



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

Council Chamber  
200 Civic Center Way  
El Cajon, CA 92020

## Agenda

AUGUST 8, 2023, 3:00 p.m.

Bill Wells, Mayor

Steve Goble, Deputy Mayor

Gary Kendrick, Councilmember

Michelle Metschel, 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 THE FLAG AND MOMENT OF SILENCE**

**POSTINGS:** The City Clerk posted Orders of Adjournment of the July 25, 2023, Meeting and the Agenda of the August 8, 2023, Meeting in accordance to State Law and City Council/Housing Authority/Successor Agency to the Redevelopment Agency Policy.

**PRESENTATIONS:**

- Camp Run-a-Mutt: Dog Days of Summer
- National Night Out Review

**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 July 25, 2023, Meeting 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. Pedestrian Safety Improvements - Project Acceptance

RECOMMENDATION:

That the City Council:

1. Accepts the Pedestrian Safety Improvements project, Job No. 223755PWCP, Bid No. 017-22; and
2. Authorizes the City Clerk to record a Notice of Completion and release the bonds in accordance with the contract terms.

5. Overlay 2022 - Project Acceptance

RECOMMENDATION:

That the City Council:

1. Accepts the Overlay 2022 project (200020PWCP/233786PWCP), Bid No. 014-22; and
2. Authorizes the City Clerk to record a Notice of Completion and release the bonds in accordance with the contract terms.

6. Contract Amendment for Upgrade HVAC Hardware Controllers & Software at the Public Safety Center

**RECOMMENDATION:**

That the City Council:

1. Determines that the project is exempt under section 15301(c) of the California Environmental Quality Act (CEQA) Guidelines; and
2. Adopts the next Resolution, in order, to increase the contract for the Upgrade HVAC Hardware Controllers & Software at the Public Safety Center (PSC) contract in the not-to-exceed amount of \$17,012.10.

7. Award of Bid No. 009-24 – Wells Park Improvements – Storm Water Treatment & Landscaping

**RECOMMENDATION:**

That the City Council:

1. Determines that the project is exempt from the California Environmental Quality Act (CEQA) in accordance with section 15308 of the State CEQA Guidelines;
2. Finds the first low bidder non-responsive for the reason set forth in the agenda report; and
3. Adopts the next Resolutions, in order, to:
  - a. Approve Plans and Specifications for Wells Park Improvements – Storm Water Treatment & Landscaping, Bid No. 009-24;
  - b. Deem the bid of the apparent low bidder non-responsive and award the bid to the lowest responsive, responsible bidder, Whillock Contracting, Inc., in the amount of \$937,389.

**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:**

8. Presentation from Kosmont Companies on the Surplus Land Act Requirements for Civic Center Redevelopment

**RECOMMENDATION:**

Staff recommends that the City Council receives the report from Kosmont Companies and provides appropriate direction to staff.

9. Downtown Market Nights

RECOMMENDATION:

That the City Council provides feedback on a proposal to pursue Downtown Market Nights.

10. Acceptance and Termination of Wells Park Restroom Emergency Declaration

RECOMMENDATION:

That the City Council:

1. Reallocates \$129,229 of American Rescue Plan Act funds from Economic Development (ARP08) to Wells Park Facilities Renovation (ARP18) and appropriates to the Wells Park Facilities Renovation (233792PWCP) project;
2. Adopts the next Resolution, in order, proclaiming the Acceptance of Wells Park Restroom Renovations and Termination of the Emergency Declaration for Wells Park restroom conditions; and
3. Directs the City Clerk to record a Notice of Completion with the County Recorder's office.

11. American Rescue Plan Act (ARPA) Economic Development Projects

RECOMMENDATION:

That the City Council provides general feedback and prioritizes the economic development projects identified in the staff report.

**COMMISSION REPORTS:**

**ACTIVITIES REPORTS/COMMENTS OF MAYOR WELLS**

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

12. Council Activity Report

**ACTIVITIES REPORTS/COMMENTS 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.

14. **COUNCILMEMBER GARY KENDRICK**

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

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

**JOINT COUNCILMEMBER REPORTS:**

**GENERAL INFORMATION ITEMS FOR DISCUSSION:**

**ORDINANCES: FIRST READING**

**ORDINANCES: SECOND READING AND ADOPTION**

**CLOSED SESSIONS:**

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

Property:

APN 487-331-22-00  
425 W. Main Street

Negotiating Party:

Jala, Inc.  
Hitesh C. Patel, CEO

City Negotiators:

City Manager  
Assistant City Manager  
City Attorney

Under Negotiation:

Price and terms of payment for acquisition

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

Property:

APN 487-192-56-00

110 N. Magnolia Avenue

Negotiating Party:

Howard Fisher

City Negotiators:

City Manager

Assistant City Manager

City Attorney

Under Negotiation:

Price and terms of payment for lease

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

Property:

APN 488-242-43-00

405 E. Lexington Avenue

Negotiating Party:

Centro de Salud de la Comunidad de San Ysidro, Inc.

Kevin Mattson, CEO

City Negotiators:

City Manager

Assistant City Manager

City Attorney

Under Negotiation:

Price and terms of payment for acquisition

**ADJOURNMENT: The Regular Joint Meeting of the El Cajon City Council/ El Cajon Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 8th day of August 2023, is adjourned to Tuesday, September 12, 2023, at 3:00 p.m.**