



CITY COUNCIL  
HOUSING AUTHORITY AND  
SUCCESSOR AGENCY TO THE EL CAJON  
REDEVELOPMENT AGENCY

Council Chamber  
200 Civic Center Way  
El Cajon, CA 92020

## Agenda

FEBRUARY 22, 2022, 3:00 p.m.

Bill Wells, Mayor  
Michelle Metschel, Deputy Mayor  
Steve Goble, Councilmember  
Gary Kendrick, Councilmember  
Phil Ortiz, Councilmember

Graham Mitchell, City Manager  
Vince DiMaggio, Assistant City Manager  
Morgan Foley, City Attorney  
Angela Cortez, City Clerk

**CALL TO ORDER: Mayor Bill Wells**

**ROLL CALL: City Clerk Angela Cortez**

**PLEDGE OF ALLEGIANCE TO FLAG AND MOMENT OF SILENCE**

**POSTINGS:** The City Clerk posted Orders of Adjournment of the February 8, 2022, Meetings and the Agenda of the February 22, 2022, Meetings in accordance to State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.

**PRESENTATIONS:**

**AGENDA CHANGES:**

## CONSENT ITEMS:

Consent Items are routine matters enacted by one motion according to the RECOMMENDATION listed below. With the concurrence of the City Council, a Council Member or person in attendance may request discussion of a *Consent Item* at this time.

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

RECOMMENDATION:

That the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency approves Minutes of the February 8, 2022 Meetings of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

2. Warrants

RECOMMENDATION:

That the City Council approves payment of Warrants as submitted by the Finance Department.

3. Approval of Reading Ordinances by Title Only

RECOMMENDATION:

That the City Council approves the reading by title and waives the reading in full of all Ordinances on the Agenda.

4. Award of Bid No. 012-22 – Recreation Center Upgrades – Cool Zones and Evacuation Sites

RECOMMENDATION:

That the City Council adopts the next Resolutions, in order, to:

1. Approve Plans and Specifications for Recreation Center Upgrades – Cool Zones and Evacuation Sites, Bid No. 012-22; and
2. Award the bid to the sole responsive, responsible bidder, M. Brey Electric, Incorporated, in the amount of \$552,852.

5. Approval and Authorization of the Execution of a Program Supplement to a Caltrans Agreement for Washington Avenue Safety Improvements

RECOMMENDATION:

That the City Council adopts the next Resolution, in order, approving Program Supplement No. 000000Z42 for the Washington Avenue Safety Improvements project HSIPL-5211(043).

6. October – December 2021 Quarterly Treasurer’s Report

RECOMMENDATION:

That the City Council receives the Treasurer’s Report for the quarter ending December 31, 2021.

**PUBLIC COMMENT:**

At this time, any person may address a matter within the jurisdiction of the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency that is not on the Agenda. Comments relating to items on today’s docket are to be taken at the time the item is heard. State law prohibits discussion or action on items not on the Agenda; however, Council, Authority and Agency Members may briefly respond to statements or questions. An item may be placed on a future Agenda.

**WRITTEN COMMUNICATIONS:**

**PUBLIC HEARINGS:**

**ADMINISTRATIVE REPORTS:**

7. City Council Priority - Communications, Outreach, and Engagement Plan

RECOMMENDATION:

That the City Council receives the report and the Communications, Outreach, and Engagement Plan.

8. Safe Parking Program Analysis

RECOMMENDATION:

That the City Council receives the report and provides direction to staff.

9. Allocate American Rescue Plan Act Funds for Appraisal Services

RECOMMENDATION:

That the City Council authorizes the allocation of up to \$40,000 for appraisal services for the vacant property at Cuyamaca Street and Weld Boulevard.

10. Legislative Update

11. City Council Action Plan (2022)

RECOMMENDATION:

That the City Council approves the draft City Council Action Plan for 2022.

12. Sustainability Initiative Efforts

RECOMMENDATION:

That the City Council receives the report on the City's Sustainability Initiative Efforts.

13. COVID-19 Status Report

RECOMMENDATION:

No action required.

**COMMISSION REPORTS:**

**ACTIVITIES REPORTS/COMMENTS OF MAYOR WELLS**

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

14. Council Activity Report

**ACTIVITIES REPORTS/COMMENTS 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.

16. **COUNCILMEMBER GARY KENDRICK**

METRO Commission/Wastewater JPA; Heartland Communications; Heartland Fire Training JPA.

17. **DEPUTY MAYOR MICHELLE METSCHEL**

Harry Griffen Park Joint Steering Committee; Heartland Communications – Alternate; Heartland Fire Training JPA – Alternate.

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.

**JOINT COUNCILMEMBER REPORTS:**

**GENERAL INFORMATION ITEMS FOR DISCUSSION:**

## **ORDINANCES: FIRST READING**

## **ORDINANCES: SECOND READING AND ADOPTION**

19. An Ordinance Adopting a District Map for Council Member Elections in El Cajon

**RECOMMENDATION:**

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

An Ordinance of the City of El Cajon, California, Approving Four Districts Following the 2020 Decennial Federal Census, and Adopting a New Map Describing the Boundaries of Each of the Districts.

## **CLOSED SESSIONS:**

20. Closed Session - Conference with Real Property Negotiators - pursuant to Government Code section 54956.8:

Property: 31.7-acre vacant site at the northwest corner of Weld Boulevard and Cuyamaca Street

Negotiating Parties: Chestnut Properties, LLC; SGCLMC-Weld Investment Company, L.P.

City Negotiators: City Manager; Assistant City Manager; City Attorney

Under Negotiation: Price and terms for acquisition of leasehold interest, and for new lease-back to Negotiating Parties

**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 22nd day of February 2022, is adjourned to Tuesday, February 22, 2022, at 7:00 p.m.**



City Council  
Agenda Report

Agenda Item 1.

**DATE:** February 22, 2022

**TO:** Honorable Mayor and City Councilmembers

**FROM:** Angela Cortez, City Clerk

**SUBJECT:** Minutes of the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency Meeting

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**RECOMMENDATION:**

That the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency approves Minutes of the February 8, 2022 Meetings of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

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Attachments

02-08-22DRAFTminutes - 3PM

02-08-22DRAFTminutes - 7PM

# 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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#### February 8, 2022

A Regular Joint Meeting of the El Cajon City Council/Housing Authority/ Successor Agency to the El Cajon Redevelopment Agency, held Tuesday, February 8, 2022, 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, Kendrick, and Ortiz  
Council/Agencymembers absent: None  
Deputy Mayor/Vice Chair present: Metschel  
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 January 25, 2022, meeting and the Agenda of the February 8, 2022, meetings in accordance with State Law and El Cajon City/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency Policy.

**PRESENTATIONS:**

- Wells Park Updates

**AGENDA CHANGES:** None

**CONSENT ITEMS: (1 – 6)**

**MOTION BY WELLS, SECOND BY METSCHEL, to APPROVE Consent Items 1 to 6.**

**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 January 25, 2022, 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. Revisions to the Communications Center Manager Classification and Salary

Approves and authorizes the changes to the Communications Center Manager Classification as stated in the staff report and described in the attached documents.

5. City Attorney Staff Members

Adopts Resolution No. 009-22, appointing the professional staff of the City Attorney's Department effective February 8, 2022.



**CONSENT ITEMS: (Continued)**

- 6. 2018 Operation Stonegarden Grant (OPSG) - Funded by the Office of Homeland Security
  - 1. Authorizes the City Manager or designee to accept the 2018 Operation Stonegarden Grant (OPSG) in the amount of \$25,000, 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 \$25,000 to reimburse the El Cajon Police Department for overtime (\$22,000), fringe benefits (\$933), and mileage costs (\$2,067) while participating in OPSG coordinated operations.

**PUBLIC COMMENT:** None

**WRITTEN COMMUNICATIONS:** None

**PUBLIC HEARINGS:** None

**ADMINISTRATIVE REPORTS:**

- 7. *TransNet* Funding for MTS Operations

**RECOMMENDATION:**

That the City Council adopts the next Resolution, in order, calling on the SANDAG Board of Directors to continue funding San Diego Metropolitan Transit System Services with 8.1% of voter-approved *TransNet* revenue.

**DISCUSSION**

City Manager Mitchell provided detailed information of the Item.

No comments were received for the Item.

**MOTION BY GOBLE, SECOND BY KENDRICK, to ADOPT Resolution No. 010-22, calling on the SANDAG Board of Directors to continue funding San Diego Metropolitan Transit System Services with 8.1% of voter-approved *TransNet* revenue.**

**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; LAFCO.

8. Council Activities Report/Comments

Report as submitted.

**ACTIVITIES REPORTS OF COUNCILMEMBERS:**

9. 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 stated the Gillespie Field Aviators Press Conference on February 7, 2022, was cancelled.

10. COUNCILMEMBER GARY KENDRICK  
METRO Commission/Wastewater JPA; Heartland Communications; Heartland Fire Training JPA.

Council Activities Report/Comments.

Report as stated.

11. DEPUTY MAYOR MICHELLE METSCHEL  
Harry Griffen Park Joint Steering Committee; Heartland Communications – Alternate; Heartland Fire Training JPA – Alternate.

Council Activities Report/Comments.

Report as submitted.

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

**12. 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.

Report as submitted.

**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 8<sup>th</sup> day of February, 2022, at 3:23 p.m., to Tuesday, February 8, 2022, at 7:00 p.m.

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ANGELA L. CORTEZ, CMC  
City Clerk/Secretary

# 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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#### February 8, 2022

An Adjourned Regular Joint Meeting of the El Cajon City Council/Housing Authority/ Successor Agency to the El Cajon Redevelopment Agency, held Tuesday, February 8, 2022, was called to order by Mayor/Chair Bill Wells at 7:00 p.m., in the Council Chambers, 200 Civic Center Way, El Cajon, California. This meeting was adjourned from the Adjourned Regular Joint Meeting held at 3:00 p.m., Tuesday, February 8, 2022, by order of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

#### ROLL CALL

Council/Agencymembers present:

Goble, Kendrick, and Ortiz

Council/Agencymembers absent:

None

Deputy Mayor/Vice Chair present:

Metschel

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).

**AGENDA CHANGES:** None

**PUBLIC COMMENTS:** None

**PUBLIC HEARINGS:**

Mayor Wells stated the Item for Interviews for City Commissions would be presented first.

101. Interviews for City Commissions

**RECOMMENDATION:**

That the City Council conducts interviews for one (1) seat on the Personnel Commission and one (1) seat on the Planning Commission, and authorizes the City Clerk to continue accepting applications for future commission vacancies.

**DISCUSSION**

Applicants for the Personnel Commission:

1. Dennis Davies
2. Richard Nasif

Previous to the February 8, 2022 meeting, Mr. Dennis Davies withdrew his application.

**MOTION BY GOBLE, SECOND BY KENDRICK, to APPOINT Richard Nasif to the Personnel Commission, with a term to expire on January 31, 2026.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

Applicants for the Planning Commission were interviewed in the following order:

1. Brian Griffin
2. Anthony Sottile

Discussion ensued amongst Council regarding the qualifications of each applicant.

**MOTION BY ORTIZ, SECOND BY KENDRICK, to RE-APPOINT Anthony Sottile to the Planning Commission, with a term to expire on January 31, 2026.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

## **PUBLIC HEARINGS: (Continued)**

100. Introduction of an Ordinance adopting a District Map for Council Member Elections in El Cajon

### **RECOMMENDATION:**

That the City Council:

1. Opens the public hearing and receives testimony;
2. Closes the public hearing; and
3. Moves to INTRODUCE the next ORDINANCE, in order.

### **DISCUSSION**

City Manager Mitchell provided detailed information of the Item.

Mayor Wells opened the Public Hearing.

Yasmeen Obeid, Advocacy Coordinator for Majdal Center, spoke in opposition of the adoption of the current district map. Ms. Obeid added that efforts to reach members of the City Council had been unsuccessful.

Conversation ensued amongst Councilmembers, staff and Ms. Obeid in regards to:

- Community of interest applying for City Commissions;
- Lack of intentional outreach to recruit for the City Commissions;
- Maps submitted by the group to County of San Diego and State of California;
- Efforts by the group to oppose the rejection of maps at the County and State levels; and
- Lack of compactness in maps 100 and 112.

Jeanine Erikat, representing PANA, stated, for the record, that the conversation held with Ms. Obeid showed that there was partisan interest at the County and State levels by the City. She expressed her opposition in the adoption of the current district map.

Mohamed Erekat, representing Majdal Center, spoke against the adoption of the current district map.

Ramah Awad, Programs Manager at Majdal Center, stated she and many others from the center were present to urge the City Council not to adopt the current map.

Mumtaz Momand, Deputy Director of Afghan Community Culture Center, spoke against the adoption of the current district map.

Jalal Alhussain, via Arabic Translator Arabiya Aldhafer, spoke against the adoption of the current district map, and requested help securing housing for him and his family.

**PUBLIC HEARINGS: (Item 100 – Continued)**

Taghreed Shulbak, via Arabic Translator Arabiya Aldhafer, spoke against the adoption of the current district map.

Khulil Areigat, spoke against the adoption of the current district map.

Asia Areigat, spoke against the adoption of the current district map.

Farid Maghmauma, via Arabic Translator Arabiya Aldhafer, spoke against the adoption of the current district map.

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

**MOTION CARRIED BY UNANIMOUS VOTE.**

Discussion ensued among Council and Staff concerning the following:

- Types of Community of interest groups include; schools, language, geography, ethnicity, languages spoken at home, and many more;
- Current map is still relevant;
- The City's compliance of the Fair Maps Act requirements; and
- Definition of compactness and contiguous requirements.

City Manager Mitchell stated that adopting map 112 would bring potential litigation to the City, as it is the definition of gerrymandering.

Councilmember Ortiz shared that during the January 22, 2022 Public Hearing, National Demographic Corporation, the company hired by the City to assist in the Re-districting efforts, stated that map 112 did not meet the compactness rules as set by the Fair Maps Act.

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

**MOTION CARRIED BY UNANIMOUS VOTE.**

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, CALIFORNIA, APPROVING FOUR COUNCIL DISTRICTS FOLLOWING THE 2020 DECENNIAL FEDERAL CENSUS, AND ADOPTING A NEW MAP DESCRIBING THE BOUNDARIES OF EACH OF THE DISTRICTS**

**Adjournment: Mayor Wells adjourned the Adjourned Regular Joint Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 8<sup>th</sup> February, 2022, at 8:13 p.m., to Tuesday, February 22, 2022, at 3:00 p.m.**

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ANGELA L. CORTEZ, CMC  
City Clerk/Secretary

D R A F T





City Council  
Agenda Report

Agenda Item 4.

**DATE:** February 22, 2022  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Mara Romano, Purchasing Agent  
**SUBJECT:** Award of Bid No. 012-22 – Recreation Center Upgrades – Cool Zones and Evacuation Sites

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**RECOMMENDATION:**

That the City Council adopts the next Resolutions, in order, to:

1. Approve Plans and Specifications for Recreation Center Upgrades – Cool Zones and Evacuation Sites, Bid No. 012-22; and
2. Award the bid to the sole responsive, responsible bidder, M. Brey Electric, Incorporated, in the amount of \$552,852.

**BACKGROUND:**

The Recreation Center HVAC Improvements project includes installation of HVAC Systems at Bostonia, Kennedy, and Fletcher Hills Recreation Centers. On October 12, 2021, City Council approved rejecting all bids and authorized re-bidding the project with revised specifications. This project was advertised on December 9, 2021. One response was received and evaluated on January 20, 2022.

Staff recommends award of the bid to the sole responsive, responsible bidder, M. Brey Electric, Incorporated in the amount of \$552,852. The summary of bids is attached and complete proposals are on file in the Purchasing Division.

**FISCAL IMPACT:**

The fiscal impact is \$552,852. Sufficient funds are available in Fiscal Year 2021-22 Annual Budget: Recreation Center Upgrades – Cool Zones and Evacuation Sites (IFM3752).

Prepared By: Mara Romano, Purchasing Agent

Reviewed By: Yazmin Arellano, Director of Public Works

Approved By: Graham Mitchell, City Manager

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Attachments

Reso - Approve Plans & Specs

Reso - Award Bid

Bid Summary 012-22

RESOLUTION NO. \_\_-22

RESOLUTION APPROVING  
PLANS AND SPECIFICATIONS FOR  
RECREATION CENTER UPGRADES –  
COOL ZONES AND EVACUATION SITES  
(Bid No. 012-22)

WHEREAS, the Director of Public Works has submitted plans and specifications for the Recreation Center Upgrades – Cool Zones and Evacuation Sites project (the "Project"); and

WHEREAS, it appears to be in the best interests of the City of El Cajon that the plans and specifications for the Project should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL CAJON AS FOLLOWS:

1. That the plans and specifications for the Project submitted by the Director of Public Works are hereby approved and adopted as the official plans and specifications for said Project.

2. Said plans and specifications are directed to be filed in the office of the Director of Public Works of the City of El Cajon.

RESOLUTION NO. \_\_-22

RESOLUTION AWARDING BID FOR  
RECREATION CENTER UPGRADES –  
COOL ZONES AND EVACUATION SITES  
(Bid No. 012-22)

WHEREAS, the Recreation Center Upgrades – Cool Zones and Evacuation Sites project (the "Project") includes installation of HVAC Systems at Bostonia, Kennedy, and Fletcher Hills Recreation Centers in the City of El Cajon (the "City"); and

WHEREAS, on October 12, 2021, City Council approved rejecting all bids and authorized re-bidding of the Project with revised specifications; and

WHEREAS, the Project was advertised on December 9, 2021, and one (1) response was received and evaluated on January 20, 2022; and

WHEREAS, after evaluation, City staff recommends award of the bid to the sole responsive, responsible bidder, M. Brey Electric, Incorporated, in the amount of \$552,852; and

WHEREAS, the fiscal impact for the Project is \$552,852 and sufficient funds are available in Fiscal Year 2021-22 Annual Budget: Recreation Center Upgrades – Cool Zones and Evacuation Sites; and

WHEREAS, the City Council believes it to be in the best interests of the City to award the bid to the sole responsive, responsible bidder, in the amount of \$552,852.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL CAJON AS FOLLOWS:

1. The above recitals are true and correct, and are the findings of the City Council.
2. The City Council hereby awards the bid for the Project to the sole responsive, responsible bidder:

M. Brey Electric

in an amount not to exceed \$552,852.

3. The City Manager and City Clerk are authorized and directed to execute a contract for the Project on behalf of the City of El Cajon, with such changes or amendments as maybe approved by the City Manager.



# City of El Cajon – Purchasing Division

## BID EVALUATION

(To be included as an attachment to the agenda report.)

Bid No. 012-22	Bid Name: Recreation Center Upgrades – Cool Zones and Evacuation Sites
Solicitation Due Date/Time: January 20, 2022/ 2:00 p.m.	Initial Date of Advertisement: December 9, 2021
Number of Responses Received: 1	Bid Estimate: \$300,000.00

### SUMMARY OF BIDS (INCLUDE ANY ADD. ALTS.):

Vendor	Vendor Type	Bid Amount	Format	Submit Date	Status
M. Brey Electric, Inc	CADIR	\$552,852.0000	Electronic	01/20/2022 1:51:27 PM	Submitted

### BID EVALUATION (TOP THREE LOWEST RESPONSES):

Bidder	Bid Responsiveness	Notes
M. Brey Electric, Inc.	Yes	Submitted a copy of the bid bond but not the original. The City provided additional time for the vendor to submit the original bid bond and vendor complied.  Subcontractor performing roofing portion of project was not actively registered with System for Award Management (SAM.gov) and withdrew proposal.  Prime confirmed they will self-perform the roofing portion of the work.

**LEGAL REVIEW REQUIRED:** YES  NO  **IF YES, DATE LEGAL REVIEW COMPLETED:** JANUARY 26, 2022

**RENEWAL OPTIONS:** YES  NO  **IF YES, SPECIFY TERM W/RENEWAL OPTIONS:** \_\_\_\_\_

**LOWEST, RESPONSIVE, RESPONSIBLE BIDDER NAME AND AMOUNT:** M. BREY ELECTRIC, INC. - \$552,852.00

### PURCHASING DIVISION:

Review Completed By: Mara Romano

Date: February 3, 2022



City Council  
Agenda Report

Agenda Item 5.

**DATE:** February 22, 2022

**TO:** Honorable Mayor and City Councilmembers

**FROM:** Yazmin Arellano, Director of Public of Works

**SUBJECT:** Approval and Authorization of the Execution of a Program Supplement to a Caltrans Agreement for Washington Avenue Safety Improvements

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**RECOMMENDATION:**

That the City Council adopts the next Resolution, in order, approving Program Supplement No. 000000Z42 for the Washington Avenue Safety Improvements project HSIPL-5211(043).

**BACKGROUND:**

The City was recently awarded a Highway Safety Improvement Program (HSIP) Cycle 10 grant in the amount of \$2,235,000 from Caltrans. This safety improvement project will install high visibility pedestrian crossings at existing traffic signal controlled intersections, pedestrian hybrid crossing beacons, and raised concrete medians on Washington Avenue between Avocado Avenue and Mollison Avenue. This Program Supplement is for the design phase only. A future agreement or additional supplement to the existing agreement will be needed as this project progresses to the construction phase in fiscal year 2023.

The Caltrans Program Supplement establishes terms and conditions for City compliance in order to receive State funds for the design and construction for this project. Over the past decade, the City has benefited greatly from the Highway Safety Improvement Program to fund several safety improvement projects.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT:**

This item is statutorily exempt from CEQA.

**FISCAL IMPACT:**

Grant funds in the amount of \$2,235,000 will be received from Caltrans. The funding source is State funding and thus no Federal funds are planned to be received. No general funds will be expended on this project.

Prepared By: Mario Sanchez, City Engineer

Reviewed By: Yazmin Arellano, Director of Public Works

Approved By: Graham Mitchell, City Manager

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Program Supplement Agreement  
Resolution

PROGRAM SUPPLEMENT NO. 000000Z42  
 to  
 ADMINISTERING AGENCY-STATE AGREEMENT  
 FOR STATE FUNDED PROJECTS NO 11-5211S21

Adv. Project ID 1122000137  
 Date: January 26, 2022  
 Location: 11-SD-0-ECJ  
 Project Number: HSIPSL-5211(043)  
 E.A. Number:  
 Locode: 5211

This Program Supplement, effective \_\_\_\_\_, hereby adopts and incorporates into the Administering Agency-State Agreement No. 11-5211S21 for State Funded Projects which was entered into between the ADMINISTERING AGENCY and the STATE with an effective date of \_\_\_\_\_ and is subject to all the terms and conditions thereof. This PROGRAM SUPPLEMENT is executed in accordance with Article I of the aforementioned Master Agreement under authority of Resolution No. \_\_\_\_\_ approved by the ADMINISTERING AGENCY on \_\_\_\_\_ (See copy attached).

The ADMINISTERING AGENCY further stipulates that as a condition to the payment by the State of any funds derived from sources noted below encumbered to this project, Administering Agency accepts and will comply with the Special Covenants and remarks set forth on the following pages.

**PROJECT LOCATION:** Washington Ave between Avocado Ave and Mollison Ave

**TYPE OF WORK:** Install high visibility ped crossings at signalized intersections, ped hybrid beacon, raised medians **LENGTH:** 0.0(MILES)

Estimated Cost	State Funds		Matching Funds		
	STATE		LOCAL		OTHER
\$105,000.00		\$94,500.00	\$10,500.00		\$0.00

CITY OF EL CAJON

STATE OF CALIFORNIA  
 Department of Transportation

By \_\_\_\_\_

By \_\_\_\_\_

Title \_\_\_\_\_

Chief, Office of Project Implementation  
 Division of Local Assistance

Date \_\_\_\_\_

Attest \_\_\_\_\_

Date \_\_\_\_\_

I hereby certify upon my personal knowledge that budgeted funds are available for this encumbrance:

Accounting Officer Jennie Yee Date 1/31/2022 \$94,500.00

- A. This PROJECT has received STATE funds from Highway Safety Improvement Program (HSIP). The ADMINISTERING AGENCY agrees to administer the PROJECT in

### SPECIAL COVENANTS OR REMARKS

accordance with the Highway Safety Improvement Program (HSIP) Guidelines, the Local Assistance Procedures Manual (LAPM), the Local Assistance Program Guidelines (LAPG), and this PROGRAM SUPPLEMENT.

B. The STATE funds for this PROJECT may be provided under one or more phases, which are Preliminary Engineering (PE), Right-of-Way (R/W) and Construction (Con).

A phase-specific fund allocation is required, in addition to other requirements, before reimbursable work can occur for the phase identified. Each allocation will be assigned an effective date and identify the amount of funds allocated per phase. Unless otherwise determined, the effective date of the phase-specific allocation will constitute the start of reimbursable expenditures for the phase. The STATE funds available for reimbursement will be limited to the amount allocated by the STATE for the phase.

C. At the time of the first fund allocation approval for the Project, this PROGRAM SUPPLEMENT, a STATE-approved Allocation Letter and STATE Finance Letter are prepared to allow reimbursement of eligible PROJECT expenditures for the phase allocated.

D. STATE and ADMINISTERING AGENCY agree that any additional fund allocations made after the execution of this PROGRAM SUPPLEMENT, for the phase that has been authorized in the first fund allocation approval or for a new phase, will be encumbered on this PROJECT by use of a STATE-approved Allocation Letter and a STATE Finance Letter and are subject to the terms and conditions thereof.

E. This PROJECT is subject to the delivery requirements enacted by the HSIP guidelines. The delivery requirements may be accessed at: <https://dot.ca.gov/programs/local-assistance/fed-and-state-programs/highway-safety-improvement-program/delivery-requirements-status-approved-projects>.

F. Award information shall be submitted by the ADMINISTERING AGENCY to the District Local Assistance Engineer immediately after project contract award and prior to the submittal of the ADMINISTERING AGENCY'S first invoice for the construction contract. Failure to do so will cause a delay in the State processing of invoices for the construction phase.

G. The ADMINISTERING AGENCY shall invoice STATE for PE, R/W and CON costs no later than 180 days after the end of expenditure the phase. For construction costs, the ADMINISTERING AGENCY has 180 days after project completion or contract acceptance to make the final payment to the contractor, prepare the final Report of Expenditures and final invoice, and submit to STATE for verification and payment.



### **SPECIAL COVENANTS OR REMARKS**

H. ADMINISTERING AGENCY agrees to submit the final report documents that collectively constitute a "Report of Expenditures" within one hundred eighty (180) days of PROJECT completion. Failure of ADMINISTERING AGENCY to submit a "Final Report of Expenditures" within 180 days of PROJECT completion will result in STATE imposing sanctions upon ADMINISTERING AGENCY in accordance with the current LAPM provisions.

I. ADMINISTERING AGENCY agrees to comply with the requirements in 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (applicable to Federal and State Funded Projects).

J. By executing this PROGRAM SUPPLEMENT, ADMINISTERING AGENCY agrees to provide the STATE, upon request, with the information related to the PROJECT for the purpose of project evaluation or other purposes.

K. The ADMINISTERING AGENCY shall construct the PROJECT in accordance with the scope of work presented in the application and approved by the State. Any changes to the approved PROJECT scope without the prior expressed approval of the State are ineligible for reimbursement and may result in the entire PROJECT becoming ineligible for reimbursement.

RESOLUTION NO. \_\_\_\_

RESOLUTION OF THE CITY OF EL CAJON  
APPROVING AND AUTHORIZING THE EXECUTION OF A  
PROGRAM SUPPLEMENT AGREEMENT WITH CALTRANS  
FOR A HIGHWAY SAFETY IMPROVEMENT PROGRAM (HSIP)  
GRANT PROJECT WASHINGTON AVENUE SAFETY IMPROVEMENTS  
HSIPSL- 5211(043)

WHEREAS, the City of El Cajon was recently awarded a state-aid grant from the California Department of Transportation ("Caltrans") for the purpose of installing install high visibility pedestrian crossings at existing traffic signal controlled intersections, pedestrian hybrid crossing beacon, and raised concrete medians on Washington Avenue between Avocado Avenue and Mollison Avenue (the "Project"); and

WHEREAS, the Program Supplement Agreement (the "Agreement") is required for the reimbursement of expended costs for the Project, and establishes terms and conditions the City must meet and comply with in order to receive state funds to implement transportation improvement projects; and

WHEREAS, the Project will improve pedestrian and vehicle safety by enhancing traffic signal controlled crossings in order to increase the visibility of pedestrians crossing streets and increase traffic calming; and

WHEREAS, the parties desire to enter into the Agreement to set forth the terms and conditions for the successful completion of the Project.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL CAJON AS FOLLOWS:

1. That certain Program Supplement No. 000000Z42 to Administering Agency-State Agreement for State Funded Projects No. 11-5211S21, with Caltrans for a Highway Safety Improvement Program ( HSIP) Grant Project ("Agreement"), presented to the City Council at this meeting, is hereby approved substantially in the form as presented at this meeting.

2. The City Council hereby authorizes the City Manager to execute the Agreement on behalf of the City of El Cajon, with such changes as may be approved by the City Manager, and to take all actions and to execute all documents, attachments to the Agreement, and other documents necessary or appropriate to carry out the terms of the Agreement.

3. The City Council hereby further authorizes the City Clerk to attest to the signature of the City Manager in executing the Agreement and such documents as authorized in Section 2, above.



City Council  
Agenda Report

**DATE:** February 22, 2022  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Clay Schoen, Director of Finance  
**SUBJECT:** October – December 2021 Quarterly Treasurer’s Report

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**RECOMMENDATION:**

That the City Council receives the Treasurer’s Report for the quarter ending December 31, 2021.

**BACKGROUND:**

Per the City’s investment policy, the latest quarterly Treasurer’s Report is presented for Council receipt and approval.

Investment Trends/Economy – The Federal Open Market Committee (FOMC) summarized its position on the economy with the following comments from their January 26, 2022 Monetary Policy release.

“Indicators of economic activity and employment have continued to strengthen. The sectors most adversely affected by the pandemic have improved in recent months but are being affected by the recent sharp rise in COVID-19 cases. Job gains have been solid in recent months, and the unemployment rate has declined substantially. Supply and demand imbalances related to the pandemic and the reopening of the economy have continued to contribute to elevated levels of inflation. Overall financial conditions remain accommodative, in part reflecting policy measures to support the economy and the flow of credit to U.S. households and businesses.

The path of the economy continues to depend on the course of the virus. Progress on vaccinations and an easing of supply constraints are expected to support continued gains in economic activity and employment as well as a reduction in inflation. Risks to the economic outlook remain, including from new variants of the virus.”

The January 27, 2022 release from the Bureau of Economic Analysis reported an increase in Gross Domestic Product at a 6.9% annual rate in the fourth quarter of 2021. This is an increase from the 2.3% growth rate reported for the third quarter. The report stated:

“The increase in fourth quarter GDP reflected the continued economic impact of the COVID-19 pandemic. In the fourth quarter, COVID-19 cases resulted in continued restrictions and disruptions in the operations of establishments in some parts of the country. Government assistance payments in the form of forgivable loans to businesses, grants to state and local

governments, and social benefits to households all decreased as provisions of several federal programs expired or tapered off.”

Citing the February 2, 2022 release from the Bureau of Labor Statistics, the national unemployment rate continued to improve in December to 3.7%. This is 2.8% below the 6.5% from last year’s December unemployment rate. For the same period, California’s unemployment rate was 5.0%, down from 9.1%, while the San Diego / Carlsbad region fell to 4.2%, from last year’s 8.0%.

The most concerning of economic indicators continues to be inflation. The Bureau of Labor Statistics reported on January 12, 2022, that the Consumer Price Index increased 7.0% in 2021. The report stated that “Increases in the indexes for shelter and for used cars and trucks were the largest contributors to the seasonally adjusted all items increase. The food index also contributed, although it increased less than in recent months” and that “The energy index declined in December, ending a long series of increases... as the indexes for gasoline and natural gas both decreased.”

U.S. Treasuries – As of December 31, 2021, the yield was 0.73% for a 2-year Treasury and 1.26% for a 5-year Treasury. Compared to the prior year, the 2-year Treasuries increased 61 basis points and the 5-year Treasuries increased 90 basis points.

U.S. Government Agencies – At quarter end, the yield was 0.77% for a 2-year and 1.28% for a 5-year Federal Agency investment. The City’s investment portfolio, in large part, is comprised of U.S. Government Agency securities because they typically offer a slightly higher return than U.S. Treasuries.

LAIF and CAMP Pools – The quarter to date yield for the second quarter of fiscal year 2022 was 0.21% for the LAIF Pool, and the CAMP cash pool yielded 0.05% during the same period.

Outlook & Strategy – The current economic environment presents challenges to investing public funds, but appears to be improving. The current strategy is to maintain flexibility in order to maximize investment opportunities when they materialize. As they become available, and the City’s cash flow needs are met, investing funds in securities will continue with the City’s investment advisors, Public Financial Management (PFM). The CAMP pool is currently rated AAA. No rating is provided for LAIF, but it is expected it would also achieve an AAA rating.

Report Presentation – This report is presented in the following sections:

Operating Cash – The Union Bank Master Account is the City’s main checking account. The City also utilizes a merchant account with U.S. Bank for receiving credit card payments. Funds are automatically transferred daily from U.S. Bank to the City’s main checking account at Union Bank.

Operating Investments – The City’s operating investments are invested in CAMP portfolio investments (64.68%) earning 1.33% and LAIF (33.62%) earning 0.21%. The remainder in the CAMP investment pool (1.69%) earning 0.05%. The investment portfolio make-up of LAIF and CAMP are attached. In addition to maximizing yield, these investments provide for safety and liquidity in meeting the City’s operational needs.

Successor Agency Investments – The Successor Agency no longer holds operating

investments. The Bank of New York Mellon is the Trustee, the required bond accounts have a combined market value of \$1,306,012.

**FISCAL IMPACT:**

Interest earned for the first quarter of the fiscal year, on a cash basis, was \$339,654.

Prepared By: Clay Schoen, Director of Finance

Reviewed By: N/A

Approved By: Graham Mitchell, City Manager

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**Attachments**

Oct - Dec 2021 Treasurer's Report



# CITY OF EL CAJON TREASURER'S REPORT AS OF DECEMBER 31, 2021

Cash Basis

	Balance as of <u>December 31, 2021</u>	Quarter to Date		Fiscal Year to Date Interest Earnings	Market Value*
		Yield/Interest Rate	Interest Earnings		
<b><u>Operating Cash</u></b>					
UBOC Checking (Master)	\$ 11,801,339	0.25%	\$ 3,061	\$ 8,804	\$ 11,801,339
US Bank (Merchant Processing)	26,173	n/a	-	-	26,173
Worker's Compensation (Imprest Account)	125,000	n/a	-	-	125,000
POB Cost of Issuance Fund (US Bank)	-	n/a	-	-	-
PARS 115 TRUST (US Bank) <sup>(1)</sup>	2,044,720	n/a	17,498	12,762	2,044,720
Petty Cash	4,755	n/a	-	-	4,755
<b>Total Operating Cash</b>	<b>\$ 14,001,987</b>		<b>\$ 20,559</b>	<b>\$ 21,566</b>	<b>\$ 14,001,987</b>
<b><u>Operating Investments</u></b>					
LAIF <sup>(2)</sup> - City Pool	\$ 38,803,374	0.21%	\$ 30,788	\$ 60,165	\$ 38,704,003
CAMP <sup>(3)</sup> Cash Management	1,952,943	0.05%	13	56	1,952,943
CAMP Managed Portfolio	74,649,820	1.33%	288,256	687,433	74,564,582
<b>Total Operating Investments</b>	<b>\$ 115,406,137</b>		<b>\$ 319,057</b>	<b>\$ 747,654</b>	<b>\$ 115,221,528</b>
<b>Total Operating Cash and Investments</b>	<b>\$ 129,408,124</b>		<b>\$ 339,616</b>	<b>\$ 769,220</b>	<b>\$ 129,223,515</b>
<b><u>Successor Agency Investments</u></b>					
The Bank of New York Mellon Trust Co.:					
Bond Reserve Fund	1,306,007	0.01%	34	67	1,306,007
Bond Debt Service Fund	2	0.00%	1	1	2
Tax Allocation Refunding Bond Debt Service Fund	3	0.00%	3	3	3
Interest Ac Fund	-	0.00%	-	-	-
<b>Total Successor Agency</b>	<b>\$ 1,306,012</b>		<b>\$ 38</b>	<b>\$ 71</b>	<b>\$ 1,306,012</b>
<b>Grand Total Cash and Investments</b>	<b>\$ 130,714,136</b>		<b>\$ 339,654</b>	<b>\$ 769,291</b>	<b>\$ 130,529,527</b>

I certify that all investments under the management of the City are in compliance with the City's adopted investment policy, and I certify the City's investments plus projected revenues, are sufficiently liquid to meet the City's next six (6) months cash flow requirements per the adopted budget.

Clay Schoen, Director of Finance and Treasurer

January 31, 2022

Date

\*Source: Bank and Trustee Statements

Note (1): The PARS 115 Trust is an IRS-approved Section 115 Pension Rate Stabilization Program that the City participates in. The assets are held by US Bank with management and support provided by the Public Agency Retirement Services (PARS). The amounts in this account are restricted for use for the City's Pension System obligations.

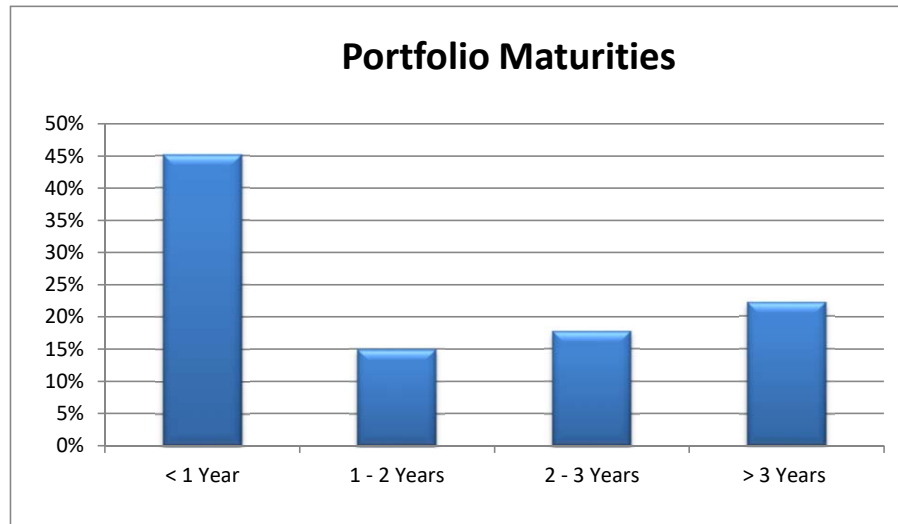
Note (2): The Local Agency Investment Fund (LAIF) is a voluntary investment alternative for California's local governments and special districts authorized by the California Government Code. LAIF is managed by the State Treasurer's Office with oversight by the Local Agency Investment Advisory Board. All securities in LAIF are purchased under the authority of Government Code Sections 16430 and 16480.8. LAIF is part of the State Treasurer's Pooled Money Investment Account (PMIA). The PMIA Investment Policy is guided by the goals of portfolio safety/diversification, liquidity, and yield.

Note (3): The California Asset Management Program (CAMP) is a California Joint Powers Authority established in 1989 to provide California public agencies with professional investment services. The CAMP Pool is a permitted investment for all local agencies under California Government Code Section 53601(p). CAMP is directed by a Board of Trustees, which is made up of experienced local government finance directors and treasurers.

**CITY OF EL CAJON**  
**OPERATING INVESTMENTS PORTFOLIO MATURITIES BY DATE AND TYPE (AT PAR)**  
**AS OF DECEMBER 31, 2021**

Type of Investment	< 1 Year	1 - 2 Years	2 - 3 Years	> 3 Years
LAIF - City Pool	38,803,374	-	-	-
CAMP Cash Management	1,952,943	-	-	-
CAMP Managed Portfolio:				
FHLMC Notes	-	-	-	-
FMCC Global Notes	-	4,595,000	-	2,670,000
FNMA Benchmark/Global Notes	4,450,000	5,945,000	2,635,000	10,675,000
FHLB Notes/Global Bonds	-	1,000,000	1,650,000	-
US Treasury Notes	3,640,000	1,620,000	13,378,000	10,630,000
Corporate Bonds/Notes/CD	4,495,000	4,325,000	3,280,000	2,260,000
Municipal Bonds/Notes	-	160,000	-	-
<b>Totals</b>	<b>\$ 53,341,317</b>	<b>\$ 17,645,000</b>	<b>\$ 20,943,000</b>	<b>\$ 26,235,000</b>

<b>Portfolio Percentage</b>	<b>45.14%</b>	<b>14.93%</b>	<b>17.72%</b>	<b>22.20%</b>
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**QUARTERLY YIELD COMPARISONS**

Quarter Ending	LAIF (1)	Portfolio (2)	US Treasury (3)
Dec-18	2.21%	1.89%	2.48%
Mar-19	2.39%	2.06%	2.26%
Jun-19	2.44%	2.12%	1.76%
Sep-19	2.34%	2.14%	1.62%
Dec-19	2.11%	2.12%	1.57%
Mar-20	1.89%	2.07%	0.25%
Jun-20	1.89%	2.07%	0.25%
Sep-20	0.80%	1.85%	0.13%
Dec-20	0.58%	1.79%	0.12%
Mar-21	0.41%	1.70%	0.16%
Jun-21	0.30%	1.61%	0.25%
Sep-21	0.22%	1.45%	0.28%
Dec-21	0.21%	1.33%	0.73%

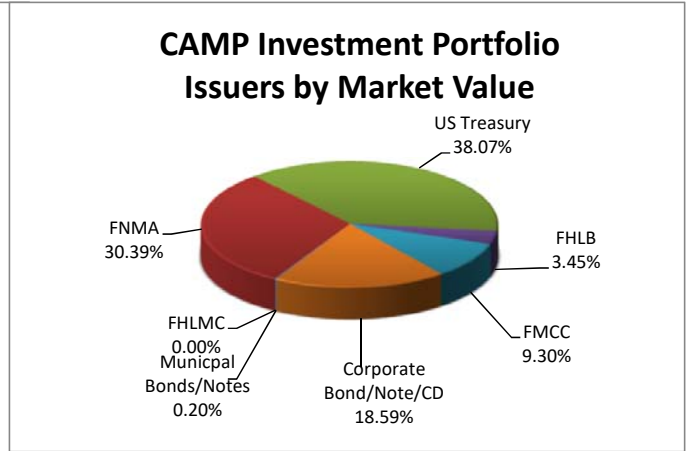
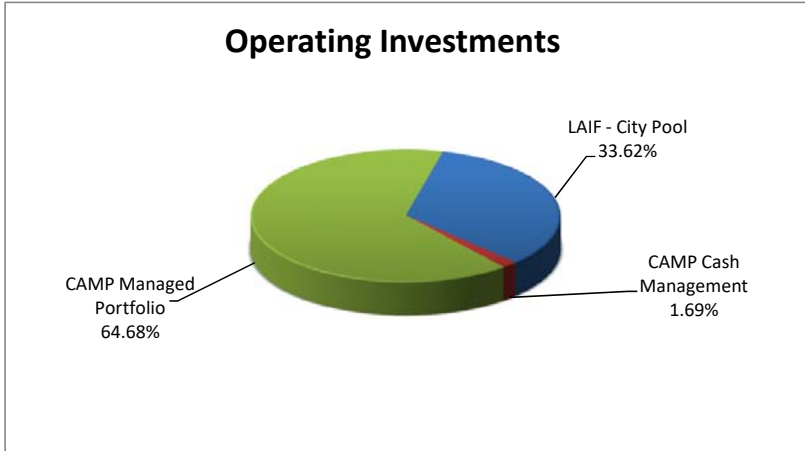
(1) per State Treasurer's Office, LAIF-PMIA Earnings Yield Rate (average quarterly return)

(2) per CAMP Portfolio report

(3) per U.S. Treasury 2-year daily yield curve rate

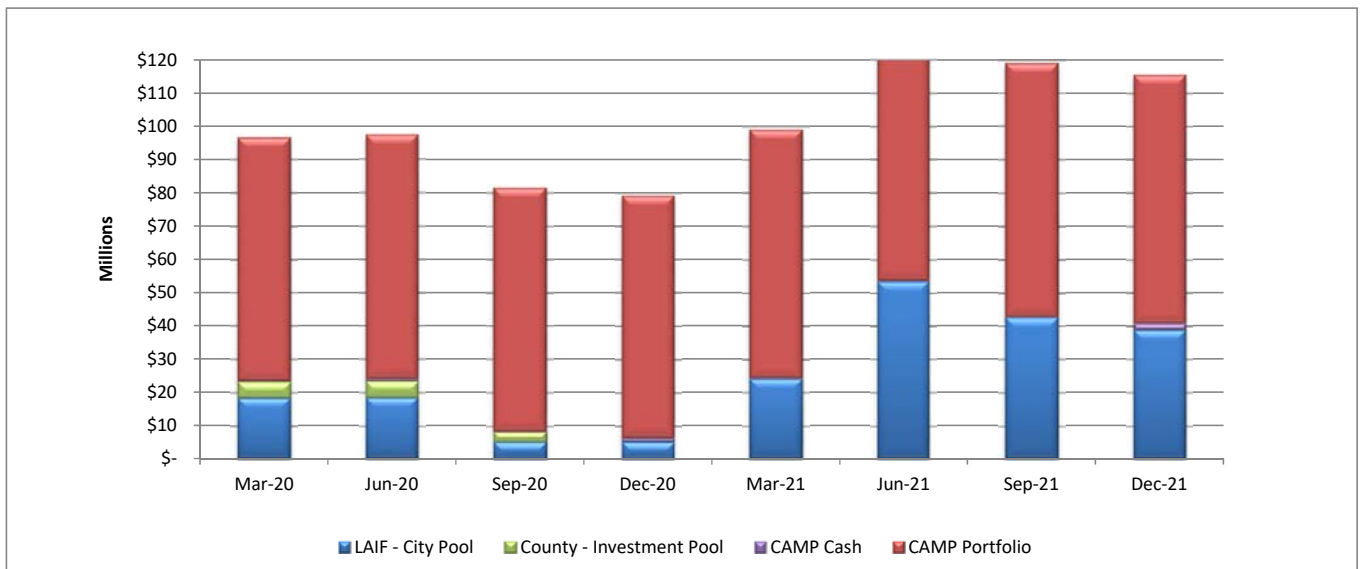
**CITY OF EL CAJON  
OPERATING INVESTMENTS COMPOSITION (AT COST)  
AS OF DECEMBER 31, 2021**

<u>Operating Investments</u>	<u>Type of Investment</u>	<u>Investment Amount</u>	<u>% of Total Investments</u>	<u>Prior Quarter Investment Amount</u>	<u>% Change From Prior Quarter</u>
LAIF - City Pool	(See attached graph)	\$ 38,803,374	33.62%	\$ 42,622,580	-8.96%
CAMP Cash Management	Cash Reserve Portfolio	1,952,943	1.69%	59,348	3190.68%
CAMP Managed Portfolio	Federal Agency & Corporate Bonds/Notes	74,649,820	64.68%	76,267,056	-2.12%
<b>Total Operating Investments</b>		<b>\$ 115,406,137</b>	<b>100.00%</b>	<b>\$ 118,948,984</b>	<b>-2.98%</b>



**HISTORICAL COMPOSITION**

	<u>Quarter Ending</u>							
	<u>Mar-20</u>	<u>Jun-20</u>	<u>Sep-20</u>	<u>Dec-20</u>	<u>Mar-21</u>	<u>Jun-21</u>	<u>Sep-21</u>	<u>Dec-21</u>
LAIF - City Pool	\$ 18,407,896	\$ 18,534,148	\$ 5,195,793	\$ 5,232,722	\$ 24,189,968	\$ 53,382,700	\$ 42,622,580	\$ 38,803,374
County - Investment Pool	4,849,748	4,885,309	2,958,031	-	-	-	-	-
CAMP Cash	183,431	680,223	100,151	1,092,146	71,652	160,230	59,348	1,952,943
CAMP Portfolio	73,135,748	73,212,330	73,158,738	72,682,937	74,653,677	75,922,558	76,267,056	74,649,820
<b>Total</b>	<b>\$ 96,576,823</b>	<b>\$ 97,312,010</b>	<b>\$ 81,412,713</b>	<b>\$ 79,007,805</b>	<b>\$ 98,915,297</b>	<b>\$ 129,465,488</b>	<b>\$ 118,948,984</b>	<b>\$ 115,406,137</b>







# PMIA/LAIF Performance Report as of 01/13/22



## PMIA Average Monthly Effective Yields<sup>(1)</sup>

Dec	0.212
Nov	0.203
Oct	0.203

## Quarterly Performance Quarter Ended 12/31/21

LAIF Apportionment Rate <sup>(2)</sup> :	0.23
LAIF Earnings Ratio <sup>(2)</sup> :	0.00000625812849570
LAIF Fair Value Factor <sup>(1)</sup> :	0.997439120
PMIA Daily <sup>(1)</sup> :	0.22%
PMIA Quarter to Date <sup>(1)</sup> :	0.21%
PMIA Average Life <sup>(1)</sup> :	340

## Pooled Money Investment Account Monthly Portfolio Composition <sup>(1)</sup> 12/31/21 \$181.4 billion

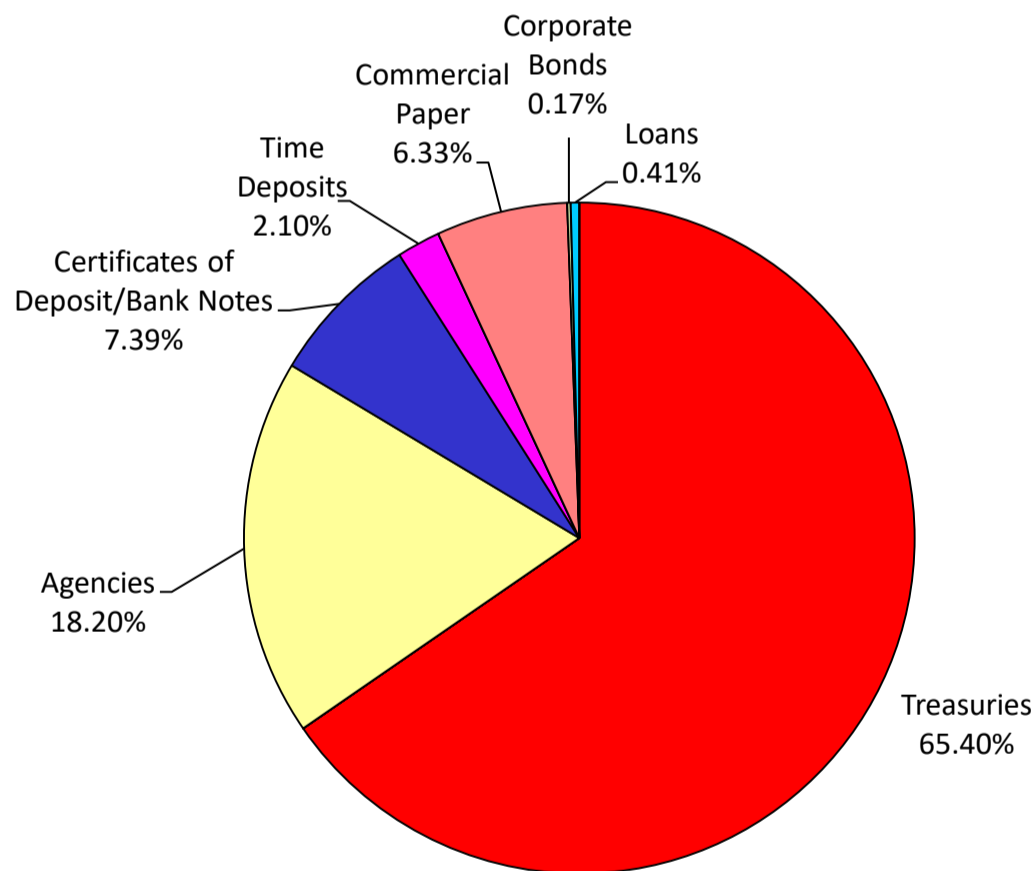


Chart does not include \$6,716,000.00 in mortgages, which equates to 0.001%. Percentages may not total 100% due to rounding.

Daily rates are now available here. [View PMIA Daily Rates](#)

Notes: The apportionment rate includes interest earned on the CalPERS Supplemental Pension Payment pursuant to Government Code 20825 (c)(1) and interest earned on the Wildfire Fund loan pursuant to Public Utility Code 3288 (a).

Source:

<sup>(1)</sup> State of California, Office of the Treasurer

<sup>(2)</sup> State of California, Office of the Controller



## Account Statement - Transaction Summary

For the Month Ending **December 31, 2021**

### CITY OF EL CAJON - OPERATING FUNDS - 505-00

CAMP Pool	
Opening Market Value	99,765.65
Purchases	1,859,121.36
Redemptions	(5,944.23)
Unsettled Trades	0.00
Change in Value	0.00

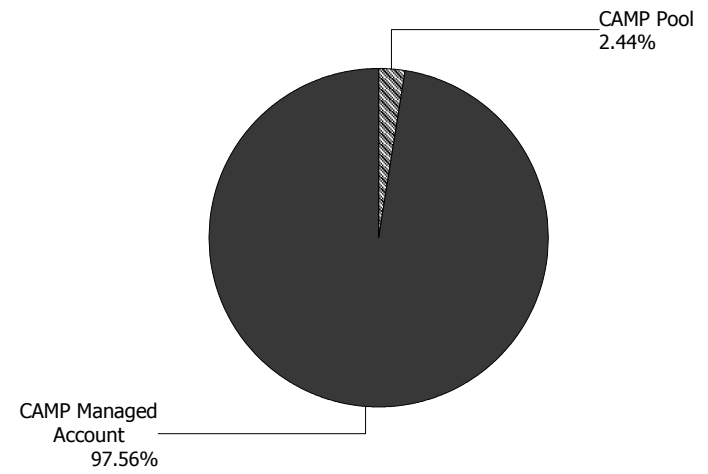
<b>Closing Market Value</b>	<b>\$1,952,942.78</b>
Cash Dividends and Income	8.85

CAMP Managed Account	
Opening Market Value	80,111,945.52
Purchases	0.00
Redemptions	(1,730,000.00)
Unsettled Trades	0.00
Change in Value	(260,263.65)

<b>Closing Market Value</b>	<b>\$78,121,681.87</b>
Cash Dividends and Income	115,123.84

Asset Summary		
	December 31, 2021	November 30, 2021
<b>CAMP Pool</b>	1,952,942.78	99,765.65
<b>CAMP Managed Account</b>	78,121,681.87	80,111,945.52
<b>Total</b>	<b>\$80,074,624.65</b>	<b>\$80,211,711.17</b>

### Asset Allocation





## Managed Account Summary Statement

For the Month Ending **December 31, 2021**

**CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)**

Transaction Summary - Money Market		Transaction Summary - Managed Account		Account Total	
<b>Opening Market Value</b>	<b>\$99,765.65</b>	<b>Opening Market Value</b>	<b>\$80,111,945.52</b>	<b>Opening Market Value</b>	<b>\$80,211,711.17</b>
Purchases	1,859,121.36	Maturities/Calls	(1,730,000.00)		
Redemptions	(5,944.23)	Principal Dispositions	0.00		
		Principal Acquisitions	0.00		
		Unsettled Trades	0.00		
		Change in Current Value	(260,263.65)		
<b>Closing Market Value</b>	<b>\$1,952,942.78</b>	<b>Closing Market Value</b>	<b>\$78,121,681.87</b>	<b>Closing Market Value</b>	<b>\$80,074,624.65</b>
Dividend	8.85				

Earnings Reconciliation (Cash Basis) - Managed Account	
Interest/Dividends/Coupons Received	129,112.51
Less Purchased Interest Related to Interest/Coupons	0.00
Plus Net Realized Gains/Losses	(13,988.67)
<b>Total Cash Basis Earnings</b>	<b>\$115,123.84</b>

Cash Balance	
<b>Closing Cash Balance</b>	<b>\$0.00</b>

Earnings Reconciliation (Accrual Basis)	Managed Account	Total
Ending Amortized Value of Securities	77,925,520.08	79,878,462.86
Ending Accrued Interest	339,791.23	339,791.23
Plus Proceeds from Sales	0.00	5,944.23
Plus Proceeds of Maturities/Calls/Principal Payments	1,747,300.00	1,747,300.00
Plus Coupons/Dividends Received	111,812.51	111,812.51
Less Cost of New Purchases	0.00	(1,859,121.36)
Less Beginning Amortized Value of Securities	(79,677,118.79)	(79,776,884.44)
Less Beginning Accrued Interest	(359,284.07)	(359,284.07)
Dividends	0.00	8.85
<b>Total Accrual Basis Earnings</b>	<b>\$88,020.96</b>	<b>\$88,029.81</b>

Cash Transactions Summary- Managed Account	
Maturities/Calls	1,747,300.00
Sale Proceeds	0.00
Coupon/Interest/Dividend Income	111,812.51
Principal Payments	0.00
Security Purchases	0.00
Net Cash Contribution	(1,859,112.51)
Reconciling Transactions	0.00



## Portfolio Summary and Statistics

For the Month Ending **December 31, 2021**

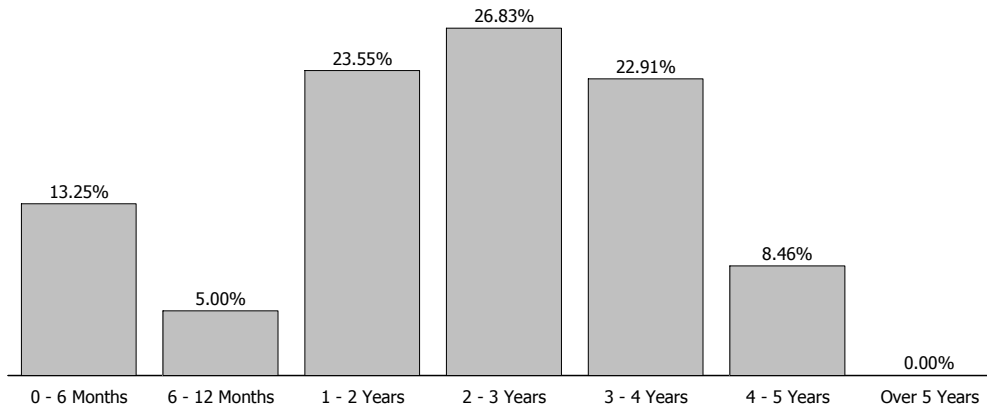
CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)

### Account Summary

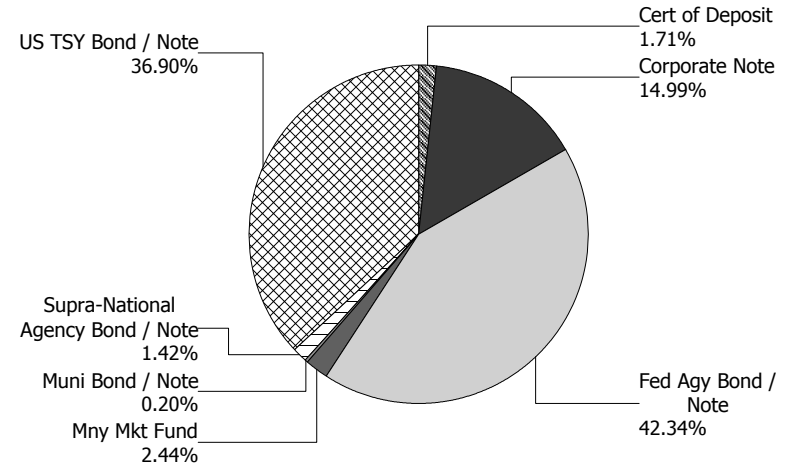
Description	Par Value	Market Value	Percent
U.S. Treasury Bond / Note	29,268,000.00	29,549,926.37	36.90
Supra-National Agency Bond / Note	1,150,000.00	1,135,293.80	1.42
Municipal Bond / Note	160,000.00	161,585.60	0.20
Federal Agency Bond / Note	33,620,000.00	33,898,273.17	42.34
Corporate Note	11,840,000.00	12,004,460.57	14.99
Certificate of Deposit	1,370,000.00	1,372,142.36	1.71
<b>Managed Account Sub-Total</b>	<b>77,408,000.00</b>	<b>78,121,681.87</b>	<b>97.56%</b>
Accrued Interest		339,791.23	
<b>Total Portfolio</b>	<b>77,408,000.00</b>	<b>78,461,473.10</b>	
CAMP Pool	1,952,942.78	1,952,942.78	2.44
<b>Total Investments</b>	<b>79,360,942.78</b>	<b>80,414,415.88</b>	<b>100.00%</b>

**Unsettled Trades** **0.00** **0.00**

### Maturity Distribution



### Sector Allocation



### Characteristics

Yield to Maturity at Cost	1.33%
Yield to Maturity at Market	0.85%
Weighted Average Days to Maturity	834



## Managed Account Issuer Summary

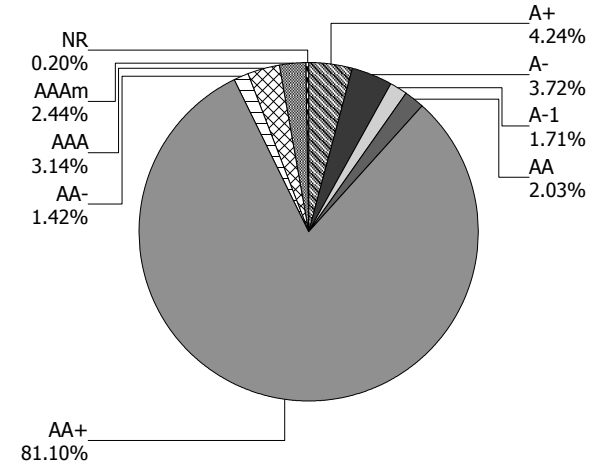
For the Month Ending **December 31, 2021**

CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)

### Issuer Summary

Issuer	Market Value of Holdings	Percent
AMAZON.COM INC	455,210.94	0.57
APPLE INC	1,484,348.81	1.85
BANK OF AMERICA CO	1,051,158.00	1.31
BLACKROCK INC	1,139,026.50	1.42
BRISTOL-MYERS SQUIBB CO	486,769.00	0.61
CALIFORNIA EARTHQUAKE AUTHORITY	161,585.60	0.20
CAMP Pool	1,952,942.78	2.44
FANNIE MAE	20,103,961.14	25.11
FEDERAL HOME LOAN BANKS	2,758,229.50	3.44
FREDDIE MAC	11,036,082.53	13.78
IBM CORP	1,001,420.00	1.25
INTER-AMERICAN DEVELOPMENT BANK	1,135,293.80	1.42
JOHNSON & JOHNSON	1,379,047.68	1.72
JP MORGAN CHASE & CO	926,169.88	1.16
PFIZER INC	1,041,662.00	1.30
SOCIETE GENERALE	766,009.80	0.96
SUMITOMO MITSUI FINANCIAL GROUP INC	606,132.56	0.76
TOYOTA MOTOR CORP	350,160.51	0.44
UNITED STATES TREASURY	29,549,926.37	36.90
US BANCORP	1,519,674.00	1.90
WAL-MART STORES INC	1,169,813.25	1.46
<b>Total</b>	<b>\$80,074,624.65</b>	<b>100.00%</b>

### Credit Quality (S&P Ratings)





**Managed Account Detail of Securities Held**

For the Month Ending **December 31, 2021**

**CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)**

<b>Security Type/Description</b>	<b>CUSIP</b>	<b>Par</b>	<b>S&amp;P Rating</b>	<b>Moody's Rating</b>	<b>Trade Date</b>	<b>Settle Date</b>	<b>Original Cost</b>	<b>YTM at Cost</b>	<b>Accrued Interest</b>	<b>Amortized Cost</b>	<b>Market Value</b>
<b>U.S. Treasury Bond / Note</b>											
US TREASURY NOTES DTD 03/31/2017 1.875% 03/31/2022	912828W89	1,725,000.00	AA+	Aaa	01/16/20	01/21/20	1,736,522.46	1.56	8,263.65	1,726,281.87	1,732,277.43
US TREASURY NOTES DTD 06/30/2017 1.750% 06/30/2022	912828XW5	955,000.00	AA+	Aaa	11/30/17	11/30/17	940,413.87	2.10	46.17	953,430.66	962,162.50
US TREASURY NOTES DTD 09/30/2015 1.750% 09/30/2022	912828L57	960,000.00	AA+	Aaa	11/30/17	11/30/17	943,837.50	2.12	4,292.31	957,509.24	970,200.00
US TREASURY NOTES DTD 01/15/2020 1.500% 01/15/2023	912828Z29	1,070,000.00	AA+	Aaa	01/30/20	01/31/20	1,073,803.52	1.38	7,414.40	1,071,334.75	1,081,703.13
US TREASURY NOTES DTD 10/01/2018 2.875% 09/30/2023	9128285D8	550,000.00	AA+	Aaa	09/27/21	09/28/21	578,273.44	0.30	4,040.01	574,604.07	570,968.75
US TREASURY NOTES DTD 02/28/2019 2.375% 02/29/2024	9128286G0	4,568,000.00	AA+	Aaa	08/11/21	08/12/21	4,803,002.19	0.35	36,862.62	4,767,158.68	4,723,597.50
US TREASURY NOTES DTD 05/01/2017 2.000% 04/30/2024	912828X70	2,025,000.00	AA+	Aaa	06/20/19	06/24/19	2,048,888.67	1.75	6,936.46	2,036,459.01	2,079,738.18
US TREASURY NOTES DTD 07/31/2017 2.125% 07/31/2024	9128282N9	1,000,000.00	AA+	Aaa	08/01/19	08/02/19	1,020,390.63	1.70	8,892.66	1,010,524.92	1,031,718.80
US TREASURY NOTES DTD 08/15/2014 2.375% 08/15/2024	912828D56	1,210,000.00	AA+	Aaa	09/26/19	09/27/19	1,254,240.62	1.59	10,854.65	1,233,732.22	1,256,131.25
US TREASURY NOTES DTD 10/31/2019 1.500% 10/31/2024	912828YM6	2,840,000.00	AA+	Aaa	02/24/21	02/25/21	2,958,259.38	0.36	7,296.13	2,930,982.29	2,884,375.00
US TREASURY NOTES DTD 11/30/2017 2.125% 11/30/2024	9128283J7	1,735,000.00	AA+	Aaa	01/07/20	01/09/20	1,776,138.47	1.62	3,241.21	1,759,494.31	1,792,471.88
US TREASURY NOTES DTD 02/29/2020 1.125% 02/28/2025	912828ZC7	1,570,000.00	AA+	Aaa	03/30/21	03/31/21	1,601,706.64	0.60	6,001.35	1,595,587.04	1,575,396.88
US TREASURY NOTES DTD 08/31/2020 0.250% 08/31/2025	91282CAJ0	1,200,000.00	AA+	Aaa	08/20/21	08/23/21	1,182,000.00	0.63	1,019.34	1,183,605.17	1,162,312.56
US TREASURY NOTES DTD 09/30/2020 0.250% 09/30/2025	91282CAM3	980,000.00	AA+	Aaa	10/08/21	10/12/21	957,567.19	0.84	625.96	958,821.20	948,762.50



**Managed Account Detail of Securities Held**

For the Month Ending **December 31, 2021**

**CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)**

<b>Security Type/Description</b>	<b>Dated Date/Coupon/Maturity</b>	<b>CUSIP</b>	<b>Par</b>	<b>S&amp;P Rating</b>	<b>Moody's Rating</b>	<b>Trade Date</b>	<b>Settle Date</b>	<b>Original Cost</b>	<b>YTM at Cost</b>	<b>Accrued Interest</b>	<b>Amortized Cost</b>	<b>Market Value</b>
<b>U.S. Treasury Bond / Note</b>												
US TREASURY NOTES	DTD 12/31/2020 0.375% 12/31/2025	91282CBC4	1,575,000.00	AA+	Aaa	06/01/21	06/01/21	1,550,144.53	0.73	16.32	1,553,321.99	1,526,273.44
US TREASURY NOTES	DTD 02/28/2019 2.500% 02/28/2026	9128286F2	1,000,000.00	AA+	Aaa	03/01/21	03/01/21	1,088,125.00	0.70	8,494.48	1,073,348.97	1,052,656.20
US TREASURY NOTES	DTD 02/28/2021 0.500% 02/28/2026	91282CBQ3	1,635,000.00	AA+	Aaa	03/30/21	03/31/21	1,605,429.49	0.88	2,777.69	1,609,976.26	1,588,249.14
US TREASURY N/B NOTES	DTD 05/31/2021 0.750% 05/31/2026	91282CCF6	500,000.00	AA+	Aaa	06/23/21	06/25/21	497,148.44	0.87	329.67	497,449.27	489,765.60
US TREASURY N/B NOTES	DTD 06/30/2021 0.875% 06/30/2026	91282CCJ8	970,000.00	AA+	Aaa	10/08/21	10/12/21	964,051.17	1.01	23.45	964,330.99	954,540.63
US TREASURY N/B NOTES	DTD 07/31/2021 0.625% 07/31/2026	91282CCP4	1,200,000.00	AA+	Aaa	08/20/21	08/23/21	1,192,171.88	0.76	3,138.59	1,192,740.65	1,166,625.00
<b>Security Type Sub-Total</b>			<b>29,268,000.00</b>					<b>29,772,115.09</b>	<b>0.99</b>	<b>120,567.12</b>	<b>29,650,693.56</b>	<b>29,549,926.37</b>
<b>Supra-National Agency Bond / Note</b>												
INTER-AMERICAN DEVEL BK NOTES	DTD 09/23/2021 0.500% 09/23/2024	4581X0DZ8	1,150,000.00	AAA	Aaa	09/15/21	09/23/21	1,149,149.00	0.52	1,565.28	1,149,226.65	1,135,293.80
<b>Security Type Sub-Total</b>			<b>1,150,000.00</b>					<b>1,149,149.00</b>	<b>0.52</b>	<b>1,565.28</b>	<b>1,149,226.65</b>	<b>1,135,293.80</b>
<b>Municipal Bond / Note</b>												
CA ST EARTHQUAKE AUTH TXBL REV BONDS	DTD 11/24/2020 1.477% 07/01/2023	13017HAK2	160,000.00	NR	NR	11/13/20	11/24/20	160,000.00	1.48	1,181.60	160,000.00	161,585.60
<b>Security Type Sub-Total</b>			<b>160,000.00</b>					<b>160,000.00</b>	<b>1.48</b>	<b>1,181.60</b>	<b>160,000.00</b>	<b>161,585.60</b>
<b>Federal Agency Bond / Note</b>												
FANNIE MAE NOTES	DTD 01/09/2017 2.000% 01/05/2022	3135G0S38	1,000,000.00	AA+	Aaa	01/24/17	01/25/17	998,910.00	2.02	9,777.78	999,997.59	1,000,105.00



**Managed Account Detail of Securities Held**

For the Month Ending **December 31, 2021**

**CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)**

<b>Security Type/Description</b>	<b>CUSIP</b>	<b>Par</b>	<b>S&amp;P Rating</b>	<b>Moody's Rating</b>	<b>Trade Date</b>	<b>Settle Date</b>	<b>Original Cost</b>	<b>YTM at Cost</b>	<b>Accrued Interest</b>	<b>Amortized Cost</b>	<b>Market Value</b>
<b>Federal Agency Bond / Note</b>											
FANNIE MAE NOTES DTD 04/10/2017 1.875% 04/05/2022	3135G0T45	1,000,000.00	AA+	Aaa	05/30/17	05/31/17	1,000,380.00	1.87	4,479.17	1,000,020.18	1,004,484.00
FANNIE MAE NOTES DTD 04/10/2017 1.875% 04/05/2022	3135G0T45	1,000,000.00	AA+	Aaa	08/07/19	08/09/19	1,009,803.00	1.50	4,479.17	1,000,949.98	1,004,484.00
FANNIE MAE AGENCY NOTES DTD 10/06/2017 2.000% 10/05/2022	3135G0T78	1,450,000.00	AA+	Aaa	10/26/17	10/27/17	1,440,314.00	2.14	6,927.78	1,448,512.74	1,468,662.95
FANNIE MAE NOTES DTD 05/22/2020 0.250% 05/22/2023	3135G04Q3	1,200,000.00	AA+	Aaa	05/20/20	05/22/20	1,196,388.00	0.35	325.00	1,198,330.89	1,194,967.20
FREDDIE MAC NOTES DTD 06/11/2018 2.750% 06/19/2023	3137EAEN5	2,610,000.00	AA+	Aaa	01/02/19	01/03/19	2,628,531.00	2.58	2,392.50	2,616,078.35	2,692,507.32
FREDDIE MAC NOTES DTD 06/26/2020 0.250% 06/26/2023	3137EAES4	1,090,000.00	AA+	Aaa	06/24/20	06/26/20	1,086,817.20	0.35	37.85	1,088,427.49	1,084,638.29
FANNIE MAE NOTES DTD 07/10/2020 0.250% 07/10/2023	3135G05G4	1,530,000.00	AA+	Aaa	07/08/20	07/10/20	1,526,710.50	0.32	1,816.88	1,528,332.72	1,521,586.53
FREDDIE MAC NOTES DTD 08/21/2020 0.250% 08/24/2023	3137EAEV7	895,000.00	AA+	Aaa	08/19/20	08/21/20	894,087.10	0.28	789.34	894,501.15	889,247.84
FANNIE MAE NOTES DTD 09/14/2018 2.875% 09/12/2023	3135G0U43	1,390,000.00	AA+	Aaa	11/29/18	11/30/18	1,384,606.80	2.96	12,099.76	1,388,089.07	1,441,124.20
FANNIE MAE NOTES DTD 09/14/2018 2.875% 09/12/2023	3135G0U43	1,825,000.00	AA+	Aaa	10/31/18	10/31/18	1,807,315.75	3.09	15,886.37	1,818,839.87	1,892,123.50
FREDDIE MAC NOTES DTD 12/04/2020 0.250% 12/04/2023	3137EAFA2	820,000.00	AA+	Aaa	12/02/20	12/04/20	819,188.20	0.28	153.75	819,479.56	812,136.20
FEDERAL HOME LOAN BANKS NOTES DTD 12/09/2013 3.375% 12/08/2023	3130A0F70	1,000,000.00	AA+	Aaa	01/28/19	01/29/19	1,027,730.00	2.76	2,156.25	1,011,035.73	1,050,133.00
FHLB BONDS DTD 02/15/2019 2.500% 02/13/2024	3130AFW94	1,650,000.00	AA+	Aaa	03/26/19	03/27/19	1,667,011.50	2.28	15,812.50	1,657,371.01	1,708,096.50
FANNIE MAE NOTES DTD 07/08/2019 1.750% 07/02/2024	3135G0V75	1,000,000.00	AA+	Aaa	08/05/19	08/06/19	1,006,430.00	1.61	8,701.39	1,003,276.00	1,020,753.00





**Managed Account Detail of Securities Held**

For the Month Ending **December 31, 2021**

**CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)**

<b>Security Type/Description</b>	<b>CUSIP</b>	<b>Par</b>	<b>S&amp;P Rating</b>	<b>Moody's Rating</b>	<b>Trade Date</b>	<b>Settle Date</b>	<b>Original Cost</b>	<b>YTM at Cost</b>	<b>Accrued Interest</b>	<b>Amortized Cost</b>	<b>Market Value</b>
<b>Federal Agency Bond / Note</b>											
FANNIE MAE NOTES DTD 07/08/2019 1.750% 07/02/2024	3135G0V75	1,635,000.00	AA+	Aaa	07/18/19	07/19/19	1,623,211.65	1.90	14,226.77	1,629,053.72	1,668,931.16
FANNIE MAE NOTES DTD 01/10/2020 1.625% 01/07/2025	3135G0X24	1,745,000.00	AA+	Aaa	01/16/20	01/21/20	1,740,131.45	1.68	13,705.52	1,742,040.74	1,776,350.67
FREDDIE MAC NOTES DTD 02/14/2020 1.500% 02/12/2025	3137EAEP0	950,000.00	AA+	Aaa	03/30/20	03/31/20	993,833.00	0.54	5,502.08	978,039.32	963,690.45
FREDDIE MAC NOTES DTD 02/14/2020 1.500% 02/12/2025	3137EAEP0	1,120,000.00	AA+	Aaa	02/26/20	02/28/20	1,133,753.60	1.24	6,486.67	1,128,642.52	1,136,140.32
FREDDIE MAC NOTES DTD 02/14/2020 1.500% 02/12/2025	3137EAEP0	1,635,000.00	AA+	Aaa	03/03/20	03/05/20	1,680,845.40	0.92	9,469.38	1,663,904.19	1,658,561.99
FANNIE MAE NOTES DTD 04/24/2020 0.625% 04/22/2025	3135G03U5	1,300,000.00	AA+	Aaa	06/04/20	06/05/20	1,305,213.00	0.54	1,557.29	1,303,530.92	1,281,372.30
FANNIE MAE NOTES DTD 06/19/2020 0.500% 06/17/2025	3135G04Z3	1,200,000.00	AA+	Aaa	06/17/20	06/19/20	1,197,516.00	0.54	233.33	1,198,279.99	1,175,746.80
FREDDIE MAC NOTES DTD 07/23/2020 0.375% 07/21/2025	3137EAEU9	730,000.00	AA+	Aaa	07/21/20	07/23/20	726,364.60	0.48	1,216.67	727,414.96	710,806.84
FREDDIE MAC NOTES DTD 09/25/2020 0.375% 09/23/2025	3137EAEX3	1,120,000.00	AA+	Aaa	09/23/20	09/25/20	1,116,628.80	0.44	1,143.33	1,117,484.54	1,088,353.28
FANNIE MAE NOTES DTD 11/12/2020 0.500% 11/07/2025	3135G06G3	1,075,000.00	AA+	Aaa	01/04/21	01/05/21	1,079,719.25	0.41	806.25	1,078,755.10	1,046,702.78
FANNIE MAE NOTES DTD 11/12/2020 0.500% 11/07/2025	3135G06G3	1,650,000.00	AA+	Aaa	11/10/20	11/12/20	1,644,588.00	0.57	1,237.50	1,645,821.38	1,606,567.05
<b>Security Type Sub-Total</b>		<b>33,620,000.00</b>					<b>33,736,027.80</b>	<b>1.44</b>	<b>141,420.28</b>	<b>33,686,209.71</b>	<b>33,898,273.17</b>
<b>Corporate Note</b>											
IBM CORP BONDS DTD 01/27/2017 2.500% 01/27/2022	459200J05	1,000,000.00	A-	A3	02/13/17	02/16/17	1,005,280.00	2.39	10,694.44	1,000,076.01	1,001,420.00
US BANCORP (CALLABLE) NOTE DTD 03/02/2012 3.000% 03/15/2022	91159HHC7	1,000,000.00	A+	A2	05/28/19	05/30/19	1,011,170.00	2.58	8,833.33	1,000,506.70	1,003,480.00



**Managed Account Detail of Securities Held**

For the Month Ending **December 31, 2021**

**CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)**

<b>Security Type/Description</b>	<b>CUSIP</b>	<b>Par</b>	<b>S&amp;P Rating</b>	<b>Moody's Rating</b>	<b>Trade Date</b>	<b>Settle Date</b>	<b>Original Cost</b>	<b>YTM at Cost</b>	<b>Accrued Interest</b>	<b>Amortized Cost</b>	<b>Market Value</b>
<b>Corporate Note</b>											
BLACKROCK INC CORP NOTES DTD 05/25/2012 3.375% 06/01/2022	09247XAJ0	1,125,000.00	AA-	Aa3	04/15/19	04/17/19	1,148,861.25	2.66	3,164.06	1,128,157.80	1,139,026.50
APPLE INC GLOBAL NOTES DTD 05/03/2013 2.400% 05/03/2023	037833AK6	1,035,000.00	AA+	Aaa	05/05/21	05/07/21	1,078,024.95	0.30	4,002.00	1,063,861.09	1,058,644.58
APPLE INC CORPORATE NOTES DTD 05/11/2020 0.750% 05/11/2023	037833DV9	425,000.00	AA+	Aaa	05/04/20	05/11/20	423,844.00	0.84	442.71	424,477.42	425,704.23
JPMORGAN CHASE & CO (CALLABLE) CORP NOTE DTD 05/18/2016 2.700% 05/18/2023	46625HRL6	740,000.00	A-	A2	09/11/19	09/13/19	751,314.60	2.26	2,386.50	743,892.15	757,043.68
WAL-MART STORES INC CORP NOTES DTD 06/27/2018 3.400% 06/26/2023	931142EK5	1,125,000.00	AA	Aa2	04/15/19	04/17/19	1,155,015.00	2.72	531.25	1,135,205.10	1,169,813.25
BANK OF AMERICA CORP NOTES DTD 07/23/2013 4.100% 07/24/2023	06053FAA7	1,000,000.00	A-	A2	03/15/19	03/19/19	1,041,710.00	3.07	17,880.56	1,014,945.21	1,051,158.00
PFIZER INC CORP NOTES DTD 03/11/2019 2.950% 03/15/2024	717081ES8	1,000,000.00	A+	A2	04/02/19	04/04/19	1,012,190.00	2.68	8,686.11	1,005,313.41	1,041,662.00
AMAZON.COM INC CORPORATE NOTES DTD 05/12/2021 0.450% 05/12/2024	023135BW5	460,000.00	AA	A1	05/10/21	05/12/21	459,328.40	0.50	281.75	459,471.79	455,210.94
US BANCORP NOTES (CALLABLE) DTD 07/29/2019 2.400% 07/30/2024	91159HHX1	500,000.00	A+	A2	08/01/19	08/05/19	503,300.00	2.26	5,033.33	501,676.75	516,194.00
JPMORGAN CHASE & CO CORPORATE NOTES (CAL DTD 09/16/2020 0.653% 09/16/2024	46647PBS4	170,000.00	A-	A2	09/09/20	09/16/20	170,000.00	0.65	323.78	170,000.00	169,126.20
TOYOTA MOTOR CREDIT CORP CORP NOTES DTD 02/13/2020 1.800% 02/13/2025	89236TGT6	345,000.00	A+	A1	05/20/20	05/26/20	348,370.65	1.58	2,380.50	347,226.90	350,160.51
JOHNSON & JOHNSON CORPORATE NOTES DTD 08/25/2020 0.550% 09/01/2025	478160CN2	1,415,000.00	AAA	Aaa	09/11/20	09/15/20	1,419,570.45	0.48	2,594.17	1,418,356.62	1,379,047.68



**Managed Account Detail of Securities Held**

For the Month Ending **December 31, 2021**

**CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)**

<b>Security Type/Description</b>	<b>Dated Date/Coupon/Maturity</b>	<b>CUSIP</b>	<b>Par</b>	<b>S&amp;P Rating</b>	<b>Moody's Rating</b>	<b>Trade Date</b>	<b>Settle Date</b>	<b>Original Cost</b>	<b>YTM at Cost</b>	<b>Accrued Interest</b>	<b>Amortized Cost</b>	<b>Market Value</b>
<b>Corporate Note</b>												
BRISTOL-MYERS SQUIBB CO CORPORATE NOTES	DTD 11/13/2020 0.750% 11/13/2025	110122DN5	500,000.00	A+	A2	06/23/21	06/25/21	495,715.00	0.95	500.00	496,223.21	486,769.00
<b>Security Type Sub-Total</b>			<b>11,840,000.00</b>					<b>12,023,694.30</b>	<b>1.90</b>	<b>67,734.49</b>	<b>11,909,390.16</b>	<b>12,004,460.57</b>
<b>Certificate of Deposit</b>												
SOCIETE GENERALE NY CERT DEPOS	DTD 02/19/2020 1.800% 02/14/2022	83369XDL9	765,000.00	A-1	P-1	02/14/20	02/19/20	765,000.00	1.80	5,240.25	765,000.00	766,009.80
SUMITOMO MITSUI BANK NY CERT DEPOS	DTD 07/14/2020 0.700% 07/08/2022	86565CKU2	605,000.00	A-1	P-1	07/14/20	07/14/20	605,000.00	0.70	2,082.21	605,000.00	606,132.56
<b>Security Type Sub-Total</b>			<b>1,370,000.00</b>					<b>1,370,000.00</b>	<b>1.31</b>	<b>7,322.46</b>	<b>1,370,000.00</b>	<b>1,372,142.36</b>
<b>Managed Account Sub-Total</b>			<b>77,408,000.00</b>					<b>78,210,986.19</b>	<b>1.33</b>	<b>339,791.23</b>	<b>77,925,520.08</b>	<b>78,121,681.87</b>
<b>Money Market Mutual Fund</b>												
CAMP Pool			1,952,942.78	AAA	NR			1,952,942.78		0.00	1,952,942.78	1,952,942.78
<b>Liquid Sub-Total</b>			<b>1,952,942.78</b>					<b>1,952,942.78</b>		<b>0.00</b>	<b>1,952,942.78</b>	<b>1,952,942.78</b>
<b>Securities Sub-Total</b>			<b>\$79,360,942.78</b>					<b>\$80,163,928.97</b>	<b>1.33%</b>	<b>\$339,791.23</b>	<b>\$79,878,462.86</b>	<b>\$80,074,624.65</b>
<b>Accrued Interest</b>												<b>\$339,791.23</b>
<b>Total Investments</b>												<b>\$80,414,415.88</b>



**Managed Account Fair Market Value & Analytics**

For the Month Ending **December 31, 2021**

**CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)**

<b>Security Type/Description</b>	<b>Dated Date/Coupon/Maturity</b>	<b>CUSIP</b>	<b>Par</b>	<b>Broker</b>	<b>Next Call Date</b>	<b>Market Price</b>	<b>Market Value</b>	<b>Unreal G/L On Cost</b>	<b>Unreal G/L Amort Cost</b>	<b>Effective Duration</b>	<b>YTM at Mkt</b>
<b>U.S. Treasury Bond / Note</b>											
US TREASURY NOTES	DTD 03/31/2017 1.875% 03/31/2022	912828W89	1,725,000.00	RBC		100.42	1,732,277.43	(4,245.03)	5,995.56	0.25	0.17
US TREASURY NOTES	DTD 06/30/2017 1.750% 06/30/2022	912828XW5	955,000.00	MERRILL		100.75	962,162.50	21,748.63	8,731.84	0.50	0.25
US TREASURY NOTES	DTD 09/30/2015 1.750% 09/30/2022	912828L57	960,000.00	HSBC		101.06	970,200.00	26,362.50	12,690.76	0.74	0.32
US TREASURY NOTES	DTD 01/15/2020 1.500% 01/15/2023	912828Z29	1,070,000.00	RBC		101.09	1,081,703.13	7,899.61	10,368.38	1.03	0.45
US TREASURY NOTES	DTD 10/01/2018 2.875% 09/30/2023	9128285D8	550,000.00	WELLS_F		103.81	570,968.75	(7,304.69)	(3,635.32)	1.71	0.68
US TREASURY NOTES	DTD 02/28/2019 2.375% 02/29/2024	9128286G0	4,568,000.00	WELLS_F		103.41	4,723,597.50	(79,404.69)	(43,561.18)	2.11	0.78
US TREASURY NOTES	DTD 05/01/2017 2.000% 04/30/2024	912828X70	2,025,000.00	MORGAN_S		102.70	2,079,738.18	30,849.51	43,279.17	2.28	0.83
US TREASURY NOTES	DTD 07/31/2017 2.125% 07/31/2024	9128282N9	1,000,000.00	RBC		103.17	1,031,718.80	11,328.17	21,193.88	2.51	0.88
US TREASURY NOTES	DTD 08/15/2014 2.375% 08/15/2024	912828D56	1,210,000.00	MERRILL		103.81	1,256,131.25	1,890.63	22,399.03	2.54	0.90
US TREASURY NOTES	DTD 10/31/2019 1.500% 10/31/2024	912828YM6	2,840,000.00	GOLDMAN		101.56	2,884,375.00	(73,884.38)	(46,607.29)	2.78	0.94
US TREASURY NOTES	DTD 11/30/2017 2.125% 11/30/2024	9128283J7	1,735,000.00	MERRILL		103.31	1,792,471.88	16,333.41	32,977.57	2.84	0.97
US TREASURY NOTES	DTD 02/29/2020 1.125% 02/28/2025	912828ZC7	1,570,000.00	BNP_PAR		100.34	1,575,396.88	(26,309.76)	(20,190.16)	3.10	1.01
US TREASURY NOTES	DTD 08/31/2020 0.250% 08/31/2025	91282CAJ0	1,200,000.00	NOMURA		96.86	1,162,312.56	(19,687.44)	(21,292.61)	3.65	1.13
US TREASURY NOTES	DTD 09/30/2020 0.250% 09/30/2025	91282CAM3	980,000.00	NOMURA		96.81	948,762.50	(8,804.69)	(10,058.70)	3.73	1.12
US TREASURY NOTES	DTD 12/31/2020 0.375% 12/31/2025	91282CBC4	1,575,000.00	JPM_CHA		96.91	1,526,273.44	(23,871.09)	(27,048.55)	3.97	1.17
US TREASURY NOTES	DTD 02/28/2019 2.500% 02/28/2026	9128286F2	1,000,000.00	GOLDMAN		105.27	1,052,656.20	(35,468.80)	(20,692.77)	3.95	1.20
US TREASURY NOTES	DTD 02/28/2021 0.500% 02/28/2026	91282CBQ3	1,635,000.00	RBS		97.14	1,588,249.14	(17,180.35)	(21,727.12)	4.12	1.21



**Managed Account Fair Market Value & Analytics**

For the Month Ending **December 31, 2021**

**CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)**

<b>Security Type/Description</b>	<b>Dated Date/Coupon/Maturity</b>	<b>CUSIP</b>	<b>Par</b>	<b>Broker</b>	<b>Next Call Date</b>	<b>Market Price</b>	<b>Market Value</b>	<b>Unreal G/L On Cost</b>	<b>Unreal G/L Amort Cost</b>	<b>Effective Duration</b>	<b>YTM at Mkt</b>
<b>U.S. Treasury Bond / Note</b>											
US TREASURY N/B NOTES		91282CCF6	500,000.00	MERRILL		97.95	489,765.60	(7,382.84)	(7,683.67)	4.35	1.23
DTD 05/31/2021 0.750% 05/31/2026											
US TREASURY N/B NOTES		91282CCJ8	970,000.00	HSBC		98.41	954,540.63	(9,510.54)	(9,790.36)	4.42	1.24
DTD 06/30/2021 0.875% 06/30/2026											
US TREASURY N/B NOTES		91282CCP4	1,200,000.00	BARCLAY		97.22	1,166,625.00	(25,546.88)	(26,115.65)	4.51	1.25
DTD 07/31/2021 0.625% 07/31/2026											
<b>Security Type Sub-Total</b>			<b>29,268,000.00</b>				<b>29,549,926.37</b>	<b>(222,188.72)</b>	<b>(100,767.19)</b>	<b>2.65</b>	<b>0.87</b>
<b>Supra-National Agency Bond / Note</b>											
INTER-AMERICAN DEVEL BK NOTES		4581X0DZ8	1,150,000.00	JPM_CHA		98.72	1,135,293.80	(13,855.20)	(13,932.85)	2.71	0.98
DTD 09/23/2021 0.500% 09/23/2024											
<b>Security Type Sub-Total</b>			<b>1,150,000.00</b>				<b>1,135,293.80</b>	<b>(13,855.20)</b>	<b>(13,932.85)</b>	<b>2.71</b>	<b>0.98</b>
<b>Municipal Bond / Note</b>											
CA ST EARTHQUAKE AUTH TXBL REV BONDS		13017HAK2	160,000.00	CITIGRP		100.99	161,585.60	1,585.60	1,585.60	1.48	0.81
DTD 11/24/2020 1.477% 07/01/2023											
<b>Security Type Sub-Total</b>			<b>160,000.00</b>				<b>161,585.60</b>	<b>1,585.60</b>	<b>1,585.60</b>	<b>1.48</b>	<b>0.81</b>
<b>Federal Agency Bond / Note</b>											
FANNIE MAE NOTES		3135G0S38	1,000,000.00	TD		100.01	1,000,105.00	1,195.00	107.41	0.01	1.23
DTD 01/09/2017 2.000% 01/05/2022											
FANNIE MAE NOTES		3135G0T45	1,000,000.00	GOLDMAN		100.45	1,004,484.00	4,104.00	4,463.82	0.26	0.17
DTD 04/10/2017 1.875% 04/05/2022											
FANNIE MAE NOTES		3135G0T45	1,000,000.00	TD		100.45	1,004,484.00	(5,319.00)	3,534.02	0.26	0.17
DTD 04/10/2017 1.875% 04/05/2022											
FANNIE MAE AGENCY NOTES		3135G0T78	1,450,000.00	NOMURA		101.29	1,468,662.95	28,348.95	20,150.21	0.76	0.31
DTD 10/06/2017 2.000% 10/05/2022											
FANNIE MAE NOTES		3135G04O3	1,200,000.00	CITIGRP		99.58	1,194,967.20	(1,420.80)	(3,363.69)	1.39	0.55
DTD 05/22/2020 0.250% 05/22/2023											



**Managed Account Fair Market Value & Analytics**

For the Month Ending **December 31, 2021**

**CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)**

<b>Security Type/Description</b>	<b>CUSIP</b>	<b>Par</b>	<b>Broker</b>	<b>Next Call Date</b>	<b>Market Price</b>	<b>Market Value</b>	<b>Unreal G/L On Cost</b>	<b>Unreal G/L Amort Cost</b>	<b>Effective Duration</b>	<b>YTM at Mkt</b>
<b>Federal Agency Bond / Note</b>										
FREDDIE MAC NOTES DTD 06/11/2018 2.750% 06/19/2023	3137EAEN5	2,610,000.00	BARCLAYS		103.16	2,692,507.32	63,976.32	76,428.97	1.45	0.59
FREDDIE MAC NOTES DTD 06/26/2020 0.250% 06/26/2023	3137EAES4	1,090,000.00	TD		99.51	1,084,638.29	(2,178.91)	(3,789.20)	1.49	0.58
FANNIE MAE NOTES DTD 07/10/2020 0.250% 07/10/2023	3135G05G4	1,530,000.00	CITIGRP		99.45	1,521,586.53	(5,123.97)	(6,746.19)	1.52	0.61
FREDDIE MAC NOTES DTD 08/21/2020 0.250% 08/24/2023	3137EAEV7	895,000.00	CITIGRP		99.36	889,247.84	(4,839.26)	(5,253.31)	1.65	0.64
FANNIE MAE NOTES DTD 09/14/2018 2.875% 09/12/2023	3135G0U43	1,390,000.00	MORGAN_S		103.68	1,441,124.20	56,517.40	53,035.13	1.66	0.69
FANNIE MAE NOTES DTD 09/14/2018 2.875% 09/12/2023	3135G0U43	1,825,000.00	TD		103.68	1,892,123.50	84,807.75	73,283.63	1.66	0.69
FREDDIE MAC NOTES DTD 12/04/2020 0.250% 12/04/2023	3137EAFA2	820,000.00	CITIGRP		99.04	812,136.20	(7,052.00)	(7,343.36)	1.92	0.75
FEDERAL HOME LOAN BANKS NOTES DTD 12/09/2013 3.375% 12/08/2023	3130A0F70	1,000,000.00	WELLS_FA		105.01	1,050,133.00	22,403.00	39,097.27	1.89	0.76
FHLB BONDS DTD 02/15/2019 2.500% 02/13/2024	3130AFW94	1,650,000.00	MORGAN_S		103.52	1,708,096.50	41,085.00	50,725.49	2.06	0.82
FANNIE MAE NOTES DTD 07/08/2019 1.750% 07/02/2024	3135G0V75	1,000,000.00	NOMURA		102.08	1,020,753.00	14,323.00	17,477.00	2.44	0.91
FANNIE MAE NOTES DTD 07/08/2019 1.750% 07/02/2024	3135G0V75	1,635,000.00	JEFFERIE		102.08	1,668,931.16	45,719.51	39,877.44	2.44	0.91
FANNIE MAE NOTES DTD 01/10/2020 1.625% 01/07/2025	3135G0X24	1,745,000.00	MIZUHO		101.80	1,776,350.67	36,219.22	34,309.93	2.94	1.02
FREDDIE MAC NOTES DTD 02/14/2020 1.500% 02/12/2025	3137EAEP0	950,000.00	TD		101.44	963,690.45	(30,142.55)	(14,348.87)	3.04	1.03
FREDDIE MAC NOTES DTD 02/14/2020 1.500% 02/12/2025	3137EAEP0	1,120,000.00	TD		101.44	1,136,140.32	2,386.72	7,497.80	3.04	1.03
FREDDIE MAC NOTES DTD 02/14/2020 1.500% 02/12/2025	3137EAEP0	1,635,000.00	WELLS_F		101.44	1,658,561.99	(22,283.41)	(5,342.20)	3.04	1.03
FANNIE MAE NOTES DTD 04/24/2020 0.625% 04/22/2025	3135G03U5	1,300,000.00	KEYBANC		98.57	1,281,372.30	(23,840.70)	(22,158.62)	3.28	1.07
FANNIE MAE NOTES DTD 06/19/2020 0.500% 06/17/2025	3135G04Z3	1,200,000.00	NOMURA		97.98	1,175,746.80	(21,769.20)	(22,533.19)	3.44	1.10



**Managed Account Fair Market Value & Analytics**

For the Month Ending **December 31, 2021**

**CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)**

<b>Security Type/Description</b>	<b>Dated Date/Coupon/Maturity</b>	<b>CUSIP</b>	<b>Par</b>	<b>Broker</b>	<b>Next Call Date</b>	<b>Market Price</b>	<b>Market Value</b>	<b>Unreal G/L On Cost</b>	<b>Unreal G/L Amort Cost</b>	<b>Effective Duration</b>	<b>YTM at Mkt</b>
<b>Federal Agency Bond / Note</b>											
FREDDIE MAC NOTES	DTD 07/23/2020 0.375% 07/21/2025	3137EAEU9	730,000.00	WELLS_F		97.37	710,806.84	(15,557.76)	(16,608.12)	3.53	1.13
FREDDIE MAC NOTES	DTD 09/25/2020 0.375% 09/23/2025	3137EAEX3	1,120,000.00	CITIGRP		97.17	1,088,353.28	(28,275.52)	(29,131.26)	3.70	1.15
FANNIE MAE NOTES	DTD 11/12/2020 0.500% 11/07/2025	3135G06G3	1,075,000.00	WELLS_F		97.37	1,046,702.78	(33,016.47)	(32,052.32)	3.82	1.20
FANNIE MAE NOTES	DTD 11/12/2020 0.500% 11/07/2025	3135G06G3	1,650,000.00	JEFFERI		97.37	1,606,567.05	(38,020.95)	(39,254.33)	3.82	1.20
<b>Security Type Sub-Total</b>			<b>33,620,000.00</b>				<b>33,898,273.17</b>	<b>162,245.37</b>	<b>212,063.46</b>	<b>2.16</b>	<b>0.81</b>

<b>Corporate Note</b>											
IBM CORP BONDS	DTD 01/27/2017 2.500% 01/27/2022	459200JO5	1,000,000.00	RBC		100.14	1,001,420.00	(3,860.00)	1,343.99	0.08	0.60
US BANCORP (CALLABLE) NOTE	DTD 03/02/2012 3.000% 03/15/2022	91159HHC7	1,000,000.00	CSFB	02/15/22	100.35	1,003,480.00	(7,690.00)	2,973.30	0.13	1.31
BLACKROCK INC CORP NOTES	DTD 05/25/2012 3.375% 06/01/2022	09247XAJ0	1,125,000.00	WELLS_FA		101.25	1,139,026.50	(9,834.75)	10,868.70	0.42	0.40
APPLE INC GLOBAL NOTES	DTD 05/03/2013 2.400% 05/03/2023	037833AK6	1,035,000.00	GOLDMAN		102.28	1,058,644.58	(19,380.37)	(5,216.51)	1.32	0.69
APPLE INC CORPORATE NOTES	DTD 05/11/2020 0.750% 05/11/2023	037833DV9	425,000.00	JPM_CHA		100.17	425,704.23	1,860.23	1,226.81	1.36	0.63
JPMORGAN CHASE & CO (CALLABLE) CORP NOTE	DTD 05/18/2016 2.700% 05/18/2023	46625HRL6	740,000.00	RBC	03/18/23	102.30	757,043.68	5,729.08	13,151.53	1.20	1.02
WAL-MART STORES INC CORP NOTES	DTD 06/27/2018 3.400% 06/26/2023	931142EK5	1,125,000.00	DEUTSCHE	05/26/23	103.98	1,169,813.25	14,798.25	34,608.15	1.38	0.71
BANK OF AMERICA CORP NOTES	DTD 07/23/2013 4.100% 07/24/2023	06053FAA7	1,000,000.00	MITSU		105.12	1,051,158.00	9,448.00	36,212.79	1.51	0.81
PFIZER INC CORP NOTES	DTD 03/11/2019 2.950% 03/15/2024	717081ES8	1,000,000.00	TD	02/15/24	104.17	1,041,662.00	29,472.00	36,348.59	2.06	1.04
AMAZON.COM INC CORPORATE NOTES	DTD 05/12/2021 0.450% 05/12/2024	023135BW5	460,000.00	JPM_CHA		98.96	455,210.94	(4,117.46)	(4,260.85)	2.36	0.90



**Managed Account Fair Market Value & Analytics**

For the Month Ending **December 31, 2021**

**CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)**

<b>Security Type/Description</b> <b>Dated Date/Coupon/Maturity</b>	<b>CUSIP</b>	<b>Par</b>	<b>Broker</b>	<b>Next Call Date</b>	<b>Market Price</b>	<b>Market Value</b>	<b>Unreal G/L On Cost</b>	<b>Unreal G/L Amort Cost</b>	<b>Effective Duration</b>	<b>YTM at Mkt</b>
<b>Corporate Note</b>										
US BANCORP NOTES (CALLABLE) DTD 07/29/2019 2.400% 07/30/2024	91159HHX1	500,000.00	MKTX	06/28/24	103.24	516,194.00	12,894.00	14,517.25	2.41	1.12
JPMORGAN CHASE & CO CORPORATE NOTES (CAL) DTD 09/16/2020 0.653% 09/16/2024	46647PBS4	170,000.00	JPM_CHA	09/16/23	99.49	169,126.20	(873.80)	(873.80)	1.70	0.85
TOYOTA MOTOR CREDIT CORP CORP NOTES DTD 02/13/2020 1.800% 02/13/2025	89236TGT6	345,000.00	CITIGRP		101.50	350,160.51	1,789.86	2,933.61	3.03	1.31
JOHNSON & JOHNSON CORPORATE NOTES DTD 08/25/2020 0.550% 09/01/2025	478160CN2	1,415,000.00	GOLDMAN	08/01/25	97.46	1,379,047.68	(40,522.77)	(39,308.94)	3.55	1.26
BRISTOL-MYERS SQUIBB CO CORPORATE NOTES DTD 11/13/2020 0.750% 11/13/2025	110122DN5	500,000.00	MERRILL	10/13/25	97.35	486,769.00	(8,946.00)	(9,454.21)	3.74	1.46
<b>Security Type Sub-Total</b>		<b>11,840,000.00</b>				<b>12,004,460.57</b>	<b>(19,233.73)</b>	<b>95,070.41</b>	<b>1.61</b>	<b>0.91</b>
<b>Certificate of Deposit</b>										
SOCIETE GENERALE NY CERT DEPOS DTD 02/19/2020 1.800% 02/14/2022	83369XDL9	765,000.00	MERRILL		100.13	766,009.80	1,009.80	1,009.80	0.12	0.71
SUMITOMO MITSUI BANK NY CERT DEPOS DTD 07/14/2020 0.700% 07/08/2022	86565CKU2	605,000.00	SMBC		100.19	606,132.56	1,132.56	1,132.56	0.52	0.33
<b>Security Type Sub-Total</b>		<b>1,370,000.00</b>				<b>1,372,142.36</b>	<b>2,142.36</b>	<b>2,142.36</b>	<b>0.30</b>	<b>0.54</b>
<b>Managed Account Sub-Total</b>		<b>77,408,000.00</b>				<b>78,121,681.87</b>	<b>(89,304.32)</b>	<b>196,161.79</b>	<b>2.24</b>	<b>0.85</b>
<b>Money Market Mutual Fund</b>										
CAMP Pool		1,952,942.78			1.00	1,952,942.78	0.00	0.00	0.00	
<b>Liquid Sub-Total</b>		<b>1,952,942.78</b>				<b>1,952,942.78</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	





**Managed Account Fair Market Value & Analytics**

For the Month Ending **December 31, 2021**

**CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)**

<b>Securities Sub-Total</b>	<b>\$79,360,942.78</b>	<b>\$80,074,624.65</b>	<b>(\$89,304.32)</b>	<b>\$196,161.79</b>	<b>2.24</b>	<b>0.85%</b>
<b>Accrued Interest</b>		<b>\$339,791.23</b>				
<b>Total Investments</b>		<b>\$80,414,415.88</b>				



**Managed Account Security Transactions & Interest**

For the Month Ending **December 31, 2021**

**CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)**

Transaction Type		Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
Trade	Settle									
<b>INTEREST</b>										
12/01/21	12/01/21	BLACKROCK INC CORP NOTES DTD 05/25/2012 3.375% 06/01/2022	09247XAJ0	1,125,000.00	0.00	18,984.38	18,984.38			
12/04/21	12/04/21	FREDDIE MAC NOTES DTD 12/04/2020 0.250% 12/04/2023	3137EAF2	820,000.00	0.00	1,025.00	1,025.00			
12/08/21	12/08/21	FEDERAL HOME LOAN BANKS NOTES DTD 12/09/2013 3.375% 12/08/2023	3130A0F70	1,000,000.00	0.00	16,875.00	16,875.00			
12/17/21	12/17/21	FANNIE MAE NOTES DTD 06/19/2020 0.500% 06/17/2025	3135G04Z3	1,200,000.00	0.00	3,000.00	3,000.00			
12/19/21	12/19/21	FREDDIE MAC NOTES DTD 06/11/2018 2.750% 06/19/2023	3137EAEN5	2,610,000.00	0.00	35,887.50	35,887.50			
12/26/21	12/26/21	FREDDIE MAC NOTES DTD 06/26/2020 0.250% 06/26/2023	3137EAES4	1,090,000.00	0.00	1,362.50	1,362.50			
12/26/21	12/26/21	WAL-MART STORES INC CORP NOTES DTD 06/27/2018 3.400% 06/26/2023	931142EK5	1,125,000.00	0.00	19,125.00	19,125.00			
12/31/21	12/31/21	US TREASURY NOTES DTD 12/31/2020 0.375% 12/31/2025	91282CBC4	1,575,000.00	0.00	2,953.13	2,953.13			
12/31/21	12/31/21	US TREASURY N/B NOTES DTD 06/30/2021 0.875% 06/30/2026	91282CCJ8	970,000.00	0.00	4,243.75	4,243.75			
12/31/21	12/31/21	US TREASURY NOTES DTD 06/30/2017 1.750% 06/30/2022	912828XW5	955,000.00	0.00	8,356.25	8,356.25			
<b>Transaction Type Sub-Total</b>				<b>12,470,000.00</b>	<b>0.00</b>	<b>111,812.51</b>	<b>111,812.51</b>			
<b>MATURITY</b>										
12/31/21	12/31/21	US TREASURY NOTES DTD 01/03/2017 2.000% 12/31/2021	912828U81	1,730,000.00	1,730,000.00	17,300.00	1,747,300.00	(13,988.67)	0.00	
<b>Transaction Type Sub-Total</b>				<b>1,730,000.00</b>	<b>1,730,000.00</b>	<b>17,300.00</b>	<b>1,747,300.00</b>	<b>(13,988.67)</b>	<b>0.00</b>	
<b>Managed Account Sub-Total</b>					<b>1,730,000.00</b>	<b>129,112.51</b>	<b>1,859,112.51</b>	<b>(13,988.67)</b>	<b>0.00</b>	
<b>Total Security Transactions</b>					<b>\$1,730,000.00</b>	<b>\$129,112.51</b>	<b>\$1,859,112.51</b>	<b>(\$13,988.67)</b>	<b>\$0.00</b>	



**Account Statement**

For the Month Ending **December 31, 2021**

**CITY OF EL CAJON - OPERATING FUNDS - 505-00**

<b>Trade Date</b>	<b>Settlement Date</b>	<b>Transaction Description</b>	<b>Share or Unit Price</b>	<b>Dollar Amount of Transaction</b>	<b>Total Shares Owned</b>
<b>CAMP Pool</b>					
<b>Opening Balance</b>					<b>99,765.65</b>
12/01/21	12/01/21	Purchase - Interest 09247XAJ0	1.00	18,984.38	118,750.03
12/06/21	12/06/21	Purchase - Interest 3137EAFA2	1.00	1,025.00	119,775.03
12/08/21	12/08/21	Purchase - Interest 3130A0F70	1.00	16,875.00	136,650.03
12/17/21	12/17/21	Purchase - Interest 3135G04Z3	1.00	3,000.00	139,650.03
12/20/21	12/20/21	Purchase - Interest 3137EAEN5	1.00	35,887.50	175,537.53
12/27/21	12/27/21	Purchase - Interest 3137EAES4	1.00	1,362.50	176,900.03
12/27/21	12/27/21	Purchase - Interest 931142EK5	1.00	19,125.00	196,025.03
12/29/21	12/29/21	IP Fees November 2021	1.00	(5,672.83)	190,352.20
12/29/21	12/29/21	U.S. Bank Fees October 2021	1.00	(271.40)	190,080.80
12/31/21	12/31/21	Purchase - Interest 912828XW5	1.00	8,356.25	198,437.05
12/31/21	12/31/21	Purchase - Interest 91282CBC4	1.00	2,953.13	201,390.18
12/31/21	12/31/21	Purchase - Interest 91282CCJ8	1.00	4,243.75	205,633.93
12/31/21	12/31/21	Purchase - Principal 912828U81	1.00	1,747,300.00	1,952,933.93
12/31/21	01/03/22	Accrual Income Div Reinvestment - Distributions	1.00	8.85	1,952,942.78



**Account Statement**

For the Month Ending **December 31, 2021**

CITY OF EL CAJON - OPERATING FUNDS - 505-00

Trade Date	Settlement Date	Transaction Description	Share or Unit Price	Dollar Amount of Transaction	Total Shares Owned
<b>Closing Balance</b>					<b>1,952,942.78</b>
		<b>Month of December</b>	<b>Fiscal YTD January-December</b>		
<b>Opening Balance</b>		99,765.65	1,092,146.22	<b>Closing Balance</b>	1,952,942.78
<b>Purchases</b>		1,859,121.36	24,260,402.13	<b>Average Monthly Balance</b>	207,613.47
<b>Redemptions (Excl. Checks)</b>		(5,944.23)	(23,399,605.57)	<b>Monthly Distribution Yield</b>	0.05%
<b>Check Disbursements</b>		0.00	0.00		
<b>Closing Balance</b>		<b>1,952,942.78</b>	<b>1,952,942.78</b>		
<b>Cash Dividends and Income</b>		8.85	122.94		



**City Council  
Agenda Report**

**DATE:** February 22, 2022  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** David Richards, Assistant to the City Manager  
**SUBJECT:** City Council Priority - Communications, Outreach, and Engagement Plan

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**RECOMMENDATION:**

That the City Council receives the report and the Communications, Outreach, and Engagement Plan.

**BACKGROUND:**

In March 2021, the City Council held a workshop to establish the City's priorities for the coming year. One of the five priorities established was to refine the City's Communications, Outreach and Engagement Plan. To address this priority, staff analyzed current and past communications and outreach efforts, hosted several community focus groups, and conducted an online survey.

City staff presented a summary of their findings to the City Council in September 2021, after eight months of extensive public outreach including several community focus groups. Following the presentation, Councilmembers provided staff with feedback about what areas or communication topics they would like included in the City's plan. This feedback, combined with the community input received and trend analysis, was used to develop the Communications, Outreach, and Engagement Plan presented along with this report (attached).

The plan guides the City's communications and outreach efforts for the next year. It includes 2 overarching goals, 7 objectives, and 18 individual strategies. It is important to note that not all of these priorities will be achievable and sustainable over time without increasing staffing resources.

**FISCAL IMPACT:**

There is no fiscal impact associated with this report.

Prepared By: David Richards, Assistant to the City Manager  
Reviewed By: Vince DiMaggio, Assistant City Manager  
Approved By: Graham Mitchell, City Manager

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# Communications, Outreach, & Engagement Plan

In March 2021, the City Council held a workshop to establish the City's priorities for the coming year. One of the five priorities established was to refine the City's Communication, Outreach and Engagement Plan.

To address this priority, staff analyzed current and past communications and outreach efforts, hosted several community focus groups, and conducted an online survey. These results were used to develop the following goals, objectives, and strategies to refine the City's Communication, Outreach, and Engagement Plan.

## Goals, Objectives, and Strategies

**Goal:** Refine the City's Communication, Outreach, and Engagement Plan

- 1) **Increase Communication about Development Projects** *(Underway)*
  - Post monthly updates on social media about specific capital improvement projects
  - Post monthly about private development recently completed, under construction, and those in the permitting stage
  - Utilize signs at City Capital Improvement construction sites to promote the use of tax dollars at work
  
- 2) **Increase Communication with the Business Community** *(Underway)*
  - Provide articles for the East County Chamber of Commerce – Monthly
  - Attend the Chamber's Government Affairs meetings
  - Attend meetings of the Downtown Business Partners – Quarterly
  
- 3) **Increase use of the City's Mobile Phone App** *(Underway)*
  - Develop and implement a marketing plan to promote the app including the development of videos, banners and posters, social media and booths at events

**4) Interpret Marketing Materials** *(July 2022)*

- Budget for translation services to reach a more diverse audience
- Provide targeted marketing and outreach to residents who speak other languages
- Make periodically guest appearances on local podcasts and shows produced in other languages

**5) Develop and Launch an E-newsletter** *(September 2022)*

- Develop a monthly e-newsletter
- Hold monthly meetings with Department Analysts to develop e-newsletter content

**6) Other Communication and Engagement Items** *(Underway)*

- Share announcements from the County Sheriff's helicopter on the Police Department's social media outlets where appropriate
- Use NextDoor to promote City events and ultimately to share safety updates
- Develop a pop-up City Hall model that can be implemented at City special events

**Goal:** Leverage technology and social media to promote the City, its events, and the community by relying on experiential marketing

**1) Create Video Content for Social Media** *(Underway)*

- Budget for, and secure, equipment needed for video production
- Create biweekly social media videos to provide residents with updates on City events and projects
- Identify City projects and interest pieces for video production



City Council  
Agenda Report

**DATE:** February 22, 2022  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Graham Mitchell, City Manager  
**SUBJECT:** Safe Parking Program Analysis

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**RECOMMENDATION:**

That the City Council receives the report and provides direction to staff.

**BACKGROUND:**

This agenda report attempts to address five topics related to a possible safe parking program (SPP) in the City. The topics tackled in this report include:

1. Types of Programs and Providers,
2. Need/Demand for Safe Parking,
3. Levels of City Involvement,
4. Ideal Locations, and
5. Options to Consider.

***Types of Programs and Providers***

Most safe parking programs operate similarly and staff met with two of the service providers in the County—Dreams for Change and Jewish Family Services. Staff also met with staff from the City of Encinitas, which operates a program on city-owned property.

*Dreams for Change* – this organization currently operates two programs in the City of San Diego (766 28<sup>th</sup> Street and 5605 Imperial Avenue). East site is located on major streets with one adjacent to SR-94. Each site accommodates between 30 and 35 vehicles, with one site able to park up to 5 RVs. Amenities at these sites include temporary restrooms, showers, limited cooking and eating areas, and a refrigerator at one site. No food services are provided.

These sites are currently funded with State Homeless Housing, Assistance and Prevention (HHAP) funds through the Regional Task Force on Homelessness (RTFH). In FY 21-22, the City of San Diego also provided CDGB funds for the program in the amount of \$64,680. Some regulations include specific hours of operation (typically between 6:00 PM and 8:00 AM). There is zero tolerance for drug use or alcohol consumption, no registered sex offenders, pets are to be kept on leash, cars cannot run through the night, no guests may visit, and participants cannot hang out or park near the site during the day.

Staff asked about the typical participant in these programs. In terms of employment, about 40% have jobs, 40% are unemployable (age, disability, etc.), and 20% are unemployed. Those unemployed but able to work are connected to workforce training. Currently, just over 20% of



the participants are families with children. Stays vary from a few nights to longer-term participation. Wrap around social services are provided. Although the wait list fluctuates (as many as 100), the current wait list is ten. It is unknown if any on the current wait list are from El Cajon. Provider reports that 60-65% of participants move on to housing (which could include shelter).

*Jewish Family Service* – this organization currently operates four Safe Parking programs seven nights per week at secured lots, three in San Diego (Balboa Avenue, Aero Drive and Mission Village Drive) and one in Encinitas (Encinitas Blvd) for a total of 265 parking spots. The sites accommodate 60-85 vehicles depending on location and the Mission Valley site can accept RVs. Site amenities include access to bathrooms, handwashing stations, WiFi access, and meals/food. All participants receive wraparound services.

JFS reports that most participants are experiencing homelessness for the first time (about 70%) and include veterans, older adults, college students, and families with children. Currently only 10% of the participants include families with children and many of those in the parking program are seniors (approximately 30% in the San Diego sites and half in Encinitas). Most participants have a source of income, have a job, or are looking for work. The provider reports that approximately 42% of participants move into housing. The average stay in the program is between three and four months.

The San Diego Housing Commission funds the three San Diego sites with the use of State Homeless Housing, Assistance and Prevention (HHAP) funds. Many additional services such as the hot meals, shower facilities, and more are funded through philanthropy received and coordinated through JFS.

*The City of Encinitas* – a safe parking program is operated by JFS in Encinitas. The site started on private property, but has since moved to a city-operated senior community center—this move occurred about one month ago. The site includes 25 spots and operates from 6:00 PM to 7:00 AM.

JFS operates the site and provides the wrap around social services. The San Diego Regional Task Force on Homelessness provides HHAP funding for the program in the amount of \$254,625 annually for this site. Restrooms and security expenses make up about 60% of the total operational cost, which exceeds the funding amount provided by HHAP and is therefore supplemented by private philanthropy. However, provision of security has been a priority at this site more than other sites in the County.

### ***Need/Demand***

Staff relied on two approaches to gather useful feedback regarding the need or demand for a safe parking program in El Cajon. First, staff solicited information from the City's current homeless service providers. Second, staff spoke to the City's Homeless Outreach Team.

Staff communicated with the City's current homeless service providers to understand if there was a gap in programming that would help in the continuum of care to help individuals secure permanent housing. Overwhelmingly, the service providers felt that the City was on the right track and that if additional resources were made available, those should be allocated to existing programs. When asked specifically about safe parking programs, Home Start reported that overall about 15% of the population they serve live in cars. Also, out of the 29 families identified by the two school districts as living in their cars, only 3 families actually made contact with

Home Start and only two families were still living in their vehicles. ECTLC also suggested that any available funding could best be used to increase funding for shelter beds and services, or to add more housing navigators or coordinators, so that families could get out of their cars and off the streets.

Based on feedback from the safe parking program operators and from those that provide homeless services in El Cajon, many homeless individuals living in cars are first time homeless. Staff suggests that if additional resources were available, the City Council may wish to direct those funds toward prevention programs and rapid re-housing through housing navigation.

Staff also engaged the City's Homeless Outreach Team and the police officers assigned to addressing homelessness and illegal parking. The predominant sentiment from the Police Department is that they rarely encounter families living in vehicles. Those interviewed did acknowledge that families living in vehicles tend to be more hidden than other homeless individuals living out of a vehicle. Overwhelmingly, the police officers interviewed said that most of those that they encounter would not want to live by the rules established at safe parking programs.

### ***Level of City Involvement***

If the City Council wished to pursue a safe parking program, staff determined that there are several ways in which the City could be involved. The lowest level of participation would be no financial contribution, no management oversight, and only regulation through the zoning code. Under this scenario, the program would operate fully independent of the City. The highest level of support could be a City-run program, which would be financially supported by the City on City-owned or City-leased property. Under this circumstance, staff would recommend contracting with a service provider to operate the program, such as Dreams for Change or Jewish Family Services.

A third option is any degree of participation between these two divergent options. For example, the City could provide a location and have a service provider operate the program. Alternatively, the site could be located on private property and the City could contribute annual funding.

There are limited non-General Fund sources to assist if the City Council wished to financially contribute to a safe parking program. First, Community Development Block Grant (CDBG) funds are eligible. However, currently, CDBG funding is mostly allocated to other uses. The City Council could reduce funding to other programs to accommodate funding a safe parking program. Second, the City could use up to \$40,000 of the City's low-mod funds; however, this fund is not replenished annually with a steady revenue stream. Third, the City has one-time CDBG-CV funds (approximately \$240,000) that could be used to help set up a program. To use these funds, Federal guidelines require the program assist eligible low income individuals and have a COVID-19 connection. Locally, there are not many resources. As such, if the City Council wanted to operate a safe parking program, it recommends that we seek RTFH funding through HHAP.

### ***Ideal Locations***

In its analysis, staff does not attempt to judge individual properties; rather, staff identifies types of properties that could be ideal for a safe parking program.

Zoning – Regardless of the zoning, a conditional use permit (CUP) is required for the operation of charitable services and homeless programming. However, commercially zoned properties

with non-residential uses nearby would likely be more suitable to operate a safe parking program, from a zoning and land use perspective. Conversely, residentially zoned properties with adjacent residential uses potentially create issues of compatibility that could lead to neighborhood complaints. Furthermore, a CUP requires a public hearing before the Planning Commission.

One zoning solution might be to extend the temporary emergency housing pilot project that the City Council approved. This project allows for emergency housing in the form of sleeping cabins or on wheels, and on properties deemed to be larger in size, on primary or secondary thoroughfares, and not possess as many of the potential issues for neighborhood conflicts. A map showing these sites is attached to this report. Another site to add to the properties allowed under the emergency cabin sites could include Grossmont College. Also, because it is already zoned for this use, the ECTLC property would be ideal from a zoning perspective and for the reasons in the following paragraph.

Access to Services & Resources – another consideration for an ideal site is one that has built-in access to services (restrooms, water, kitchen, and other amenities). We know from the Encinitas site that a primary cost is security and restrooms. Having amenities at a site will drive down program costs. Again, the ECTLC property has these amenities on site.

### ***Option to Consider***

If the City wished to pursue initiating a safe parking program, there are several options to consider:

1. Wait for private parties to apply for the appropriate zoning approvals, which could take at least a few months. Under this scenario, the City would take a hands-off approach.
2. Direct staff to issue a Request for Proposals that would include the search for a site and service provider. Under this scenario, it is likely the City would need to offer start-up or ongoing financial assistance.
3. Offer a City property as a safe parking program site and solicit interest from service providers to operate a program.
4. Modify the temporary zoning approvals under the emergency cabin ordinance to allow for safe parking at those sites.
5. Offer CDBG-CV for a project outside the City in another East County jurisdictions to start up a safe parking program. CDBG-CV funds can be used outside the City's limits, if the City determines that the activity is necessary to further the City's community development objectives and that reasonable benefits will accrue to the residents of El Cajon (24 CFR § 570.309). These funds could be used for one-time or short-term assistance, until the spending deadlines (80% by June 2023 and 100% by June 2026). Staff is aware that the County is actively seeking a site and the City's initial funding could help facilitate the program for them.

Prepared By: Graham Mitchell, City Manager

Reviewed By:

Approved By: N/A

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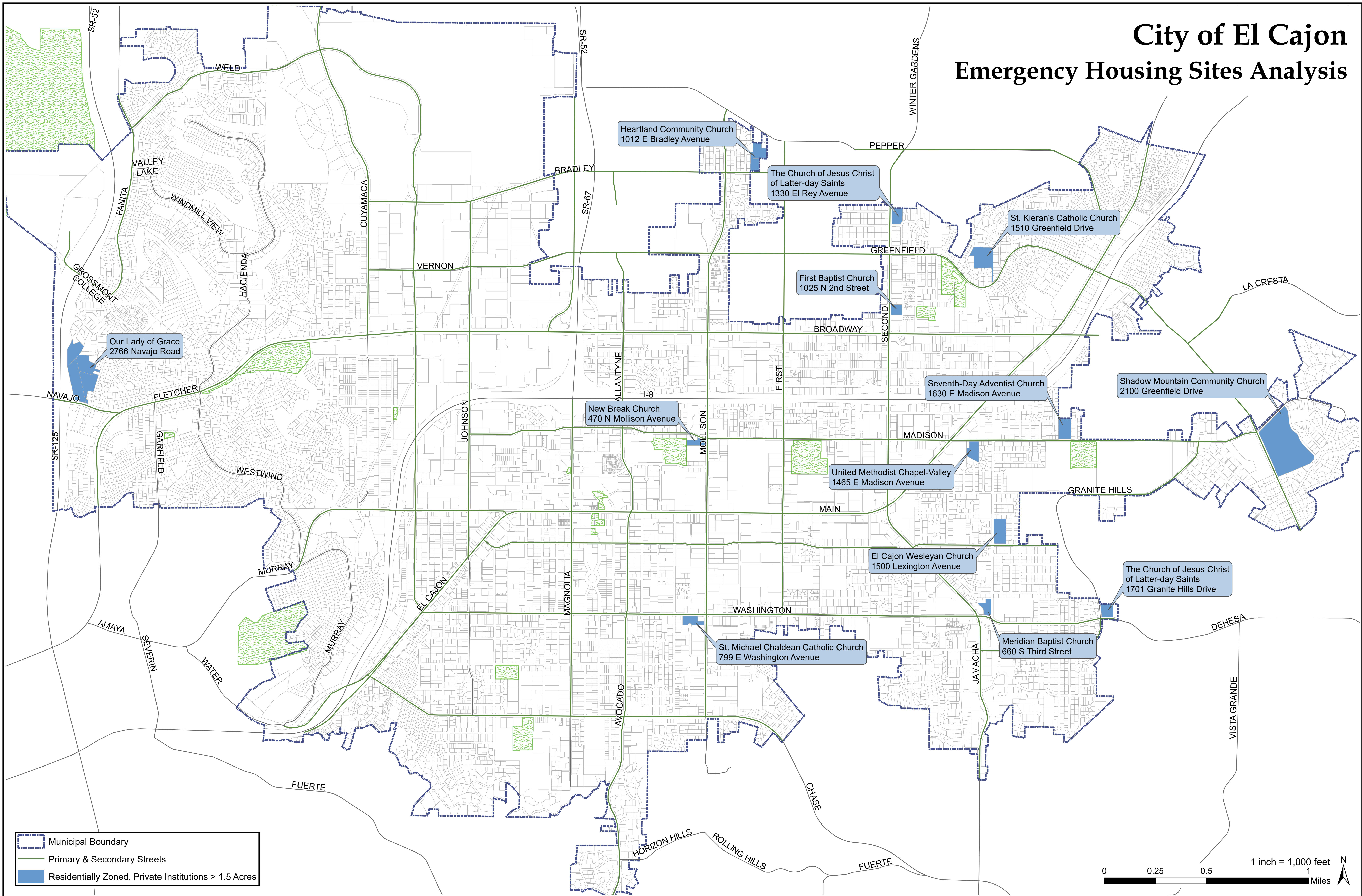
### Attachments

Emergency Housing Map

Emergency Housing Map



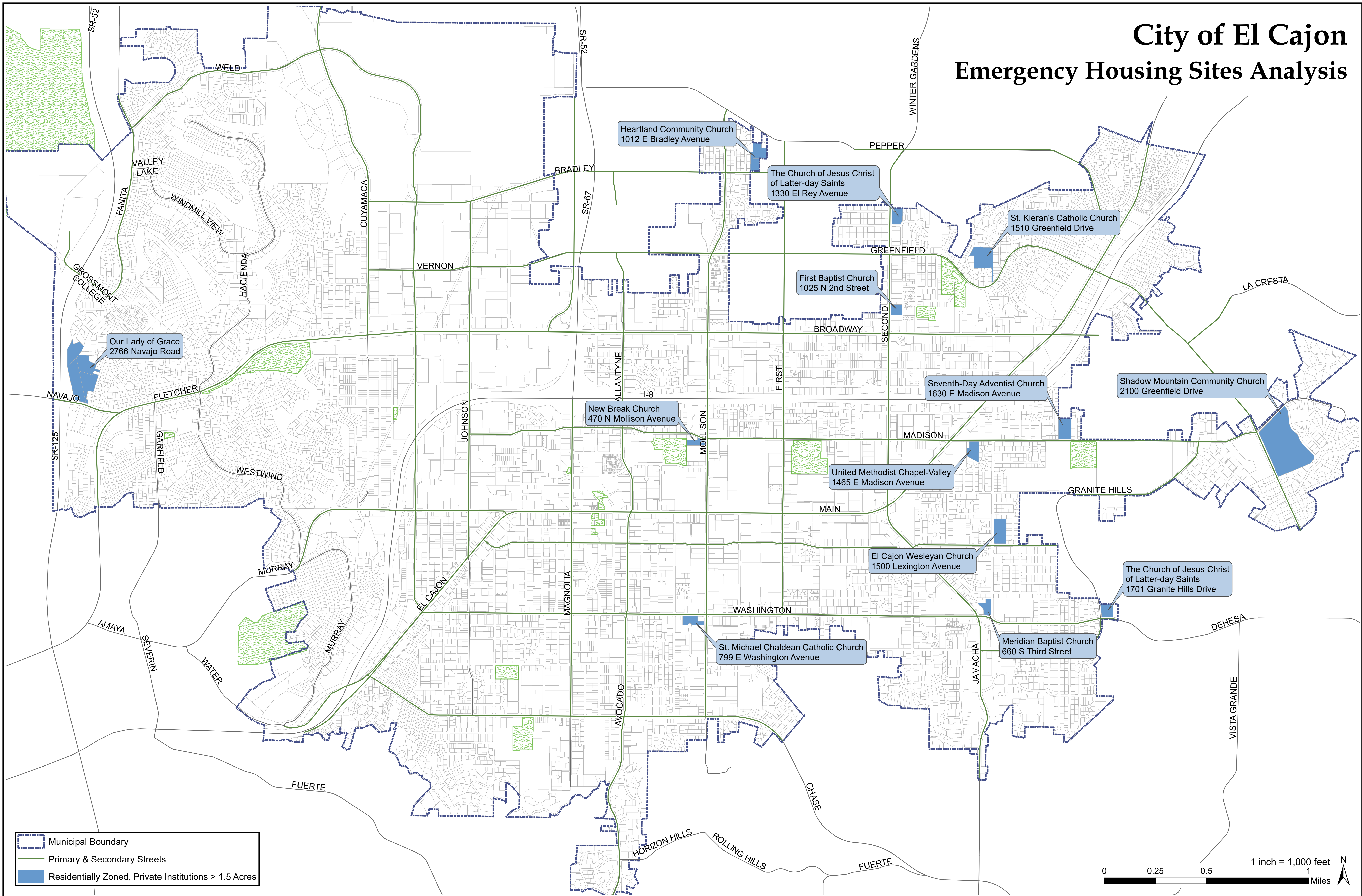
# City of El Cajon Emergency Housing Sites Analysis



- Municipal Boundary
- Primary & Secondary Streets
- Residentially Zoned, Private Institutions > 1.5 Acres



# City of El Cajon Emergency Housing Sites Analysis



Heartland Community Church  
1012 E Bradley Avenue

The Church of Jesus Christ  
of Latter-day Saints  
1330 El Rey Avenue

St. Kieran's Catholic Church  
1510 Greenfield Drive

First Baptist Church  
1025 N 2nd Street

Our Lady of Grace  
2766 Navajo Road

New Break Church  
470 N Mollison Avenue

Seventh-Day Adventist Church  
1630 E Madison Avenue

Shadow Mountain Community Church  
2100 Greenfield Drive

United Methodist Chapel-Valley  
1465 E Madison Avenue

El Cajon Wesleyan Church  
1500 Lexington Avenue

The Church of Jesus Christ  
of Latter-day Saints  
1701 Granite Hills Drive

St. Michael Chaldean Catholic Church  
799 E Washington Avenue

Meridian Baptist Church  
660 S Third Street

- Municipal Boundary
- Primary & Secondary Streets
- Residentially Zoned, Private Institutions > 1.5 Acres

0 0.25 0.5 1 Miles

1 inch = 1,000 feet

N



City Council  
Agenda Report

**DATE:** February 22, 2022  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Graham Mitchell, City Manager  
**SUBJECT:** Allocate American Rescue Plan Act Funds for Appraisal Services

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**RECOMMENDATION:**

That the City Council authorizes the allocation of up to \$40,000 for appraisal services for the vacant property at Cuyamaca Street and Weld Boulevard.

**BACKGROUND:**

On September 14, 2021, during a closed session agenda item, the City Council authorized staff to explore the option to purchase property from the County of San Diego in the Gillespie Field Airport area. This direction was provided pending the outcome of the County's proposed ordinance referred to as the Working Families Ordinance (WFO). On February 8, 2022, the County Board of Supervisors, in a 3-2 vote, approved the WFO Option 2b. This ordinance has a chilling effect on the development of vacant land owned by the County and leased to private parties because it requires non-public development to pay prevailing labor rates for privately funded construction projects.

Staff believes that the WFO saps the economic viability of the property at Weld Boulevard and Cuyamaca Street and as a result will remain vacant. This creates a blighting condition and impedes economic development and job creation in this important business park for the City. This property is the last large undeveloped industrial parcel in the City—it totals 32 acres in size. Development restrictions due to FAA building restriction requirements for Gillespie Field already burden the property; the WFO further hinders its development.

Staff recommends that the City allocate up to \$40,000 to obtain an appraisal of the property so that the City can make a legal offer to purchase the property or eventually exercise its eminent domain authority. Staff recommends the use of unspent American Rescue Plan Act funding from the business grant program.

**FISCAL IMPACT:**

The City Council appropriated \$5,000,000 in American Rescue Plan Act funds for the small business grant program. Approximately, \$2,000,000 of those funds remain unspent. Reallocation of these funds for economic development purposes is an eligible expenditure.

Prepared By: Graham Mitchell, City Manager

Reviewed By:

Approved By: Graham Mitchell, City Manager

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**City Council  
Agenda Report**

**DATE:** February 22, 2022  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Vince DiMaggio, Assistant City Manager  
**SUBJECT:** Legislative Update

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**RECOMMENDATION:**

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**Attachments**

Legislative Update  
Initiative No. 21-0042A1

## CITY COUNCIL MEMORANDUM

**DATE:** February 22, 2022

**TO:** City Council

**FROM:** Vince DiMaggio, Assistant City Manager

**SUBJECT: LEGISLATIVE UPDATE**

### **AB 292 (Stone - D)**

Extends the credit for incarceration of violent offenders from 20% to 50%. Crimes eligible for the credit include: rape, murder, robbery, kidnapping, and crimes against children. (Status: Signed by Governor/Chaptered).

**AB 655 (Kalra-D)** Requires that local agencies investigate candidates for peace officer positions for participation in groups classified as “hate groups.” Requires local agencies to terminate the employment of peace officers found to have participated in activities of “hate groups.” (Status: Passed Assembly/In Senate)

**AB 989 (Gabriel-D)** Establishes a state appeals panel with the power to overturn city councils denial of housing projects consisting of 5 units or more. (Status: Inactive)

**AB 1599 (Republican caucus)** Places the repeal of Proposition 47 (which reduced penalties for a host of crimes) before the voters. (In Assembly committee).

**AB 1603 – (Salas - D) –** Places before the voters a reduction in the threshold amount for petty theft and shoplifting from \$950 to \$400. (Status: In Assembly committee).

**ACA 1 – (Gonzalez/Chiu– D) –** Places before the voters a partial repeal of Proposition 13, allowing a city or county to levy an ad valorem tax to service bonded indebtedness for public

infrastructure or affordable housing with 55% voter approval (as opposed to the 2/3 requirement). (Status: In Assembly committee).

**SB 6 – (Caballero – D)** – Subject to a number of qualifying conditions, generally allows housing on any lot zoned commercial in any city or county, and requires the developer of said housing to pay prevailing wage during construction of the project. (Status: In Senate committee)

**SB 15 (Portantino – D)** – Provides grants to local governments that agree to rezone idle “big box commercial” sites to residential zoning. Requires annual appropriation by the legislature. (Status: In Assembly, held).

**SB 81 – (Skinner – D)** – Requires judges to give great weight to dismissing a sentencing enhancement if the defendant can demonstrate that they have mental illness, childhood trauma, the firearm that was used was broken, or result in a “discriminatory racial impact.” (Status: Signed by Governor/Chaptered).

**SB 300 (Cortese - D)** - This bill repeals the provision of law requiring punishment by death or imprisonment for life without the possibility of parole (LWOP) for a person convicted of murder in the first degree who is not the actual killer, but acted with reckless indifference for human life as a major participant in specified dangerous felonies. (Status: Passed Assembly/In Senate – Held).

**SB 358 (Jones - R)** – This bill, amended from its original iteration last session, expands the crime of mail theft to include not only USPS mail delivery, but private mail carriers as well, i.e., Amazon, UPS, etc...(Status: Passed Senate/In Assembly – Held in committee).

**SB 519 (Wiener – D)** – Legalizes the “possession, obtaining, giving away, or transportation of hallucinogenic drugs, including LSD (“acid”), psychedelic mushrooms, and MDMA (“molly” “Ecstasy”). (Status: Passed Senate/In Assembly – in committee).

**AB 481 (Chiu – D)** – Requires that local agencies draft and maintain a policy relating to the acquisition and use of military vehicles and equipment prior to obtaining such equipment and that the policy be reviewed and annually recertified. (Status: Signed by Governor/Chaptered).

**Initiative No. 21-0042A1** – **The Taxpayer Protection and Government Accountability Act** – Ballot initiative that seeks to allow certain taxes to pass electorate by simple majority, and sets new restrictions on how much local governments can charge utility companies, garbage companies, etc...in franchise fees. See attached briefing from League of California Cities. LCC opposes.



**The Taxpayer Protection and Government Accountability Act**  
**Initiative No. 21-0042A1**  
*January 21, 2022*

**Summary:** The measure limits the voters' input, adopts new and stricter rules for raising taxes and fees, and makes it more difficult to hold state and local law violators accountable.

**Limiting Voter Authority and Accountability**

- Limits voter input. Prohibits local voters from providing direction on how local tax dollars should be spent by prohibiting local advisory measures.
- Invalidates Upland decision that allows majority of local voters to pass special taxes. Taxes proposed by the Initiative are subject to the same rules as taxes placed on the ballot by a city council. All measures passed between January 2022 and November 2022 would be invalidated unless reenacted within 12 months.

**Restricting Local Fee Authority to Provide Local Services**

- Franchise fees. Sets new standard for fees and charges paid for the use of local and state government property. The standard may significantly restrict the amount oil companies, utilities, gas companies, railroads, garbage companies, cable companies, and other corporations pay for the use of local public property. Rental and sale of local government property must be "reasonable" which must be proved by "clear and convincing evidence."
- Except for licensing and other regulatory fees, fees and charges may not exceed the "actual cost" of providing the product or service for which the fee is charged. "Actual cost" is the "minimum amount necessary." The burden to prove the fee or charge does not exceed "actual cost" is changed to "clear and convincing" evidence.

**Restricting Authority of State and Local Governments to Issue Fines and Penalties for Violations of Law.**

- Requires voter approval of fines, penalties, and levies for corporations and property owners that violate state and local laws unless a new, undefined adjudicatory process is used to impose the fines and penalties.



### **Restricting Local Tax Authority to Provide Local Services**

- Expanding existing taxes (e.g., UUT, use tax, TOT) to new territory (e.g., annexation) or expanding the base (e.g., new utility service) requires voter approval.
- City charters may not be amended to include a tax or fee.
- New taxes can be imposed only for a specific time period.
- Taxes adopted after January 1, 2022, that do not comply with the new rules, are void unless reenacted.
- All state taxes require majority voter approval.
- Prohibits any surcharge on property tax rate and allocation of property tax to state.

### **Other Changes**

- No fee or charge or exaction regulating vehicle miles traveled can be imposed as a condition of property development or occupancy.



**City Council  
Agenda Report**

**DATE:** February 22, 2022  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Graham Mitchell, City Manager  
**SUBJECT:** City Council Action Plan (2022)

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**RECOMMENDATION:**

That the City Council approves the draft City Council Action Plan for 2022.

**BACKGROUND:**

On January 27, 2022, the City Council conducted its Priority/Goal-Setting Workshop. During the workshop, the City Council reviewed the previous year's priorities and goals and identified priorities and goals for 2022. Using the workshop discussion, staff developed a draft City Council Action Plan, which identifies the six priorities: Revitalization of Downtown El Cajon, Economic Development, City Beautification, Homelessness, Public Safety, and Miscellaneous. The draft City Council Action Plan also identifies 21 goals associated with the six priorities, lead department(s), nearly 50 milestones or tasks, and a target date for each milestone. The draft City Council Action Plan is attached to this agenda report.

Prepared By: Graham Mitchell, City Manager

Reviewed By:

Approved By: N/A

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**Attachments**

DRAFT City Council Action Plan (2022)

## City Council Action Plan – 2022

Adopted: \_\_\_\_\_, 2022

### Priority: Revitalization of Downtown El Cajon

Goal/Outcome	Lead Department(s)	Milestones/Tasks	Target Dates
Analyze how to best leverage Property Business Improvement District (PBID) revenue	CM	Council to receive a report from a consultant with an analysis of the existing assessment district structure and identify issues to consider as the Downtown redevelops.	May 24, 2022
		Council to review an analysis of existing expenditure of PBID funds and provide direction on uses of those funds, such as social media marketing, façade/sign improvement program, capital projects, etc.	Sep 27, 2022
Maintain and improve Downtown's public rights-of-way	PW	Facilitate with the Downtown Business Partners routine cleaning of streets and sidewalks through power washing, litter removal, and landscape maintenance in accordance with the adopted PBID Engineer's Report (March 2016).	Ongoing
Work with the County of San Diego to explore joint development opportunities of public lands in the Downtown to serve as a catalyst development project	CM	Secure an agreement with the County of San Diego to install a process in compliance with Surplus Land Act as part of a joint effort to solicit investment and development interest in developing various public and private uses in the Downtown.	July 15, 2022
		Issue a developer request for qualifications/proposal.	Sep 25, 2022
		Select a developer(s) to initiate the catalyst project.	Feb 1, 2023



**Priority: Economic Development**

Goal/Outcome	Lead Department(s)	Milestones/Tasks	Target Dates
Implement strategies identified in the Comprehensive Economic Development Strategic Plan	CM, CD	Council to adopt the Comprehensive Economic Development Strategic Plan and provide direction on the first few projects to initiate.	May 24, 2022
		Consider land purchases and/or partnership with large undeveloped and developed sites for development or redevelopment	Ongoing
Re-envision Parkway Plaza	CM, CD	Engage current mall owners (Pacific Retail Capital Partners, Seritage, Pacific Retail, JC Penney Properties, Wal-Mart Real Estate Business Trust, and Fletcher Parkway Group) with a focus on additional activation strategies and development along Johnson Avenue and Fletcher Parkway corridors.	August 1, 2022
		Secure assistance from San Diego State University to oversee a community re-envisioning project for Parkway Plaza to develop “big ideas” to consider.	Sep 15, 2022
		Council to receive a comprehensive report on re-visioning of Parkway Plaza.	Dec 13, 2022
Connect City events with The Magnolia	CM	Working with the Downtown Business Partners and Live Nation, create a program to connect events and Downtown businesses with The Magnolia.	Ongoing
Integrate Foodie Fest into American on Main Street event	P&R	Council to consider budget approval for a 2023 American on Main Street/Foodie Fest event	Jun 28, 2022
		Council to approve theme for 2023 America on Main Street and level of assistance to participating Foodie Fest restaurants	Jul 26, 2022
		Host 2023 American on Main Street/Foodie Fest	May 20, 2023
Initiate a catalyst project in the Transit District Specific Plan area	CM, CD	Working with MTS for development on MTS property, present a catalyst development project for Council consideration. This will require a MTS policy change toward a more pro-housing development policy for mixed-income projects.	Oct 25, 2022
		Identify and work with interested private parties to facilitate a catalyst mixed-use project.	Ongoing

**Priority: City Beautification**

Goal/Outcome	Lead Department(s)	Milestones/Tasks	Target Dates
Promote City renewal projects	CM, PW	Present to the Council the FY 2022/23 Budget with the inclusion of a marketing staff person to facilitate promotion of City project (upcoming and completely) and help each City department with public outreach efforts.	Jun 28, 2022
		For each significant project, City to prepare marketing materials (e.g. social media posts, door hangers, videos, etc.) to promote beautification and improvement efforts.	Ongoing
		Council to receive semi-annual reports on improvements made over the previous six months and a preview of upcoming projects.	Jul 26, 2022 & Jan 10, 2023
Public improvements to create safer, well lit, and beautified streets	PW	Install at least 60 new street lights in CDBG eligible census tract areas in two phases.	Mar 31, 2022 / Dec 31, 2022
		Consider a program to identify and repair all sidewalks in the City.	Dec 31, 2022
		Present to Council a freeway underpasses lighting & mural pilot program, in partnership with Caltrans.	Oct 25, 2022
		Add art to frequently graffiti targets (traffic signal cabinet wraps), revitalize median & island landscaping, and consider a one-year program to repair all sidewalk tripping hazards.	Ongoing
Launch a neighborhood clean-up program that relies on resident leadership and participation	PW, CD, P&R	Present to Council possible programs and partnerships for encouraging neighborhood residents to initiate clean-up and beautifications projects.	Oct 25, 2022

**Priority: Homelessness**

Goal/Outcome	Lead Department(s)	Milestones/Tasks	Target Dates
Promote success of the City's Compassionate/Corrective Strategy on Homelessness	CM	Promote the success of the City's Compassionate/Corrective Strategy regarding homelessness through a more user useful website, videos, and social media posts.	Ongoing
		Engage residents and business operators about the issue of and solutions for homelessness by way of a community survey and possible community focus groups.	Aug 31, 2022
Coordinate homeless services and housing with cities in the East County region so that all jurisdictions in the region share the responsibility of providing housing and services to individuals experiencing homelessness	CM	Council to consider a Memorandum of Understanding with regional government agencies to coordinate homeless shelters and programs.	Apr 12, 2022
		Develop a regional plan to address homelessness with regional government agencies.	Dec 31, 2022
Address illegal lodging in the City's public rights-of-way and property	P&R, PW, PD, IT	Illegal encampments to be addressed within 2 business days after being reported.	Ongoing
		In high propensity areas of illegal encampments, consider implementing environmental design tools (e.g. landscape, hardscape, fencing, lighting, music, etc.)	Ongoing
		Create widget on front page of app and improve messaging about how El Cajon is addressing homelessness in the city, including resources, how to report concerns, and statistics about work done to date.	Apr 1, 2022
Reduce pedestrian traffic violations related to panhandling	PD, PW	Targeted enforcement of applicable state and local laws.	Ongoing
		Council to consider redesigned "no panhandling" street signage.	April 1, 2022
		Consider modifications to City medians to deter panhandling activity.	Ongoing

**Priority: Public Safety**

Goal/Outcome	Lead Department(s)	Milestones/Tasks	Target Dates
Reduce the number of high speeding incidents in the City through the development and implementation of a comprehensive strategy	PD, PW, IT, CM	Council to receive a report on an education campaign developed with the aid of high school student focus groups.	May 10, 2022
		Implement education campaign.	Jul 1, 2022
		Administer a community-wide survey to identify problem areas, perceptions of, and possible solutions.	Jul 1, 2022
		Pairing with existing Capital Improvement Program projects, consider environmental design features that will naturally slow traffic in high speed areas without significant impact on traffic circulation (e.g. lane narrowing, landscape bulb outs, lighting, striping, traffic circles, enhanced crosswalks).	Ongoing
		Pilot a street camera program in a high speed area(s).	Oct 31, 2022
		Ongoing Enforcement including specific Traffic Division details targeting speeding violations.	Ongoing
Fill the ten lateral police vacancies	HR	Fill all lateral vacancies.	Jul 1, 2022

**Priority: Miscellaneous**

Goal/Outcome	Lead Department(s)	Milestones/Tasks	Target Dates
Increase public engagement, promotion of City projects, and celebration of accomplishments in the community	CM	Present to the Council the FY 2022/23 Budget with the inclusion of a marketing staff person to facilitate promotion of City project (upcoming and completely) and accomplishments in the community.	Jun 28, 2022
		If position approved, increase public outreach and marketing through video production, social media posts, and community engagement.	Ongoing
Position the City to more effectively address regional issues impacting El Cajon residents and businesses	CM	Issue a Request for Proposals for a public relations/lobbyist firm to assist the City.	Aug 1, 2022
		Council to select firm.	Sep 27, 2022
Develop a consensus for the design of a new City of El Cajon Veterans Memorial	P&R	Conclude outreach to City's veterans coalition and stakeholders	Mar 15, 2022
		Council to receive report on progress of outreach effort and finding and provide direction.	Apr 26, 2022
Consider the use of up to \$10 million in General Fund reserves for projects that will have a significant impact on the community or will yield a fiscal return	CM, Fin	Council to receive a report and provide direction on possible one-time uses of General Fund reserves for projects that are within the purview of the City and do not require future ongoing expenditures.	Jul 26, 2022



City Council  
Agenda Report

**DATE:** February 22, 2022  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Yazmin Arellano, Director of Public of Works  
**SUBJECT:** Sustainability Initiative Efforts

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**RECOMMENDATION:**

That the City Council receives the report on the City's Sustainability Initiative Efforts.

**BACKGROUND:**

The City of El Cajon Sustainability Initiative is a set of eight sustainable strategies encompassing potential actions intended to reduce pollution, improve community resilience, better manage our natural resources, create community-wide change, and reduce greenhouse gas (GHG) emissions in El Cajon. The Sustainability Initiative provides the City with a strategic roadmap and helps measure overall reductions in GHG emissions. Before and since its adoption in 2020, the City has made significant strides in becoming a more sustainable City by choosing to follow these sustainable strategies:

**Strategy 1: Enhance City Vehicle Fleet**

As City vehicles come due for replacement, the City evaluates whether to replace them with alternative-fuel vehicles. Currently, the City has two plug-in hybrid and two standard hybrid vehicles that have delivered a gasoline savings of over 205 gallons and 775 kg of GHG savings annually. Charging stations at City worksites also incentivize employees to purchase zero-emission or alternative fuel options. City employees had 840 charging sessions last year, amounting to the reduction of 2,100 gallons of gasoline and 7,937 kg of GHG emissions.

**Strategy 2: Reduce Fuel Use**

The City works to reduce on-road transportation fuel consumption by improving traffic flow and increasing the efficiency of the existing transportation network. The City has installed miles of fiber optic cable, Closed-Circuit Television cameras, video detection cameras, and 2,070 traffic controllers to monitor traffic flow and manage traffic light sequencing in real-time. The synchronization of 65 of the City's 113 traffic signals allows a maximum number of vehicles to pass through each intersection, reducing stops and delays by 25% and decreasing overall fuel consumption by 5%. Efforts are now underway to synchronize 30 more intersections. The City's systems also allow real-time adjustments to shift traffic patterns during construction or accidents. The construction of roundabouts along El Cajon Boulevard will further reduce fuel usage through improved traffic flow. This project is expected to begin this summer.

At the onset of the pandemic, the City adopted a Telework and Flexible Work Schedule program. This enables employees to commute fewer times during the week, reducing significant

transportation costs and energy use. Reducing the weekly number of trips to the office by just one-day results in a 20% reduction in fuel use and emissions.

**Strategy 3: Reduce Vehicle Miles Traveled**

The City encourages development in the Transit District Specific Plan area to increase housing located near public transportation.

**Strategy 4: Increase Building Energy Efficiency**

The City has undertaken several upgrades to its facilities to increase building energy efficiency. These include upgrading the HVAC system with energy-efficient technology at City Hall and The Magnolia, upgrading pool pumps at Fletcher Hills Pool, and installing LED lighting at Wells Park Recreation Center.

**Strategy 5: Increase Renewable Energy**

The City Council recently approved installing approximately 1,000 solar photovoltaic panels and a battery storage system at the Public Safety Center. The energy generated could provide power for about 250 residential homes for 4 hours. The project's planned renewable energy improvements will offset power usage at the Public Safety Center facility by nearly 40%.

**Strategy 6: Increase Water Efficiency**

The City is upgrading medians and right-of-way areas to conserve water to include drought-tolerant plants/native trees and low flow sprinkler irrigation.

**Strategy 7: Reduce & Recycle Solid Waste**

The City's franchised waste hauler, EDCO, now operates a new anaerobic digestion facility, which converts recycled organics into renewable natural gas to power EDCO fleet trucks while preventing methane gas from being released into the atmosphere. This process can significantly contribute to the management of organic waste and help El Cajon achieve the State-mandated 75% diversion rate by 2025.

**Strategy 8: Carbon Sequestration**

Planting more trees offsets CO2 emissions generated by other sources. The City oversees the planting and maintenance of trees in City parks, public grounds, medians, and in parkways along City streets. The current tree maintenance inventory includes over 7,000 trees of various types. As part of the Urban Forestry Program, residents can request a parkway tree(s) free of charge. These programs lower the urban heat island effect, add shade, and sequester carbon and greenhouse gas emissions.

Prepared By: Yazmin Arellano, Director of Public Works

Reviewed By: Vince DiMaggio, Assistant City Manager

Approved By: Graham Mitchell, City Manager

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City Council  
Agenda Report

**Agenda Item 13.**

DATE: February 22, 2022  
TO: Honorable Mayor and City Councilmembers  
FROM: Graham Mitchell, City Manager  
SUBJECT: COVID-19 Status Report

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RECOMMENDATION:

No action required.

BACKGROUND:

Staff will present relevant COVID-19 related data and information and answer questions from the City Council.

Prepared By: Graham Mitchell, City Manager

Reviewed By: N/A

Approved By: N/A

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**City Council  
Agenda Report**

**DATE:** February 22, 2022  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Mayor Wells  
**SUBJECT:** Council Activity Report

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**RECOMMENDATION:**

That the City Council accepts and files the following report of Council/Mayor activities attended during the current agenda period.

**BACKGROUND:**

Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.

**REPORT:**

Since the last City Council meeting, I have attended the following events on behalf of the City of El Cajon:

- February 11, 2022 - Attend SANDAG Board of Directors Meeting
- February 12, 2022 - Attend Harold Brown's Memorial Service
- February 22, 2022 - Attend City Council Meeting(s)

I am available to answer questions.

Submitted By: Bill Wells, Mayor

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## City Council Agenda Report

Agenda Item 15.

**DATE:** February 22, 2022

**TO:** Honorable Mayor and City Councilmembers

**FROM:** Councilmember Goble

**SUBJECT: 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.

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**RECOMMENDATION:**

That the City Council accepts and files the following report of Council/Mayor activities attended during the current agenda period.

**BACKGROUND:**

Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.

**REPORT:**

Since the last City Council meeting, I have attended the following events on behalf of the City of El Cajon:

February 2, 2022 - Emails with Deborah K re: irrigation runoff  
February 5, 2022 - Speak on KUSI at ECTLC  
February 7, 2022 - Emails to all Supervisors re: WFO  
February 8, 2022 - Emails to Home of Guiding Hands re: WFO  
February 9, 2022 - Emails with Kaye K re: HGH Event  
February 9, 2022 - Lunch with EC AWP Gen'l Mgr & Ass't Gen Mgr  
February 9, 2022 - Assist Prop Manager with Debris for Pickup  
February 10, 2022 - Attend MTS Meeting  
February 10, 2022 - Meeting with Tobias H.  
February 10, 2022 - Email to Amikas re: build date  
February 10, 2022 - Email to Councilmember Hall re: MTS Resolution  
February 10, 2022 - Email to Councilmember Frank re: MTS  
February 12, 2022 - Attend Harold Brown Memorial Service  
February 14, 2022 - Attend MTS Groundbreaking Event  
February 17, 2022 - Attend East County AWP Board Meeting  
February 19, 2022 - Attend Amikas Cabin Building Prep Event

February 22, 2022 - Meeting with City Manager  
February 22, 2022 - Lunch with SD Councilmember Vivian Moreno  
February 22, 2022 – Attend City Council Meeting  
February 22, 2022 - Attend Reform CA event

I am available to answer questions.

Submitted By: Steve Goble, Councilmember

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City Council  
Agenda Report

Agenda Item 16.

**DATE:** February 22, 2022  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Councilmember Kendrick  
**SUBJECT: COUNCILMEMBER GARY KENDRICK**  
METRO Commission/Wastewater JPA; Heartland Communications;  
Heartland Fire Training JPA.

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**RECOMMENDATION:**

That the City Council accepts and files the following report of Council/Mayor activities attended during the current agenda period.

**BACKGROUND:**

Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.

**REPORT:**

Since the last City Council meeting, I have attended the following events on behalf of the City of El Cajon:

February 22, 2022 – Attend City Council Meeting(s)

I am available to answer questions.

Submitted By: Gary Kendrick, Mayor Pro Tem

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City Council  
Agenda Report

**Agenda Item 17.**

**DATE:** February 22, 2022

**TO:** Honorable Mayor and City Councilmembers

**FROM:** Deputy Mayor Metschel

**SUBJECT: DEPUTY MAYOR MICHELLE METSCHEL**

Harry Griffen Park Joint Steering Committee; Heartland Communications – Alternate; Heartland Fire Training JPA – Alternate.

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**RECOMMENDATION:**

That the City Council accepts and files the following report of Council/Mayor activities attended during the current agenda period.

**BACKGROUND:**

Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.

**REPORT:**

Since the last City Council meeting, I have attended the following events on behalf of the City of El Cajon:

February 11, 2022 – Attend Dave Ray’s Coaching and Consulting Ribbon Cutting

February 12, 2022 – Attend Harold Brown Memorial Service

February 22, 2022 – Attend City Council Meeting(s)

I am available to answer questions.

Submitted By: Michelle Metschel, Councilmember

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City Council  
Agenda Report

Agenda Item 18.

**DATE:** February 22, 2022

**TO:** Honorable Mayor and City Councilmembers

**FROM:** Councilmember Ortiz

**SUBJECT: 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.

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**RECOMMENDATION:**

That the City Council accepts and files the following report of Council/Mayor activities attended during the current agenda period.

**BACKGROUND:**

Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.

**REPORT:**

Since the last City Council meeting, I have attended the following events on behalf of the City of El Cajon:

February 12, 2022 – Attend Harold Brown's Memorial  
February 14, 2022 – League of CA Cities Meeting  
February 16, 2022 – East County Economic Development Council  
February 22, 2022 – Attend City Council Meeting(s)

I am available to answer questions.

Submitted By: Phil Ortiz, Councilmember

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City Council  
Agenda Report

Agenda Item 19.

**DATE:** February 22, 2022  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Angela Cortez, City Clerk  
**SUBJECT:** An Ordinance Adopting a District Map for Council Member Elections in El Cajon

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RECOMMENDATION:

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

An Ordinance of the City of El Cajon, California, Approving Four Districts Following the 2020 Decennial Federal Census, and Adopting a New Map Describing the Boundaries of Each of the Districts.

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Attachments

Ord 5115

ORDINANCE NO. \_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EL CAJON, CALIFORNIA, APPROVING FOUR COUNCIL DISTRICTS FOLLOWING THE 2020 DECENNIAL FEDERAL CENSUS, AND ADOPTING A NEW MAP DESCRIBING THE BOUNDARIES OF EACH OF THE DISTRICTS

THE CITY COUNCIL OF THE CITY OF EL CAJON DOES ORDAIN AS FOLLOWS:

SECTION 1. Section 201 of the El Cajon Charter states that not later than December 31<sup>st</sup> of the year following the year in which the decennial federal census is taken the City Council shall adopt an ordinance to divide the City into four Council districts. The 2020 decennial federal census was not published until August 12, 2021, due to delays caused by the COVID-19 pandemic; the federal census data was thereafter adjusted by the California Statewide Database, which was published in its final version on September 27, 2021.

SECTION 2. As a result of delays in publishing the decennial federal census (including delays caused by the adjustments made by the California Statewide Database) the City was unavoidably precluded from meeting the deadline to adopt the Council district map by December 31, 2021, as required by Section 201 of the Charter. These delays were further compounded by the need to follow new public hearing processes as required by California Elections Code sections 21620 et seq., which were originally added to California law by the Fair and Inclusive Redistricting for Municipalities and Political Subdivisions Act, adopted in 2019 (the "FAIR MAPS Act").

SECTION 3. Following the guidelines established by the FAIR MAPS Act, as well applicable City Council resolutions and Section 201, the City has conducted such public hearings and other proceedings to develop draft maps of Council districts that fully comply with State and federal voting rights laws for consideration by the City Council.

SECTION 4. The City Council makes the following findings:

1. The City of El Cajon has conducted a series of public meetings and held at least four (4) properly noticed and conducted public hearings, each in one of the current Council districts, and all in compliance with the FAIR MAPS Act, specifically: on Wednesday, July 14, 2021, at 6:30 p.m., at the Hillside Recreation Center; on Wednesday, September 8, 2021, at 6:30 p.m., at the Renette Recreation Center; on Thursday, November 4, 2021, at 7:00 p.m., at the Kennedy Recreation Center; and on Saturday, January 22, 2022, at 10:30 a.m., at the El Cajon Valley High School. The first and second meetings (each a pre-draft map hearing) were to obtain public testimony identifying "neighborhoods," "community of interests," and "secondary areas," as well as to inform the public on the use of mapping tools on the



City's website in order to assist the public in the drafting of potential Council district maps. The third meeting, following the first submission of maps, was to hold a public hearing to present, discuss, and revise draft maps available for review, and to identify focus maps (i.e., those that the City Council identifies as eligible for a final determination). The fourth and final meeting, at which the City Council held a public hearing to review the focus maps, was to identify a map from that group preferred by the City Council to be approved by this ordinance.

2. During each public hearing and public meeting involved in the process, the City Council encouraged the public to participate and assist in the development of Council district maps.
3. The City of El Cajon has provided the public with demographic and voting information, and website tools allowing the public the opportunity to create their own maps for consideration by the City Council. Such information and tools were made available in English, Spanish, Arabic, Somali, Dari, and Pashto, and translators for those languages, if requested, were provided at each public hearing.
4. The El Cajon City Council has listened to and reviewed public testimony and comments, both oral and written, and considered districting plans reflected in a total of thirteen proposed maps (identified as Maps 100 through 112). Maps 100 through 112 were created by either the City's consultants or members of the public.
5. That upon consideration of the staff report and all public testimony presented, both oral and written, the City Council finds that the proposed Council districts reflected in the districting plan in Map 100, as set forth in Exhibit A, comply with the criteria set forth in Chapter 1.18 of the El Cajon Municipal Code; Resolution No. 006-17; are as equal as practicable in population as shown by the United States 2020 Census; were drawn to comply with the federal Voting Rights Act, the California Voting Rights Act, and the FAIR MAPS Act; are geographically contiguous ; were drawn with respect for the geographic integrity of neighborhoods and communities of interest; are easily identifiable and understandable by residents; drawn to encourage compactness, were not drawn for the purposes of favoring or discriminating against any race; and were not drawn for the purpose of favoring or discriminating against an incumbent, political candidate, or political party.
6. Delays in publishing the decennial federal census (including delays caused by the adjustments made by the California Statewide Database), which were further compounded by the need to follow new public hearing processes as required by the FAIR MAPS Act, made it legally impossible for the City Council to adopt the Council district map by December 31, 2021,

as required by Section 201 of the Charter. The City Council hereby finds that the deadline established by Section 201 is merely advisory; therefore, the City Council hereby waives any failure to meet the deadline for the Council district map as set forth Section 201.

SECTION 5. The City of El Cajon is hereby divided into four Council districts, and the boundaries of the districts are more particularly depicted in Exhibit A, which is attached hereto and incorporated herein by this reference.

SECTION 6. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is held invalid or unconstitutional for any reason by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion.

SECTION 7. As of the effective date of this ordinance, all ordinances, or parts of ordinances, in conflict herewith are hereby repealed.

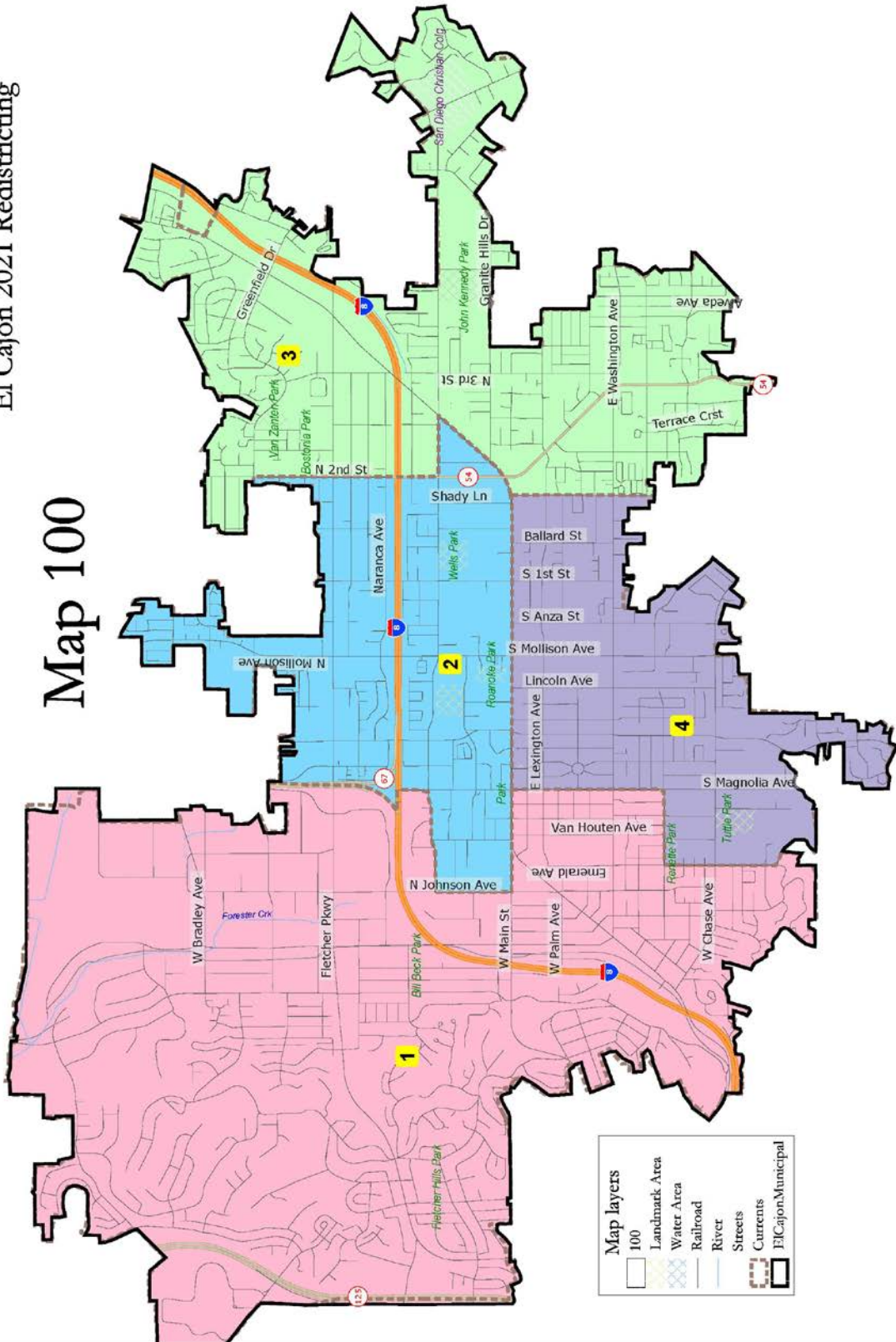
SECTION 8. As this ordinance relates to an election, it shall be effective upon adoption by the City Council.

SECTION 9. The City Clerk is hereby directed to certify the passage of this ordinance and to cause the same or a summary to be published in a newspaper of general circulation, printed, and published in the City of El Cajon.

02/08/22 CC Agenda – 1<sup>st</sup> Reading  
02/22/22 CC Agenda – 2<sup>nd</sup> Reading

Ord - Adopt District Map of El Cajon 012522

# Map 100



© 2021 CALIPER

## EXHIBIT A



City Council  
Agenda Report

Agenda Item 20.

**DATE:** February 22, 2022

**TO:** City Clerk

**FROM:** City Attorney/General Legal Counsel

**SUBJECT:** Closed Session - Conference with Real Property Negotiators - pursuant to Government Code section 54956.8:

Property: 31.7-acre vacant site at the northwest corner of Weld Boulevard and Cuyamaca Street

Negotiating Parties: Chestnut Properties, LLC; SGCLMC-Weld Investment Company, L.P.

City Negotiators: City Manager; Assistant City Manager; City Attorney

Under Negotiation: Price and terms for acquisition of leasehold interest, and for new lease-back to Negotiating Parties

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**RECOMMENDATION:**

That the following Closed Session be scheduled for the Joint City Council / Housing Authority / Successor Agency to the El Cajon Redevelopment Agency meeting on Tuesday, February 22, 2022, at 3:00 p.m.

MORGAN L. FOLEY  
City Attorney / General Legal Counsel

MLF:hms

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