

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

March 28, 2023

An Adjourned Regular Joint Meeting of the El Cajon City Council/Housing Authority/ Successor Agency to the El Cajon Redevelopment Agency, held Tuesday, March 28, 2023, 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:	Kendrick, Metschel, and Ortiz
Council/Agencymembers absent:	None
Deputy Mayor/Vice Chair present:	Goble
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 THE FLAG led by Mayor Wells and MOMENT OF SILENCE.

POSTINGS: The City Clerk posted Orders of Adjournment of the March 14, 2023, meeting and the Agenda of the March 28, 2023, meeting in accordance with State Law and El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency Policy.

PRESENTATIONS: None

AGENDA CHANGES: None

CONSENT ITEMS: (1 – 6)

Items 4 and 5 were pulled by a member of the public, Item 6 was pulled by a member of the public and by a member of the City Council.

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

Approve Minutes of the March 14, 2023 and the Special Joint Meeting of March 21, 2023, of the El Cajon City Council/ Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

2. Warrants

Approve payment of Warrants as submitted by the Finance Department.

3. Approval of Reading Ordinances by Title Only

Approve the reading by title and waives the reading in full of all Ordinances on the Agenda.

ITEM PULLED BY A MEMBER OF THE PUBLIC:

4. 2022 State Homeland Security Grant Program Funding

RECOMMENDATION:

That the City Council adopts the next Resolution, in order, authorizing the City Manager or designee to accept and appropriate the FY 2022 State Homeland Security Grant funds in the amount of \$70,915, and to execute any grant documents and agreements necessary for the receipt and use of these funds.

DISCUSSION

Truth spoke in opposition of accepting the State Homeland Security Grant funds.

Adopt Resolution No. 015-23, authorizing the City Manager or designee to accept and appropriate the FY 2022 State Homeland Security Grant funds in the amount of \$70,915, and to execute any grant documents and agreements necessary for the receipt and use of these funds.

CONSENT ITEMS: (Continued)

ITEM PULLED BY A MEMBER OF THE PUBLIC:

5. Reject & Re-Bid of Bid No. 011-22 – Public Safety Center Renewable Energy

RECOMMENDATION:

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

1. Consent to the withdrawal of California Solar Integrators, Inc. (CSII) bid submission;
2. Reject all bids and authorize re-bidding of the project; and
3. Consent to the prohibition of CSII from participating in further bidding on the project re-bid.

DISCUSSION

Truth stated that only local companies should be considered for City jobs.

Adopt Resolution No. 016-23 to:

1. Consent to the withdrawal of California Solar Integrators, Inc. (CSII) bid submission;
2. Reject all bids and authorize re-bidding of the project; and
3. Consent to the prohibition of CSII from participating in further bidding on the project re-bid.

6. Declaration of Emergency for Wells Park Restroom Conditions; Authorization to Waive Bidding

RECOMMENDATION:

That the City Council:

1. Adopts the next Resolution, in order, to establish a Declaration of Emergency and determine that the public interest and necessity require the immediate expenditure of public money to safeguard life, health, or property as required by the Public Contract Code section 22050; and
2. Approves the reallocation of \$250,000 from the ARPA Economic Development Expenditure Category to a new ARPA project with the Expenditure Category 6 - Revenue Replacement, that will cover the cost of the emergency work.

DISCUSSION

Truth spoke against the project at Wells' park.

In answer to a question by Councilmember Metschel, City Manager Mitchell explained that the project was initiated by resident's complaints of the conditions of the restrooms at Wells' park. The reconfiguration and repair of the current restrooms will provide a safer situation for visitors, and it will discourage sleeping and illegal activities on premises.

CONSENT ITEMS: (Item 6 - Continued)

Adopt Resolution No. 017-23, to establish a Declaration of Emergency and determine that the public interest and necessity require the immediate expenditure of public money to safeguard life, health, or property as required by the Public Contract Code section 22050 and approve the reallocation of \$250,000 from the ARPA Economic Development Expenditure Category to a new ARPA project with the Expenditure Category 6 - Revenue Replacement, that will cover the cost of the emergency work.

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

MOTION CARRIED BY UNANIMOUS VOTE.

PUBLIC COMMENT:

Kera spoke against license plate recognition software and added that any actions on decisions by Nathan Fletcher, former Chair of the San Diego County Board of Supervisor's, should be voided as he has been removed from the Board.

David Matranga thanked the City Council for their work on keeping criminals out of El Cajon.

Kevin Miller, representing Foothills Christian Church, supports the decision to stand against the County of San Diego's relocation of homeless individuals to the City of El Cajon.

Truth encouraged citizens to attend the San Diego County Board of Supervisor's meetings and spoke against license plate reader cameras.

Mayor Wells directed staff to provide information on a future meeting on the concerns about privacy issues brought on by the license plate reader cameras.

Rachel Ashlee stated that when large events happen in the City of San Diego, homeless are moved to the East County. Ms. Ashlee supports the City Council's action on motel vouchers provided to individuals with criminal records.

Mohammed Tuama shared his concern with the quality of the school district in the East County.

Donald Cannon shared his concerns about the County of San Diego's motel voucher program bringing problems into the City.

Jeff shared that he has compassion for the homeless problem but does not support the County's approach to move them to the City of El Cajon. He added that he does not support the license plate reader idea.

WRITTEN COMMUNICATIONS: None

PUBLIC HEARINGS: None

ADMINISTRATIVE REPORTS:

7. Update on Regulating the Use of El Cajon Lodging Establishments – Ensuring Responsible Guests Requirements

RECOMMENDATION:

That the City Council:

1. Receives the report and provides feedback on various initiatives; and
2. Directs the Planning Commission to amend Zoning Code Chapter 17.212 (Deemed Approved Lodging Establishment) to include “Emergency Housing Placement Program” guidelines and considers changes to “Nuisance Activities and Performance Standards.”

DISCUSSION

City Manager Mitchell provided detailed information of the Item.

Discussion ensued among Council and Staff concerning the following:

- Investigate price gouging by the motel voucher process;
- Motel regulations;
- Conditions to keep the City informed on who is coming into the city by ways of motel vouchers and criminal background checks on the same;
- Sex offender regulations, i.e. keeping them away from schools, daycares, etc.;
- Request for an emergency housing placement program by amending the Deemed Approved Municipal Code;
- Consequences for those motel operators violating the stipulations on Emergency Housing guidelines;
- Possibility of Special Operation License revocation;
- Not allowing sex offenders with a rating of Static-99R score of 4 or above to be housed in El Cajon;
- Emergency vs. long term housing; and
- Request for a meeting with the County of San Diego to discuss the situation.

The following people spoke in support of the proposed guidelines and standards:

1. Gary Uyer
2. Cory Gautereaux
3. Chris George
4. Truth
5. Jenny Steckclair
6. Patrick Grillot

ADMINISTRATIVE REPORTS: (Item 7 – Continued)

Discussion continued among Council and Staff concerning the following:

- Additional language for voucher contract that would stipulate code of conduct;
- Motels ability to obtain a free background on individuals; and
- Concerns on legality on enforcement issues.

MOTION BY ORTIZ, SECOND BY METSCHEL, to DIRECT the Planning Commission to amend Zoning Code Chapter 17.212 (Deemed Approved Lodging Establishment) to include “Emergency Housing Placement Program” guidelines and considers changes to “Nuisance Activities and Performance Standards.” In addition, a contractor must provide rules of conduct for their program, certification that people being relocated to El Cajon are not being moved for breaking rules elsewhere and a free background check should be available to motel owners.

MOTION CARRIED BY UNANIMOUS VOTE.

8. Potential County Misuse of Taxpayer Funds in the Various Homeless Housing Placement Programs

RECOMMENDATION:

That the City Council receives the report from staff as an informational item.

DISCUSSION

Assistant City Manager DiMaggio provided detailed information of the Item.

City Council expressed concern about motels being paid more for a room through the County’s voucher program than the regular public would pay.

Truth shared her opinion on the County’s voucher program.

Discussion continued among Council and Staff concerning the following:

- Additional language for voucher contract that would stipulate code of conduct;
- Motels ability to obtain a free background on individuals; and
- Legality concerns on enforcement issues.

No Action was required for the Item.

ADMINISTRATIVE REPORTS: (Continued)

9. 2022 General Plan Annual Progress Report

RECOMMENDATION:

That the City Council:

1. Accepts the 2022 General Plan Annual Progress Report; and
2. Directs staff to forward the report to the Governor's Office of Planning and Research (OPR), the State Department of Housing and Community Development (HCD), and the San Diego Association of Governments (SANDAG).

DISCUSSION

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

Deputy Mayor Goble commented on the 190 thousand calls received during a calendar year by the Fire and Police Departments.

Truth provided her personal opinion on the item.

MOTION BY GOBLE, SECOND BY METSCHEL, to ACCEPT the 2022 General Plan Annual Progress Report; and Direct staff to forward the report to the Governor's Office of Planning and Research (OPR), the State Department of Housing and Community Development (HCD), and the San Diego Association of Governments (SANDAG).

MOTION CARRIED BY UNANIMOUS VOTE.

10. Annual Comprehensive Financial Report for the Fiscal Year Ended June 30, 2022, and Other Written Communication from the City's Independent Auditor

RECOMMENDATION:

That the City Council receives and accepts the Annual Comprehensive Financial Report and other written communication from the independent accounting firm of Rogers, Anderson, Malody & Scott, LLP, for the fiscal year ended June 30, 2022.

DISCUSSION

Director of Finance, Clay Schoen, provided detailed information of the Item.

Truth provided her personal opinion on the item.

City Manager clarified that the City did not lose money on investments.

ADMINISTRATIVE REPORTS: (Item 10 - Continued)

MOTION BY GOBLE, SECOND BY METSCHEL, to RECEIVE and accept the Annual Comprehensive Financial Report and other written communication from the independent accounting firm of Rogers, Anderson, Malody & Scott, LLP, for the fiscal year ended June 30, 2022.

MOTION CARRIED BY UNANIMOUS VOTE.

11. Intention to Conduct Appraisal of Travelodge at 425 W. Main Street for Possible Acquisition

RECOMMENDATION:

No action is required by the City Council. This is provided as an informational item.

DISCUSSION

Assistant City Manager DiMaggio provided detailed information of the Item.

Discussion continued among Council and Staff concerning the following:

- Possible uses for the property; and
- Cost of appraisal.

Truth spoke against the possible acquisition of the mentioned property.

Patrick Grillot stated he supports the City exploring an opportunity for investment.

No Motion was required for the Item.

COMMISSION REPORTS: None

ACTIVITIES REPORTS/COMMENTS OF MAYOR WELLS:

SANDAG (San Diego Association of Governments) Board of Directors.

12. Council Activities Report/Comments

Report as submitted.

Truth praised the work of Mayor Wells.

ACTIVITIES REPORTS OF COUNCILMEMBERS:

13. DEPUTY MAYOR 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.

Council Activities Report/Comments.

Deputy Mayor Goble stated he would submit a report on the next Council meeting.

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

Council Activities Report/Comments.

Report as submitted.

15. COUNCILMEMBER MICHELLE METSCHEL
Harry Griffen Park Joint Steering Committee; Heartland Communications – Alternate; Heartland Fire Training JPA – Alternate; METRO Commission/Wastewater JPA – Alternate.

Council Activities Report/Comments.

Report as submitted.

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

Council Activities Report/Comments.

In addition to the submitted report, Councilmember Ortiz stated he did not attend the 5.11 Tactical Ribbon Cutting.

JOINT COUNCILMEMBER REPORTS: None

GENERAL INFORMATION ITEMS FOR DISCUSSION: None

ORDINANCES: FIRST READING - None

ORDINANCES: SECOND READING AND ADOPTION - None

CLOSED SESSIONS:

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

17. Closed Session - Conference with Labor Negotiators pursuant to Government Code section 54957.6:

Agency Designated Representatives:

Graham Mitchell, City Manager

Vince DiMaggio, Assistant City Manager

Clay Schoen, Director of Finance

Marisol Thorn, Director of Human Resources

Megan Blake, Senior Management Analyst

Employee Organization:

El Cajon Professional Firefighters Association - Local 4603 (ECPFF)

MOTION BY WELLS, SECOND BY METSCHEL, to ADJOURN to Closed Session at 5:12 p.m.

MOTION CARRIED BY UNANIMOUS VOTE.

RECONVENED to Open Session at 5:29 p.m.

City Attorney Foley reported the following actions:

- Direction was given to the City's Negotiator.

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 28th day of March, 2023, at 5:30 p.m., to Tuesday, April 11, 2023, at 3:00 p.m.

ANGELA L. CORTEZ, CMC
City Clerk/Secretary