



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

Council Chamber  
200 Civic Center Way  
El Cajon, CA 92020

## Agenda

SEPTEMBER 12, 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 August 8, 2023, Meeting and the Agenda of the September 12, 2023, Meeting in accordance to State Law and City Council/Housing Authority/Successor Agency to the Redevelopment Agency Policy.

**PRESENTATIONS:**

- Presentation: Camp Run-a-Mutt: Dog Days of Summer
- Proclamation: National Preparedness Month

**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 August 8, 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. Award of SOQ No. 007-24 – On-Call Professional Services

RECOMMENDATION:

That the City Council:

1. Determines the list of qualified firms to provide professional services is exempt from the provisions of the California Environmental Quality Act in accordance with section 15378(b)(2) of the CEQA Guidelines; and
2. Adopts the next Resolution, in order, to award a pre-qualified list of firms for SOQ No. 007-24 – On-Call Professional Services for a two-year term, with up to three additional one-year renewal options.

5. Geographic Information Systems (GIS) Technician Classification Specification Update

RECOMMENDATION:

That the City Council approves the updates to the education and experience sections of Geographic Information Systems (GIS) Technician classification specification.

6. Revised Classification Specification for Senior Management Analyst

RECOMMENDATION:

That the City Council approves the revised classification specification for Senior Management Analyst.

7. Revised Classification Specification for Forensic Evidence Technician

RECOMMENDATION:

That the City Council approves the proposed changes to the classification specification for Forensic Evidence Technician.

8. Revisions to the Principal Civil Engineer Classification Specification

RECOMMENDATION:

That the City Council approves the proposed revisions to the Principal Civil Engineer classification specification.

9. Authorization to Apply for the FY2022-23 CalRecycle SB 1383 Grant.

RECOMMENDATION:

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

1. Authorize the City Manager or designee to apply for, and if awarded, accept the FY 2022-23 CalRecycle SB 1383 Local Assistance Grant Program
2. Authorize the City Manager or designee to execute any documents and agreements necessary to apply for and receive the grant funds.

10. Subdivision Agreement for Public and Private Improvements for 300 El Cajon Boulevard, Engineering Job No. 3757

RECOMMENDATION:

That the City Council:

1. Authorizes the City Manager to execute agreements and related documentation with the new owner, KB Home Coastal Inc.;
2. Authorizes the City Clerk to accept bonds from KB Home Coastal Inc., which will be released after completion of improvements;
3. Authorizes the City Manager to terminate agreements and related documentation with the original owner, City Ventures Homebuilding, LLC; and
4. Authorizes the City Clerk to release bonds to City Ventures Homebuilding, LLC. after bonds from KB Home Coastal Inc. are secured.

11. Award of Bid No. 010-24 – Asphalt Spot Repairs

RECOMMENDATION:

That the City Council:

1. Determines that the project is categorically exempt in accordance with section 15301 of the State CEQA Guidelines; and
2. Adopts the next Resolutions, in order, to:
  - a. Approve Plans and Specifications for Asphalt Spot Repairs, Bid No. 010-24; and
  - b. Award the bid to the lowest responsive, responsible bidder, TC Construction Company, Inc., in the amount of \$548,375.

12. Award of Bid No. 008-24 – Stoney’s Neighborhood Park Fitness Equipment & Playground Resurfacing Re-Bid

RECOMMENDATION:

That the City Council:

1. Determines that the project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines sections 15301 and 15302; and
2. Adopts the next Resolutions, in order, to:
  - a. Approve Plans and Specifications for Stoney’s Neighborhood Park Fitness Equipment & Playground Resurfacing Re-Bid, Bid No. 008-24; and
  - b. Award the bid to the lowest responsive, responsible bidder, Western State Builders, Inc., in the amount of \$269,471.96.

13. Contract Amendment for Bid No. 010-20 – Street Striping & Removal Services

RECOMMENDATION:

That the City Council:

1. Determines that the project is exempt from the California Environmental Quality Act (CEQA) in accordance with section 15301(c) of the CEQA Guidelines; and
2. Adopts the next Resolution, in order, to increase the Street Striping & Removal Services multi-year contract in the not-to-exceed amount of \$95,236.33.

14. Contract Amendment for Bid No. 004-22 – Broadway Creek Restoration Phase A

RECOMMENDATION:

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

1. Amend the scope of work and increase the compensation and working days for the Public Works Contract with Whillock Contracting, Inc. (WCI), for the restoration project in the not-to-exceed amount of \$300,000; and
2. Appropriate \$300,000 of Wastewater Enterprise Fund equity to increase the Broadway Creek Restoration Phase A (173586PWCP) project budget.

15. Subdivision Agreement for Public Improvements and Parcel Map for Tentative Parcel Map (TPM) No. 2021-0004; 1540 Mint Avenue; Engineering Job No. 3807

**RECOMMENDATION:**

That the City Council:

1. Approves the Parcel Map and Subdivision Agreement for Public Improvements for Tentative Parcel Map (TPM) No. 2021-0004, 1540 Mint Avenue, Engineering Job No. 3807;
2. Authorizes the City Manager to execute the agreements and related documentation; and
3. Authorizes the City Clerk to release bonds after completion of improvements.

**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:**

16. Proposed Veterans Memorial Location

**RECOMMENDATION:**

That the City Council identifies a location for a proposed Veterans Memorial.

17. All-Way Stop Sign Request on Windmill View Road at Woodglen Way

**RECOMMENDATION:**

That the City Council adopts the next Resolution, in order, to establish permanent all-way stop signs on Windmill View Road at the intersection of Woodglen Way in order to enhance pedestrian and traffic safety.

**COMMISSION REPORTS:**

**ACTIVITIES REPORTS/COMMENTS OF MAYOR WELLS**

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

18. Council Activity Report

## **ACTIVITIES REPORTS/COMMENTS OF COUNCILMEMBERS:**

19. **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.
20. **COUNCILMEMBER GARY KENDRICK**  
METRO Commission/Wastewater JPA; Heartland Communications; Heartland Fire Training JPA.
21. **COUNCILMEMBER MICHELLE METSCHEL**  
Harry Griffen Park Joint Steering Committee; METRO Commission/Wastewater JPA – Alternate; Heartland Communications – Alternate; Heartland Fire Training JPA – Alternate.
22. **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**

23. Posted Speed Limit Zone - Washington Avenue

#### **RECOMMENDATION:**

That the City Council approves the introduction of an Ordinance amending section 10.20.130 of Chapter 10.20 of the Municipal Code to include updating the existing speed limit for Washington Avenue from El Cajon Boulevard to Granite Hills Drive.

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

### **CLOSED SESSIONS:**

24. Closed Session - Conference with Legal Counsel - Anticipated Litigation - Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Government Code section 54956.9: One (1) potential case

25. Closed Session - Conference with Legal Counsel - Anticipated Litigation - Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Government Code section 54956.9: One (1) potential case -  
Truck and SUV Superstore, Inc. dba East County Pre-Owned Superstore has submitted a Claim for Damages alleging loss of profits and other damages due to construction on the El Cajon Boulevard Streetscape project, which abuts the claimant's business
26. Closed Session - Conference with Legal Counsel - Existing Litigation - pursuant to paragraph (1) of subdivision (d) of Government Code section 54956.9: Darren Ehlers v. City of El Cajon; WCAB Claim Nos. ELCN-0018 and ELCN-0042
27. 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
28. 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

29. 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:

San Diego Chaldean Community Council

Dr. Noori Barka

City Negotiators:

City Manager

Assistant City Manager

City Attorney

Under Negotiation:

Price and terms of payment for sale of property

**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 12th day of September 2023, is adjourned to Tuesday, September 26, 2023, at 3:00 p.m.**