

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

October 12, 2021

A Regular Joint Meeting of the El Cajon City Council/Housing Authority/ Successor Agency to the El Cajon Redevelopment Agency, held Tuesday, October 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 present:	Goble, Metschel, and Ortiz
Council/Agencymembers absent:	None
Deputy Mayor/Vice Chair present:	Kendrick
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 September 28, 2021, meetings and the Agenda of the October 12, 2021, meeting in accordance with State Law and El Cajon City/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency Policy.

AGENDA CHANGES: City Manager Mitchell praised and thanked the El Cajon Fire Department for their assistance in the fatal airplane accident in the City of Santee.

City Manager Mitchell called on Director of Parks & Recreation, Frank Carson who announced that Council Member Metschel was the winner of the Cookie Challenge at the Foodie Fest Event of October 9, 2021.

PRESENTATIONS:

- **Proclamation: National Community Planning Month**
- **Proclamation: German American Month**

CONSENT ITEMS: (1 – 11)

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

Approves Minutes of the September 28, 2021, 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. 2022 Calendar of Meetings for the City Council/Housing Authority and Successor Agency to the Former Redevelopment Agency

Reviews the proposed 2022 calendar of meetings for the City Council/Housing Authority and Successor Agency to the Former Redevelopment Agency, makes appropriate modifications, or accepts as presented.

CONSENT ITEMS: (Continued)

5. Award of Bid No. 004-22 – Broadway Creek Restoration Project Phase A
 1. Adopts Resolution No. 077-21 to Approve Plans and Specifications for Broadway Creek Restoration Project Phase A, Bid No. 004-22;
 2. Finds the first low bidder, Palm Engineering Construction Company, Inc. (PECC), non-responsive for the reasons set forth in the agenda report; and
 3. Adopts Resolution No. 078-21 to Award the bid to the second lowest responsive, responsible bidder, Whillock Contracting, Inc., in the amount of \$2,755,479.24.

6. Reject and Re-Bid of Bid No. 008-22 – Recreation Center HVAC Improvements
Adopts Resolution No. 079-21 to reject all bids and authorize re-bidding of the project with revised specifications.

7. 2020 Operation Stonegarden Grant (OPSG) - Funded by the Office of Homeland Security
 1. Authorizes the City Manager or designee to accept the 2020 Operation Stonegarden Grant (OPSG) in the amount of \$50,000, and to execute any grant documents and agreements necessary for the receipt and use of these funds; and
 2. Appropriates funding in the amount of \$50,000 to reimburse the El Cajon Police Department for overtime (\$47,095), fringe benefits (\$1,973), and mileage costs (\$932) while participating in OPSG coordinated operations.

8. Authorization for the Execution of a Master Agreement and a Program Supplement Agreement with the California Department of Transportation (Caltrans)

Adopts Resolution No. 080-21 approving Program Supplement Agreement No. 000000X82 for the Pedestrian Safety Improvements project HSIPL-5211(042); and Resolution No. 081-21 for the General Master Agreement No. 11-5211S21 for Federal and State Funded Transportation projects.

9. Award of RFP No. 007-22 – Urban Design & Housing Strategies

Adopts Resolution No. 082-21 to enter into an agreement with Dudek, for an amount not to exceed \$199,757 for a term effective through December 31, 2023.

CONSENT ITEMS: (Continued)

10. Fiscal Year 2021-22 First Quarter Budget Adjustment Report

RECOMMENDATION:

That the City Council:

1. Appropriates carry-over funding of \$8,025,820 from previously approved Capital Improvement Projects, capital outlay requests, and programs, to be expended in Fiscal Year 2021-22;
2. Authorizes the proposed personnel changes detailed in the report;
3. Authorizes the proposed capital expenditures and related funding transfers detailed in the report; and
4. Increases or modifies Fiscal Year 2021-22 appropriations in the amount of \$12,760,389 for additional needs as detailed in the report.

DISCUSSION

Councilmember Goble requested clarification on Workers' Compensation Self Insurance; State COPS Grant; and Solar PV and Battery Storage Improvements.

11. American Rescue Plan Act Projects

Adopts Resolution No. 083-21 repealing Resolution No. 053-21 and approving American Rescue Plan Act projects with their respective expense category identification.

MOTION BY GOBLE, SECOND BY KENDRICK, to APPROVE Consent Items 1 to 11.

MOTION CARRIED BY UNANIMOUS VOTE.

PUBLIC COMMENT:

Peggy Bailey Jezsu spoke of speeding issues on Chase Avenue.

WRITTEN COMMUNICATIONS: None

PUBLIC HEARINGS: None

ADMINISTRATIVE REPORTS:

12. Microenterprise Home Kitchen Operations - MEHKO

RECOMMENDATION:

It is recommended that the City Council reviews the information provided in the report and directs staff to send a letter to the County recommending that the County Board of Supervisors “opt out” of the Microenterprise Home Kitchen Operations (MEHKO) program.

DISCUSSION

Director of Community Development, Anthony Shute, provided an overview of the Item.

County of San Diego’s Heather Buonomo, Director of Environmental Health and Quality, provided detailed information of the Item.

Discussion ensued among Council, Staff and Ms. Buonomo concerning the following:

- Cities do not have the option to decide if they will participate in the MEHKO program, the decision is made by the County of San Diego;
- Yearly health inspection visits;
- Meals served and income earned limitations;
- Concerns for fire code violations, public nuisance, signage options and noise levels;
- MEHKO’s allowed in rental units;
- Concern for grease traps not being required;
- Audits of sales tax regulations;
- Concern for children and/or pets in food preparation areas; and
- Obtaining an alcohol-serving permit.

Karen Melvin, Beverly Ringgold and Roya Bagheri, representing San Diego MEHKO Coalition, spoke in support of the proposed program.

May Husan, representing the International Rescue Committee, spoke in support of the proposed program.

Anthony Sottile spoke to oppose the proposed program.

Discussion continued among Council, Staff and Ms. Buonomo regarding the following:

- Overreach by local and state government;
- Supporting the free market in these types of endeavors;
- Concern over alcohol sales and potential disruptions in neighborhoods; and
- Opposing the dine-in option of the program.

ADMINISTRATIVE REPORTS: (Item 12 – Continued)

MOTION BY GOBLE that the City Council reviews the information and directs staff to **SUBMIT** a letter recommending that the County Board of Supervisors Opt Out of the program, unless concerns by the City of El Cajon are addressed.

After continued conversation amongst Council Members, Councilmember Goble **RESCINDED** his previous motion.

MOTION BY KENDRICK that the City **SUBMIT** a letter to the County of San Diego supporting the proposed pilot program.

City Manager Mitchell stated that the City Council has given staff a list of points to clarify with the County of San Diego, and other cities that have participated in the pilot program. City Manager recommends allowing staff to gather more information and present it to Council.

MOTION BY WELLS, SECOND BY KENDRICK, to DIRECT staff to obtain more information from cities currently in the pilot program of the proposed **MEHKO** operations.

MOTION CARRIED BY UNANIMOUS VOTE.

*Recess called at 5:06 p.m.
Meeting called back to order at 5:14 p.m.*

13. Senate Bill 9 (Atkins)

RECOMMENDATION:

This is an informational report only. No action required.

DISCUSSION

Director of Community Development, Anthony Shute, provided detailed information of the Item.

Discussion ensued among Council, and Staff regarding the following:

- Conditions to prevent demolishing market rate buildings to replace with multiple unit housing;
- Sunset date of 2027 for SB9; and
- Parking issues for multiple unit housing.

ADMINISTRATIVE REPORTS: (Item 13 – Continued)

Dr. Alan Nordholm spoke to express concern and opposition to SB9, with the possibility of housing over saturation as a result of SB9.

COMMISSION REPORTS: None

ACTIVITIES REPORTS/COMMENTS OF MAYOR WELLS:

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

14. Council Activities Report/Comments

Report as stated.

ACTIVITIES REPORTS OF COUNCILMEMBERS:

15. 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.

In addition to the submitted report, Councilmember Goble shared information of a recently attended SANDAG meeting.

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

Council Activities Report/Comments.

Report as stated.

ACTIVITIES REPORTS OF COUNCILMEMBERS: (Continued)

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

Council Activities Report/Comments.

Report as stated.

18. 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 reported attending a tour of the Kidinnu Academy on October 6, 2021, Foodie Fest on October 9, 2021 and the Republican Party Central Committee on October 11, 2021.

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 12th day of October, 2021, at 5:41 p.m., to Tuesday, October 26, 2021, at 3:00 p.m.

ANGELA L. CORTEZ, CMC
City Clerk/Secretary