate the Need for a Conditional Use Permit for Sidewalk Dining in the City of El Cajon through June 30, 2021, and, if approved, requests the City Clerk to read the ordinance by title.

**ORDINANCES: FIRST READING (Continued)**

**DISCUSSION**

City Attorney Foley provided a summary of the Item.

**MOTION BY ORTIZ, SECOND BY KENDRICK, to INTRODUCE the Ordinance.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

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

**AN ORDINANCE TO AMEND SECTIONS 12.09.030 and 12.09.060 OF THE EL CAJON MUNICIPAL CODE TO TEMPORARILY ELIMINATE THE NEED FOR A CONDITIONAL USE PERMIT FOR SIDEWALK DINING IN THE CITY THROUGH JUNE 30, 2021.**

**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 12<sup>th</sup> day of January, 2021, at 4:38 p.m., to Tuesday, January 26, 2021, at 3:00 p.m.**

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ANGELA L. CORTEZ, CMC  
City Clerk/Secretary