



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.



City Council
Agenda Report

Agenda Item 1.

DATE: August 8, 2023
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

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.

Attachments

07-25-23DRAFTminutes - 3PM

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

July 25, 2023

An Adjourned Regular Joint Meeting of the El Cajon City Council/Housing Authority/ Successor Agency to the El Cajon Redevelopment Agency, held Tuesday, July 25, 2023, was called to order by Mayor/Chair Bill Wells at 3:01 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 July 11, 2023, meeting and the Agenda of the July 25, 2023, meeting in accordance with State Law and El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency Policy.

Due to technical difficulties, microphones on the dais were not working and a hand-held microphone was available for the City Council and guests to make comments during the meeting.

PRESENTATIONS:

Mayor Wells invited the Ms. El Cajon Pageant winners, who were in the audience, to introduce themselves to the community.

Mayor Wells acknowledged the passing of Sunny, the canine companion of a long time attendant of City Council meetings and resident of the City, Bobby.

AGENDA CHANGES: None

CONSENT ITEMS: (1 – 8)

MOTION BY WELLS, SECOND BY ORTIZ, to APPROVE Consent Items 1 to 8.

MOTION CARRIED BY UNANIMOUS VOTE.

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

Approve Minutes of the July 11, 2023, Meeting 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.

4. Time Extension of Tentative Subdivision Map (TSM) 670; 2000 and 2075 East Madison Avenue; Engineering Job No. 3562

Grant a one-year time extension for Tentative Subdivision Map No. 670 (2000 and 2075 East Madison Avenue) and set the last expiration date to be September 24, 2024, in accordance with Municipal Code Section 16.12.110.

CONSENT ITEMS: (Continued)

5. Continuation of Wells Park Restroom Emergency Declaration

Adopt Resolution No. 067-23 proclaiming the Continuation of Emergency for Wells Park restroom conditions.

6. Authorization to Establish the San Diego River Watershed Water Quality Improvement Project in El Cajon (San Diego River Conservancy Grant)

Adopt Resolution No. 068-23 to:

1. Authorize the City Manager to execute the San Diego River Conservancy Grant Agreement SDRG B22-07;
2. Accept, appropriate, and expend \$1.0 million from the San Diego River Watershed Water Quality Improvement Grant (SDRG-B2207); and
3. Establish a \$1.0 million San Diego River Watershed Water Quality Improvement Project (243819PWCP).

7. Contribution to Miss El Cajon Pageant Organization

Approve a contribution in the amount of \$2,500 to the Miss El Cajon Pageant Organization.

8. Subdivision Agreement for Public Improvements and Parcel Map for Tentative Parcel Map (TPM) No. 659; 636 S Johnson Ave; Engineering Job No. 3606

1. Approve the Parcel Map and Subdivision Agreement for Public Improvements for Tentative Parcel Map (TPM) 659, 636 South Johnson Avenue, Engineering Job No. 3606;
2. Authorize the City Manager to execute the agreements and related documentation; and
3. Authorize the Department of Public Works to release bonds after completion of improvements.

PUBLIC COMMENT:

Lay Brother, Steven C. Sidlovsky, spoke about 'Personhood Sanctuary City'.

Evangelina Williams, spoke about 'Personhood Sanctuary City'.

WRITTEN COMMUNICATIONS: None

PUBLIC HEARINGS: None

ADMINISTRATIVE REPORTS:

9. Update on Homeless Programs and Services

RECOMMENDATION:

That the City Council receives the homeless programs and services report and, if desired, provides feedback, recommendations, and direction on homeless-related programming and funding.

DISCUSSION

Housing Manager, Jose Dorado, introduced Housing Specialist, Deyanira Pelayo-Brito, who provided detailed information of the Item.

Discussion ensued among Council and Staff concerning the following:

- Reasons to sunset contributions to East County Homeless Task Force (ECHTF);
- Funding for homeless programs;
- Housing availability at the East County Transitional Living Center (ECTLC);
- People dropping out of programs and staying in El Cajon rather than going back to their hometown; and
- Suggestion to reach out to ECHTF before stopping funding.

Dr. Julie Hayden, introduced herself as the new CEO for ECTLC.

MOTION BY KENDRICK, SECOND BY ORTIZ, to ACCEPT Staff's Recommendations.

MOTION CARRIED BY 4 – 1 VOTE, METSCHEL – NO.

10. City Hall Building: Opportunities & Considerations

RECOMMENDATION:

That the City Council provides feedback on options presented in the agenda report.

ADMINISTRATIVE REPORTS: (Item 10 – Continued)

DISCUSSION

City Manager Mitchell provided detailed information of the Item.

Discussion ensued among Council and Staff concerning the following:

- California Surplus Law considerations;
- Affordable housing options;
- If new a City Hall is built, considerations for the current building;
- Building new housing above the City Council Chamber;
- Consider Public/Private partnerships for cost of a new City Hall;
- Staff will bring ideas and proposals to the City Council in a year.

No comments were received for the Item.

No Motion was required for Item.

COMMISSION REPORTS: None

ACTIVITIES REPORTS/COMMENTS OF MAYOR WELLS:

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

11. Council Activities Report/Comments

Report as submitted.

ACTIVITIES REPORTS OF COUNCILMEMBERS:

12. 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.

Report as submitted.

ACTIVITIES REPORTS OF COUNCILMEMBERS: (Continued)

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

Council Activities Report/Comments.

Report as submitted.

14. 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.

15. 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

16. Review and Approve Amendments to Ord 5119; Renewing and Approving Policy 706 Military Equipment Use, 2023 Edition

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 Reviewing and Approving Ordinance 5119 to Renew Restrictions Relating to Purchase of Military Equipment, Supplies, or Other Property for Law Enforcement Use; Approving the El Cajon Police Department's Annual Military Equipment Report for 2023 and Approving Policy 706 Military Equipment Use, 2023 Edition.

MOTION BY WELLS, SECOND BY ORTIZ, to ADOPT Ordinance No. 5137, Review and Approve Ordinance 5119 to Renew Restrictions Relating to Purchase of Military Equipment, Supplies, or Other Property for Law Enforcement Use; Approve the El Cajon Police Department's Annual Military Equipment Report for 2023 and Approve Policy 706 Military Equipment Use, 2023 Edition.

MOTION CARRIED BY UNANIMOUS VOTE.

CLOSED SESSIONS: None

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 25th day of July, 2023, at 4:25 p.m., to Tuesday, August 8, 2023, at 3:00 p.m.

ANGELA L. CORTEZ, CMC
City Clerk/Secretary



City Council
Agenda Report

Agenda Item 4.

DATE: August 8, 2023
TO: Honorable Mayor and City Councilmembers
FROM: Yazmin Arellano, Director of Public of Works
SUBJECT: 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.

BACKGROUND:

On July 28, 2022, the City Council awarded a contract for the Pedestrian Safety Improvements project to Baker Electric & Renewable, LLC., for \$209,576.00. This project included installing eleven (11) pedestrian Rectangular Rapid Flashing Beacons, RRFBs, at schools and high-volume pedestrian uncontrolled street crossings throughout the City. The project was funded by a Caltrans Highway Safety Improvement Program (HSIP) grant.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

This project is exempt from environmental review under CEQA Guideline section 15301 (C) (Class 1) as it is a minor alteration of an existing public infrastructure involving negligible or no expansion of an existing use.

FISCAL IMPACT:

The fiscal impact of the total construction costs is \$209,576.00.

Prepared By: Raul Armenta, Associate Engineer

Reviewed By: Yazmin Arellano, Director of Public Works

Approved By: Graham Mitchell, City Manager



City Council Agenda Report

Agenda Item 5.

DATE: August 8, 2023
TO: Honorable Mayor and City Councilmembers
FROM: Yazmin Arellano, Director of Public of Works
SUBJECT: 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.

BACKGROUND:

On January 11, 2022, the City Council awarded a contract for the Overlay 2022 project to SRM Contracting & Paving. This project included the full-width grind and asphalt overlay of twenty-seven residential, collector, and arterial thoroughfares. On August 9, 2022, the City Council authorized Contract Change Order No. 1 for \$639,548.02 for additional paving on Main Street from W.D. Hall Drive to Mollison Avenue. SRM Contracting & Paving completed the project on March 16, 2023.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to section 15301(c) (Class 1) Existing Facilities. This exemption applies to projects involving repair and maintenance of existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities.

FISCAL IMPACT:

This project is budgeted in Transportation CIP Job No. 200020PWCP and Job No. 233786PWCP with funds from TransNet, (SB1) Road Maintenance and Rehabilitation Account, Waste Management Street Specific Obligation, and a CalRecycle Rubberized Asphalt grant. The total construction contract expenditure is \$3,085,427.44.

Prepared By: Sydney Grube, Assistant Engineer

Reviewed By: Yazmin Arellano, Director of Public Works

Approved By: Graham Mitchell, City Manager



City Council Agenda Report

Agenda Item 6.

DATE: August 8, 2023
TO: Honorable Mayor and City Councilmembers
FROM: Mara Romano, Purchasing Agent
SUBJECT: 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.

BACKGROUND:

The abovementioned project consists of replacing obsolete controllers, upgrading the software system, and integrating the controllers into the City Hall server. City Hall and Council Chambers were previously upgraded and now the PSC is being upgraded to interface with City Hall. The project is ongoing due to scheduling matters and lead time on parts. The software is proprietary and Climatec, LLC is the only authorized San Diego County dealer. On December 6, 2021, the City Manager approved the sole source procurement of this public project in the amount of \$52,745 in accordance with El Cajon Municipal Code section 3.20.010 (C) (1) (a).

During the course of the project, it was determined there was a fault in the HVAC data control trunk line. On April 17, 2023, the contract was increased in the amount of \$9,081.32 to locate and repair the faults and replace broken actuators in accordance with City Council Policy B-4, which grants the City Manager authority to execute a change order in an amount not to exceed 25% of the original contract value.

While completing the repairs, it was discovered there were additional faulty parts that require replacement and repair, resulting in an increase request of \$17,012.10. The total costs of these increases exceed 25% of the original contract value as established by City Council Policy B-4, thus requiring approval from the City Council.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

The proposed contract amendment for Upgrade HVAC Hardware Controllers & Software at the Public Safety Center is exempt from the California Environmental Quality Act (CEQA) subject to section 15301 (Existing Facilities) of the State CEQA Guidelines. Section 15301 provides an exemption for replacement of equipment involving negligible or no expansion of existing use. None of the exemption exceptions listed under CEQA Guidelines section 15300.2 exist.

FISCAL IMPACT:

Approval of the \$17,012.10 increase will supplement the current contract, for a total not-to-exceed amount of \$78,838.42. Sufficient funds are available in Fiscal Year 2023-24 Annual Budget: Public Works – Facilities Maintenance (101550).

Prepared By: Mara Romano, Purchasing Agent

Reviewed By: Yazmin Arellano, Director of Public Works

Approved By: Graham Mitchell, City Manager

Attachments

Resolution

RESOLUTION NO. ___-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CAJON
APPROVING THE CONTRACT AMENDMENT FOR
UPGRADE HVAC HARDWARE CONTROLLERS AND SOFTWARE
AT THE PUBLIC SAFETY CENTER

WHEREAS, on December 6, 2021, in accordance with El Cajon Municipal Code section 3.20.010(C) (1) (a), the City Manager of the City of El Cajon (the "City") approved a sole source procurement with Climatec, LLC ("Climatec") for the Upgrade HVAC Hardware Controllers and Software at the Public Safety Center project (the "Project") to replace obsolete controllers, upgrade the software system, and integrate the controllers into the City Hall server, in the amount of \$52,745.00; and

WHEREAS, upgrades to City Hall and the Council Chambers have been implemented, and the Public Safety Center ("PSC") is currently being upgraded to interface with City Hall, but the Project is ongoing due to scheduling adjustments and delays caused by changing lead times on parts; and

WHEREAS, the software is proprietary and Climatec is the only authorized San Diego County dealer; and

WHEREAS, during the course of the project, it was determined there was a fault in the HVAC data control trunk line, and on April 17, 2023, in accordance with City Council Policy B-4, which grants the City Manager authority to execute a change order in an amount not to exceed 25% of the original contract value, the contract was increased in the amount of \$9,081.32 to locate and repair the faults and replace broken actuators; and

WHEREAS, while completing the repairs, it was discovered there were additional faulty parts that require replacement and repair, resulting in an additional compensation request of \$17,012.10; and

WHEREAS, because the total aggregate cost would now exceed 25% of the original contract value as established by City Council Policy B-4, City Council approval is required for additional compensation for the Project; and

WHEREAS, the Project is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15301(C), which includes the maintenance of existing facilities and provides an exemption for replacement of equipment involving negligible or no expansion of existing use; and

WHEREAS, none of the exemption exceptions listed under CEQA Guidelines section 15300.2 exist; and

WHEREAS, sufficient funds are available in Fiscal Year 2023-2024 Annual Budget: Public Works – Facilities Maintenance, and staff recommends that the City Council approve the increase of \$17,012.10, for a total not-to-exceed compensation amount of \$78,838.42.

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 Project is exempt from CEQA pursuant to CEQA Guidelines section 15301(C), which includes the maintenance of existing facilities, and none of the exemption exceptions listed under CEQA Guidelines section 15300.2 exist.
3. The City Council hereby approves an increase of \$17,012.10 for the Project, for a total not-to-exceed compensation amount of \$78,838.42.
4. The City Council hereby authorizes the City Manager, or such person as is designated by the City Manager, to execute an amendment to the contract, with any such changes as may be necessary and approved by the City Manager.
5. The City Manager, or such person as is designated by the City Manager, is hereby authorized and directed to execute any subsequent amendments to the Agreement, or other documents necessary, as may be approved by the City Manager, on behalf of the City of El Cajon.

08/08/23 CC Agenda
Reso – Approve Amendment of PSC HVAC Upgrade Contract (Climatec) 073123



City Council Agenda Report

Agenda Item 7.

DATE: August 8, 2023
TO: Honorable Mayor and City Councilmembers
FROM: Mara Romano, Purchasing Agent
SUBJECT: 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.

BACKGROUND:

The Wells Park Improvements – Storm Water Treatment & Landscaping project is partially funded by the San Diego River Conservancy and consists of installing water quality treatment systems such as bioretention basins and storm water curb inlet filtration boxes. The storm water treatment of park and street runoff will improve the quality of water entering Forester Creek and the additional landscaping will beautify the Wells Park entrance.

This bid was advertised on June 22, 2023. The City received six bids on July 24, 2023, and evaluated the four lowest bid submissions.

In accordance with the "Standard Specifications for Public Works Construction" (Green Book), a bidder is considered non-responsive for failure to perform at least fifty percent (50%) of the contract work with their own forces. This ensures that the general contractor has a vested stake in the project's outcome. The bid submitted by the first apparent low bidder, HSCC, Inc., listed subcontractors performing more than fifty percent (50%) of the work, making its bid non-responsive.

Staff recommends the City Council adopts resolutions to (1) approve the plans and specifications for the project, and (2) (a) find the bid of the first apparent low bidder, as cited above, non-responsive, and (b) award the bid to the lowest responsive, responsible bidder, Whillock Contracting, Inc., in the amount of \$937,389. The summary of bids is attached, and

complete proposals are on file in the Purchasing Division.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

The proposed Storm Water Treatment and Landscaping Improvement Project at Wells Park is exempt from the State CEQA Guidelines in accordance with section 15308 as this project will enhance and protect the environment.

FISCAL IMPACT:

The fiscal impact is \$937,389. Sufficient funds are included in the Fiscal Year 2023-24 Annual Budget: Wells Park Improvements – Storm Water Treatment (203700PWCP).

Prepared By: Mara Romano, Purchasing Agent

Reviewed By: Yazmin Arellano, Director of Public Works

Approved By: Graham Mitchell, City Manager

Attachments

Resolution - Approve Plans & Specs

Resolution - Award

Bid Summary - 009-24

RESOLUTION NO. __ -23

RESOLUTION APPROVING PLANS AND
SPECIFICATIONS FOR WELLS PARK IMPROVEMENTS –
STORM WATER TREATMENT AND LANDSCAPING
(Bid No. 009-24)

WHEREAS, the Director of Public Works has submitted plans and specifications for the Wells Park Improvements – Storm Water Treatment and Landscaping 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. __-23

RESOLUTION AWARDING BID FOR
WELLS PARK IMPROVEMENTS –
STORM WATER TREATMENT AND LANDSCAPING
(Bid No. 009-24)

WHEREAS, the Wells Park Improvements – Storm Water Treatment and Landscaping project (the "Project") is partially funded by the San Diego River Conservancy and consists of installing water quality treatment systems such as bioretention basins and storm water curb inlet filtration boxes; and

WHEREAS, the storm water treatment of park and street runoff will improve the quality of water entering Forester Creek and the landscaping will beautify the entrance to Wells Park in the City of El Cajon (the "City"); and

WHEREAS, the Project was advertised on June 22, 2023, and six (6) bids were received on July 24, 2023, and

WHEREAS, in accordance with the "Standard Specifications for Public Works Construction" (Green Book), a bidder is considered non-responsive for failure to perform at least fifty percent (50%) of the contract work with their own forces, which ensures that the general contractor has a vested stake in the Project's outcome; and

WHEREAS, after evaluation of the four (4) lowest bids, it was determined that the bid submitted by the first apparent low bidder, HSCC, Inc. ("HSCC"), listed subcontractors performing more than fifty percent (50%) of the work, making its bid non-responsive; and

WHEREAS, staff recommends the City Council deems HSCC's bid to be non-responsive, and awards the bid to the lowest responsive, responsible bidder, Whillock Contracting, Inc. ("Whillock"), in the amount of \$937,389; and

WHEREAS, sufficient funds for the Project are included in the Fiscal Year 2023-2024 Annual Budget: Wells Park Improvements – Storm Water Treatment account; and

WHEREAS, the Project is exempt from the California Environmental Quality Act ("CEQA") in accordance with section 15308 of the State CEQA Guidelines as it will enhance and protect the environment; and

WHEREAS, the City Council believes it to be in the best interests of the City to find the first low bidder non-response and award the bid to Whillock as the lowest responsive, responsible bidder, in the amount of \$937,389.

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. That the first low bidder is determined to be non-responsive for the failure to perform at least fifty percent (50%) of the work, and the bid submitted by HSCC is, therefore, rejected.

3. The City Council hereby awards the bid for the Project to the lowest responsive, responsible bidder:

Whillock Contracting, Inc.

in an amount not to exceed \$937,389.

4. 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.

08/08/23 CC Agenda

Reso – Bid 009-24 – Wells Park Impvmts–Storm Water Treatment & Landscaping – Awd (Whillock Contracting) 080123



City of El Cajon – Purchasing Division

BID EVALUATION

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

Bid No. 009-24	Bid Name: Wells Park Improvements – Storm Water Treatment & Landscaping
Solicitation Due Date/Time: July 24, 2023/ 2:00 p.m.	Initial Date of Advertisement: June 22, 2023
Number of Responses Received: 6	Bid Estimate: \$900,000

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

Vendor	Vendor Type	Bid Amount	Format	Submit Date	Status
HSCC Inc.	CADIR, WBE	\$929,346.80	Electronic	07/24/2023 1:52:16 PM	Submitted
Whillock Contracting, Inc.		\$937,389.00	Electronic	07/24/2023 1:42:35 PM	Submitted
Bert W. Salas Inc.		\$948,806.50	Electronic	07/24/2023 1:47:47 PM	Submitted
Blue Pacific Engineering		\$982,750.00	Electronic	07/24/2023 1:34:35 PM	Submitted
Western Rim Constructors, Inc.	CADIR	\$1,011,266.90	Electronic	07/24/2023 1:40:11 PM	Submitted
Fordyce Construction, Inc.		\$1,110,965.00	Electronic	07/24/2023 1:55:56 PM	Submitted

BID EVALUATION (TOP THREE LOWEST RESPONSES):

Bidder	Bid Responsiveness	Notes
HSCC, Inc.	No	Failure to perform 50% of work.
Whillock Contracting, Inc.	Yes	
Bert W. Salas, Inc.	Yes	
Blue Pacific Engineering Construction, Inc.	Yes	

LEGAL REVIEW REQUIRED: YES NO **IF YES, DATE LEGAL REVIEW COMPLETED:**

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

LOWEST, RESPONSIVE, RESPONSIBLE BIDDER NAME AND AMOUNT: WHILLOCK CONTRACTING, INC, \$937,389

PURCHASING DIVISION:

Review Completed By: Mara Romano

Date: July 29, 2023



City Council
Agenda Report

DATE: August 8, 2023
TO: Honorable Mayor and City Councilmembers
FROM: Vince DiMaggio, Assistant City Manager
SUBJECT: 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.

BACKGROUND:

At the July 25, 2023 City Council meeting, the City Council received a report from the City Manager outlining several options for the redevelopment of City-owned land within the Civic Center area. This included the possible construction of a new city hall or the revitalization of the existing city hall, along with a host of options for monetizing under-utilized city-owned property.

Inherent in any of these options is the required compliance with the State's Surplus Land Act (SLA). In general terms, the SLA requires that publicly owned land deemed to be "surplus" land must first be offered for sale to affordable housing developers and other local agencies through a series of noticing requirements. If no responses to the offers are received, the city may then proceed with developing or disposing of the surplus land as it sees fit.

This item is being brought to the City Council as a companion item to the July 25 presentation. The City has retained the services of Kosmont Companies, the state's preeminent experts in the SLA, to provide a presentation to the City Council on the required steps necessary to comply with the SLA. Following the presentation, the Council may choose to direct staff to begin the process of SLA compliance.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

Discussion and City Council feedback on Surplus Land Act requirements is not a project subject to the California Environmental Quality Act (CEQA) because it is a procedural, administrative step in the process.

Prepared By: Vince DiMaggio, Assistant City Manager

Reviewed By: N/A

Approved By: Graham Mitchell, City Manager



City Council
Agenda Report

DATE: August 8, 2023
TO: Honorable Mayor and City Councilmembers
FROM: Chris Berg, Marketing and Engagement Manager
SUBJECT: Downtown Market Nights

RECOMMENDATION:

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

BACKGROUND:

One of the goals of the City is to boost its economic position. The City's downtown has tremendous potential to be more of an economic engine for the community. Its layout and design lends itself well for community events, proven by events such as HauntFest, America on Main Street, Friday Night Concerts, and the weekly car shows. These events help bring residents and visitors to the City's downtown.

Staff has been working on a proposal to bring a farmers market and evening entertainment to downtown El Cajon. As part of this effort, staff has met with experts in the field, the Downtown Business Partners, the East County Chamber of Commerce staff, and the East County Economic Development Council staff. We believe we are at a point in which details of the proposed East County Market Nights can be shared with the City Council to solicit feedback.

During the presentation of this agenda item, staff will share the overall vision of Downtown Market Nights, identify the day, times, and duration of the market, and a proposed layout. With City Council feedback, staff can take the next steps to solicit a farmers market manager/team and better understand the short- and long-term fiscal impacts for further City Council consideration.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

Discussion and City Council feedback on a farmers market vision is not a project subject to the California Environmental Quality Act (CEQA) because it is a procedural, administrative step in the process.

Prepared By: Chris Berg, Marketing & Engagement Manager

Reviewed By:

Approved By: Graham Mitchell, City Manager



City Council Agenda Report

Agenda Item 10.

DATE: August 8, 2023
TO: Honorable Mayor and City Councilmembers
FROM: Yazmin Arellano, Director of Public of Works
SUBJECT: 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.

BACKGROUND:

On March 28, 2023, the City Council approved an emergency declaration for Wells Park restroom conditions to safeguard public health and safety. The emergency restroom restoration was completed on August 4, 2023. The reconfiguration of the existing structure converted the facility from six individual unisex restrooms to three men's open "beach style" restrooms facing the park's southern side and three women's restrooms facing the parking lot. The work included building exterior block walls that created hallways on each side of the restroom building, installing lockable gates at the end of each hallway, concrete walkways around the facility, roof reconstruction, sizeable open-air skylights, interior and exterior lighting, and other building components. The new restroom reconfiguration allows park employees to secure the restrooms during park closure hours by locking the newly installed gates at the end of each hallway, and park rangers can now perform periodic restroom stall inspections from outside the structure, ensuring a safer environment for all park users.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

Emergency repairs to publicly-owned service facilities necessary to maintain service essential to the public health, safety, or general welfare are exempt from the requirements of CEQA pursuant to section 15269(b) (Emergency Projects) of the CEQA guidelines.

FISCAL IMPACT:

Proposed American Rescue Plan Act funded construction expenditures total \$129,229.00.

Prepared By: Senan Kachi, Associate Engineer

Reviewed By: Yazmin Arellano, Director of Public Works

Approved By: Graham Mitchell, City Manager

Attachments

Resolution

RESOLUTION NO. __-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CAJON
PROCLAIMING THE TERMINATION OF WELLS PARK RESTROOM REPAIRS;
AND AUTHORIZING REALLOCATION OF AMERICAN RESCUE PLAN ACT FUNDS
FROM ECONOMIC DEVELOPMENT (ARP08) TO WELLS PARK FACILITIES
RENOVATION (ARP18), AND APPROPRIATION TO THE
WELLS PARK FACILITIES RENOVATION (233792PWCP) PROJECT

WHEREAS, on March 28, 2023, the City Council approved an emergency declaration for Wells Park restroom conditions to safeguard public health and safety; and

WHEREAS, the City Council ratified the City Manager's proclamation of emergency for the Wells Park restroom conditions on March 28, 2023, by Resolution No. 017-23; on April 11, 2023, by Resolution No. 022-23; on April 25, 2023, by Resolution No. 023-23; on May 9, 2023, by Resolution No. 028-23; on May 23, 2023, by Resolution No. 037-23; on June 13, 2023, by Resolution No. 046-23; on June 27, 2023, by Resolution No. 061-23; on July 11, 2023, by Resolution No. 065-23, and on July 25, 2023, by Resolution No. 067-23; and

WHEREAS, the reconfiguration of the existing structure converted the facility from six individual unisex restrooms to three men's restrooms facing the park's southern side and three women's restrooms facing the parking lot; and

WHEREAS, the new configuration allows park employees to secure the restrooms during park closure hours by locking the newly installed gates at the end of each hallway, and perform periodic restroom stall inspections from outside the structure, thereby ensuring a safer environment for all park users; and

WHEREAS, emergency repairs to publicly-owned service facilities necessary to maintain service essential to the public health, safety, or general welfare are exempt from the requirements of California Environmental Quality Act ("CEQA") pursuant to section 15269(b) (Emergency Projects) of the CEQA Guidelines; and

WHEREAS, emergency restroom renovation work was completed on August 4, 2023; and

WHEREAS, the final amount expended for the emergency repairs is \$129,229.00, using the proposed American Rescue Plan Act funding; and

WHEREAS, staff recommends that \$129,229.00 of American Rescue Plan Act funds from Economic Development (ARP08) be reallocated to Wells Park Facilities Renovation (ARP18), and appropriated to the Wells Park Facilities Renovation (233792PWCP) project.

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. That in adopting Resolution No. 024-23, the City Council approved an exemption from further environmental review under section 15269(b) (Emergency Projects) of CEQA Guidelines, and authorized staff to file a notice of exemption for this emergency project.

3. The City Council hereby proclaims the termination of the local emergency for the Wells Park restroom conditions.

4. The City Council hereby authorizes reallocation of \$129,229.00 of American Rescue Plan Act funds from Economic Development (ARP08) to Wells Park Facilities Renovation (ARP18), and appropriation to the Wells Park Facilities Renovation (233792PWCP) project.

08/08/23 CC Agenda

Reso - Proclaiming Emergency Termination & Final Costs for Wells Pk Restrooms 080223



City Council
Agenda Report

DATE: August 8, 2023
TO: Honorable Mayor and City Councilmembers
FROM: Graham Mitchell, City Manager
SUBJECT: 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.

BACKGROUND:

In 2021, the City received \$30.4 million in Federal funds through the American Rescue Plan Act (ARPA). Shortly after, the City Council allocated these funds to a wide range of one-time expenditure projects and programs, including “economic development” purposes. At the time, the City did not have a specific economic development project. The allocation was originally \$4 million or potential projects. Unfortunately, staff anticipates that the projects identified in this staff report could reach up to \$5.5 million.

The purpose of this agenda item is to present several possible economic development projects that the City could pursue. The objectives of these projects are to:

1. Leverage Federal funds into lasting projects that generate tax revenue for the City,
2. Serve as a catalyst for additional economic development projects,
3. Reduce or prevent blighting conditions (such as vacancies), and
4. Provide community benefit opportunities.

Since these ARPA funds were designated for economic development purposes, staff have sought projects that are eligible for funding and that meet one or more of the objectives identified above. This agenda report identifies three projects and provides preliminary information about each. Because each of the projects involves either the purchase, lease, or participation in the purchase of property, there are companion closed session agenda items to specifically and solely address price and terms of possible transactions.

Food Hall/Restaurant Marketplace

A significant inhibiting factor to opening a restaurant is the astronomical cost of capital improvements and the time it takes to prepare for opening day—sometimes up to a year. In some cases, millions of dollars have been spent before the restaurant’s doors even open, which requires sizable upfront capital. A second factor that hinders restaurant expansion into communities, such as El Cajon, is the unknown market.

One way to overcome these constraints is an idea that has been booming around the globe,

including in San Diego County—it is the concept of a “food hall” or “restaurant marketplace.” Under this format, restaurants share a central kitchen for food preparation and storage and then cook or assemble their specific menu items at their own food preparation areas. The patrons of the different restaurants then share a communal dining space. Typically, these facilities have a central bar that serves alcoholic beverages, so only one liquor license is required. The most recent facilities to open in San Diego County are Little Italy’s Food Hall (littleitalyfoodhall.com) and Sky Deck at Del Mar Highlands (delmarhighlandstowncenter.com/skydeck).

To better understand this concept, the City Manager, Assistant City Manager, Community Development Director, and Marketing and Engagement Manager met with several established and successful restaurateurs in various neighborhoods in San Diego. Each not only expressed support for the concept and its viability, but provided useful insights as to how ARPA money could be leveraged at critical stages in order to provide the best possible chance for long-term success of the venture.

Staff believes that this model could thrive in El Cajon. It allows restaurants throughout the County to test the market before opening. It also provides for an ideal incubator environment for start-up restaurant entrepreneurs to gain experience and to build a customer base before moving to their own location.

If this were a venture the City Council supports, staff recommends that the City begin to secure a building. There are limited buildings that have kitchen facilities that could be leased at this time. While a lease is being secured, the City could also issue a Request for Qualifications to attract and select a company to manage the venue. The selected company would be required to secure a liquor license, oversee the building renovations, secure tenants, manage the central kitchen, market the venue, provide mentoring to new restaurants, etc.

Most likely, the City would contribute funding toward equipment and would subsidize the building’s lease for a period of up to 18 months (12 months while selecting the company and renovating the site and up to 6 months while the restaurants become fully operational). Staff recommends that after a designated period, the lease is assumed by the managing company.

Based on the square footage required (between 5,000 and 8,000 square feet), the current rates for restaurant buildings, and equipment for up to six restaurants, staff estimates a one-time cost of \$870,000. This includes \$600,000 for equipment and \$270,000 for 18 months of lease payments.

Motel Property

Earlier this year, the City Council discussed seeking motels interested in converting rooms into housing opportunities. Staff met with several motel property owners and sought the appraisal of one of those properties. After discussions, staff believes that the City could purchase or assist in the purchase of a motel property that would be part of a larger assemblage of parcels. These assembled properties would be redeveloped as housing or mixed-use commercial and housing.

Alternatively, staff has explored the advantages of participating in a project by providing the public improvements that would be required as part of a large-scale development project. This includes, but is not limited to, various street improvements, sidewalks and sidewalk improvements, street lighting, street trees and landscaping.

In this option, the use of ARPA money as a means to fund a significant redevelopment project will not only result in more market rate housing alternatives but also result in a substantial improvement in the neighborhood aesthetic as well as removing motel rooms from our oversaturated motel market.

For either means of participation, staff anticipates that this project would require a minimum investment of \$2 million into this potentially transformative project.

Business Incubator Facility

In 2014, the City began exploring the idea of a small business incubator program. During that time, a separate entity formed a board of directors to operate the incubator and the City granted \$10,000 of seed money to assist in the incubator's inception. Staff have learned that those funds have never been spent and are being held for when the incubator idea re-emerges.

The concept of an incubator is to provide start-up companies with office space and a menu of professional services and expertise, all under one roof. The aim of the incubator is to give entrepreneurs a place, with less risk, to get started and hopefully grow into an independent location within the City. There are many types of incubators that cater to different industry sectors—biotech, computer programming, manufacturing, etc. Staff believe that there is value in focusing on restaurant start-ups. There are resources to assist in a restaurant-focused incubator and staff believe there are start-ups that could benefit from this type of assistance.

The purchase of a building for the purpose of housing a small business incubator is an eligible expenditure under the ARPA guidelines. There are several properties that could be well suited to house both a small business incubator and a service agency. The Chaldean Community Council currently operates a wide range of programs from helping individuals secure public assistance, rental assistance, higher education assistance, workforce development, and small business assistance. Members of the Chaldean Community Council also participated in the efforts to start the small business incubator program in 2015. A joint location may serve a wide range of community members, from recent immigrants to eager entrepreneurs.

Staff believe that an initial investment in the purchase and repair of a building between 6,000 and 8,000 square feet is approximately \$2.5 million. Assuming the non-small business incubator portion of the building could be leased at market rate or generate loan payment revenue, the City could generate revenue that could be used to support the incubator program.

Conclusion

All of the possible projects and ideas outlined herein have community benefit. However, as stated in the introduction of the report, the total cost of the three projects could exceed the amount allocated by \$1.5 million. However, until there is more exploration of these projects and negotiations, it is possible that one or more project(s) falls through. However, if there are not sufficient funds, several questions should be weighed when considering the projects:

1. Is the project ready to receive funding within the remaining time allotted to expend ARPA funds (roughly one year from now)?
2. What is the project's "return on investment," in terms of greatest positive impact to the community?
3. Do one of these projects warrant the use of General Reserve funds if there are not sufficient ARPA monies available?

Staff seeks general feedback from the City Council and prioritization of projects. With that feedback, staff can continue to work toward the implementation of these projects while also

finding other ARPA eligible projects in the event one of these does not come to fruition.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

Discussion of possible ARPA funded projects and next steps is not a project subject to the California Environmental Quality Act (CEQA) because it is a procedural, administrative step in the process.

Prepared By: Graham Mitchell, City Manager

Reviewed By:

Approved By: N/A



**City Council
Agenda Report**

DATE: August 8, 2023
TO: Honorable Mayor and City Councilmembers
FROM: Mayor Wells
SUBJECT: Council Activity Report

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:

July 28, 2023 – SANDAG Board of Directors
August 7, 2023 – Mayors Symposium
August 8, 2023 – City Council Meeting(s)

I am available to answer questions.

Submitted By: Bill Wells, Mayor



City Council
Agenda Report

Agenda Item 13.

DATE: August 8, 2023

TO: Honorable Mayor and City Councilmembers

FROM: Deputy Mayor Goble

SUBJECT: 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.

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:

July 20, 2023 – MTS Interview re: litigation
July 21, 2023 – MTS Phone call re: litigation
July 24, 2023 – Trash Pick-Up / E. Main
July 24, 2023 – Emails with Gary G. re: Location of July 4th Fireworks
July 24, 2023 – Emails with East County Chamber re: Sunbreak Ranch
July 24, 2023 – Emails with Councilmember Lothia re: MTS Bus costs
July 25, 2023 – Emails with Kay L. re: ECHTF Funding Agenda Item
July 27, 2023 – Emails with Nate C. @ GoRail.com re: Weight limit of trucks on roads
August 7, 2023 – Meeting with MTS re: East County Fare Enforcement Test
August 7, 2023 – Meeting with City Manager
August 8, 2023 – City Council Meeting(s)

I am available to answer questions.

Submitted By: Steve Goble, Deputy Mayor



City Council
Agenda Report

Agenda Item 14.

DATE: August 8, 2023
TO: Honorable Mayor and City Councilmembers
FROM: Councilmember Kendrick
SUBJECT: COUNCILMEMBER GARY KENDRICK
METRO Commission/Wastewater JPA; Heartland Communications;
Heartland Fire Training JPA.

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:

July 27, 2023 – HCFA Commission Meeting
July 28, 2023 – Meeting with Dr. Noori Barka
August 3, 2023 – Merto Wastewater JPA
August 8, 2023 – City Council Meeting(s)

I am available to answer questions.

Submitted By: Gary Kendrick, Councilmember



City Council
Agenda Report

Agenda Item 15.

DATE: August 8, 2023

TO: Honorable Mayor and City Councilmembers

FROM: Councilmember Metschel

SUBJECT: COUNCILMEMBER MICHELLE METSCHEL

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

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:

July 28, 2023 – Meet with Chaldean Community Council
July 28, 2023 – San Diego Oasis Opening
July 28, 2023 – Interview with KNSD 7
August 1, 2023 – National Night Out
August 8, 2023 – City Council Meeting(s)

I am available to answer questions.

Submitted By: Michelle Metschel, Councilmember



City Council
Agenda Report

Agenda Item 16.

DATE: August 8, 2023

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.

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:

July 26, 2023 – Meeting with New West Development

July 27, 2023 – MTS Board Meeting

August 1, 2023 – National Night Out

August 2, 2023 – Meeting with City Manager

August 8, 2023 – City Council Meeting(s)

I am available to answer questions.

Submitted By: Phil Ortiz, Councilmember



City Council
Agenda Report

Agenda Item 17.

DATE: August 8, 2023
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:
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

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, August 8, 2023, at 3:00 p.m.

CONFERENCE WITH REAL PROPERTY NEGOTIATORS – pursuant to Government Code section 54956.8.

Conference with real property negotiators is not a project subject to the California Environmental Quality Act (CEQA) because it is a procedural, administrative step in the process.

Morgan L. Foley
City Attorney/General Legal Counsel

MLF:hms



City Council
Agenda Report

Agenda Item 18.

DATE: August 8, 2023
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:
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

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, August 8, 2023, at 3:00 p.m.

CONFERENCE WITH REAL PROPERTY NEGOTIATORS – pursuant to Government Code section 54956.8.

Conference with real property negotiators is not a project subject to the California Environmental Quality Act (CEQA) because it is a procedural, administrative step in the process.

Morgan L. Foley
City Attorney/General Legal Counsel

MLF:hms



City Council
Agenda Report

Agenda Item 19.

DATE: August 8, 2023
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:
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

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, August 8, 2023 at 3:00 p.m.

CONFERENCE WITH REAL PROPERTY NEGOTIATORS – pursuant to paragraph Government Code section 54956.8.

Conference with real property negotiators is not a project subject to the California Environmental Quality Act (CEQA) because it is a procedural, administrative step in the process.

Morgan L. Foley
City Attorney/General Legal Counsel

MLF:hms