

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

February 22, 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 22, 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, and Kendrick
Council/Agencymembers absent:	Ortiz
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 February 8, 2022, meetings and the Agenda of the February 22, 2022, meetings in accordance with State Law and El Cajon City/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency Policy.

PRESENTATIONS: None

AGENDA CHANGES:

City Manager Mitchell requested that Item 10, Legislative Report be postponed to the March 8, 2022 meeting.

CONSENT ITEMS: (1 – 6)

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

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

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

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

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

1. Adopt Resolution No. 011-22 to approve Plans and Specifications for Recreation Center Upgrades – Cool Zones and Evacuation Sites, Bid No. 012-22; and
2. Adopt Resolution No. 012-22 to award the bid to the sole responsive, responsible bidder, M. Brey Electric, Incorporated, in the amount of \$552,852.

CONSENT ITEMS: (Continued)

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

Adopts Resolution No. 013-22 approving Program Supplement No. 000000Z42 for the Washington Avenue Safety Improvements project HSIPL-5211(043).

6. October – December 2021 Quarterly Treasurer’s Report

Receives the Treasurer’s Report for the quarter ending December 31, 2021.

PUBLIC COMMENT: None

WRITTEN COMMUNICATIONS: None

PUBLIC HEARINGS: None

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.

DISCUSSION

Assistant to the City Manager, David Richards provided detailed information of the Item.

Discussion ensued among Council and Staff concerning the following:

- Finding alternative ways to advertise City events; and
- Request for report about Dollar Days Event.

No comments were received for the Item.

MOTION BY KENDRICK, SECOND BY GOBLE, to RECEIVE the report and the Communications, Outreach, and Engagement Plan.

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

ADMINISTRATIVE REPORTS: (Continued)

8. Safe Parking Program Analysis

RECOMMENDATION:

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

DISCUSSION

City Manager Mitchell provided detailed information of the Item, and offered the following five (5) options for the City Council to consider:

1. Do nothing (consider applications as submitted)
2. RFP to seek a site and provider
3. RFP for provider on City property
4. Amend temporary zoning pilot program allowing safe parking
5. Offer City's CDBG-CV funds to neighboring jurisdiction for safe parking program

Scott Tullock, representing Good Shepherd Ministry Center, spoke in support of a Safe Parking Program.

Teresa Smith, representing Dreams for Change, spoke in support of a Safe Parking Program.

Kelly Spoon, representing Dreams for Change, spoke in support of a Safe Parking Program.

Rebecca Branstetter spoke in support of a Safe Parking Program.

Discussion ensued among Council and Staff concerning the following:

- Consideration to amend a Temporary Zoning Pilot Program allowing safe parking in the City;
- Consideration to offer CDBG-CV funds to neighboring jurisdictions for a safe parking program;
- Being ready and responsive to applicants for safe parking options;
- Concerns for liability to the City if safe parking locations are accepted; and
- CDBG-CV funds to be available for cities asking for help with safe parking options.

MOTION BY GOBLE, SECOND BY METSCHEL, to ACCEPT option No. 1, to consider applicants and option No. 5, to consider other jurisdictions who ask for CDBG-CV funds.

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

ADMINISTRATIVE REPORTS: (Continued)

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.

DISCUSSION

City Manager Mitchell provided detailed information of the Item.

No comments were received for the Item.

MOTION BY KENDRICK, SECOND BY METSCHEL, to ALLOCATE American Rescue Plan Act Funds for Appraisal Services

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

Per City Manager Mitchell’s recommendation, Item 10 will be presented at the March 8, 2022 meeting.

10. Legislative Update

**Recess called at 4:11 p.m.
Meeting called back to order at 4:17 p.m.**

11. City Council Action Plan (2022)

RECOMMENDATION:

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

DISCUSSION

City Manager Mitchell provided detailed information of the Item.

Discussion ensued among Council and Staff concerning the following:

- Using reserve funds to allow staff to accomplish goals set;
- Hiring a marketing consultant to help promote City goals; and
- Staff making fiscally cautious decisions.

No comments were received for the Item.

ADMINISTRATIVE REPORTS: (Item 11 - Continued)

MOTION BY GOBLE, SECOND BY METSCHEL, to APPROVE the draft City Council Action Plan for 2022.

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

12. Sustainability Initiative Efforts

RECOMMENDATION:

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

DISCUSSION

Public Works Director, Yazmin Arellano provided detailed information of the Item.

No comments were received for the Item.

MOTION BY KENDRICK, SECOND BY METSCHEL, to ALLOCATE American Rescue Plan Act Funds for Appraisal Services

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

13. COVID-19 Status Report

RECOMMENDATION:

No action required.

DISCUSSION

City Manager Mitchell provided detailed information of the Item.

No comments were received for the Item.

COMMISSION REPORTS: None

ACTIVITIES REPORTS/COMMENTS OF MAYOR WELLS:

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

14. Council Activities Report/Comments

In addition to the submitted report, Mayor Wells stated he attended the Republican Women, Lakeside and Fletcher Hills meetings.

ACTIVITIES REPORTS OF COUNCILMEMBERS:

15. COUNCILMEMBER STEVE GOBLE

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

Council Activities Report/Comments.

Report as submitted.

16. COUNCILMEMBER GARY KENDRICK

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

Council Activities Report/Comments.

Report as submitted.

17. MAYOR PRO TEM 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)

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

Council Activities Report/Comments.

Report as submitted.

JOINT COUNCILMEMBER REPORTS: None

GENERAL INFORMATION ITEMS FOR DISCUSSION: None

ORDINANCES: FIRST READING - None

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.

DISCUSSION

No comments were received for the Item.

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

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.

MOTION BY WELLS, SECOND BY KENDRICK, to ADOPT Ordinance No. 5115, Adopting a District Map for Council Member Elections in El Cajon.

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

CLOSED SESSIONS:

RECOMMENDATION: That the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency adjourned Closed Session as follows:

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

MOTION BY WELLS, SECOND BY METSCHEL, to ADJOURN to Closed Session at 4:41 p.m.

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

RECONVENE TO OPEN SESSION AT 4:50 p.m.

City Attorney Foley reported the following actions:

- Direction given to City Negotiators.

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 22nd day of February, 2022, at 4:50 p.m., to Tuesday, February 22, 2022, at 7:00 p.m.

ANGELA L. CORTEZ, CMC
City Clerk/Secretary