

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

August 8, 2023

A Regular Joint Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency, held Tuesday, August 8, 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 July 25, 2023, meeting and the Agenda of the August 8, 2023, meeting in accordance with State Law and El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency Policy.

PRESENTATIONS:

- Camp run-a-Mutt: Dog Days of Summer
(Presentation postponed to the September 12, 2023 meeting)
- National Night Out Review

AGENDA CHANGES: None

CONSENT ITEMS: (1 – 7)

MOTION BY WELLS, SECOND BY METSCHEL, to APPROVE Consent Items 1 to 7.

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 25, 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. Pedestrian Safety Improvements - Project Acceptance

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

CONSENT ITEMS: (Continued)

5. Overlay 2022 - Project Acceptance
 1. Accept the Overlay 2022 project (200020PWCP/233786PWCP), Bid No. 014-22; and
 2. Authorize 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
 1. Determine that the project is exempt under section 15301(c) of the California Environmental Quality Act (CEQA) Guidelines; and
 2. Adopt Resolution No. 069-23 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
 1. Determine that the project is exempt from the California Environmental Quality Act (CEQA) in accordance with section 15308 of the State CEQA Guidelines;
 2. Find the first low bidder non-responsive for the reason set forth in the agenda report; and
 - a) Adopt Resolution No. 070-23 to Approve Plans and Specifications for Wells Park Improvements – Storm Water Treatment & Landscaping, Bid No. 009-24; and
 - b) Adopt Resolution No. 071-23 to 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:

Brenda Hammond spoke about harassment.

Michael Barnes stated concern about a detox center opening at 200 Magnolia Ave., El Cajon.

Mayor Wells clarified that it will not be a detox center but rather a 'holding place' until people are transferred to a hospital, a residence or admitted into a shelter.

PUBLIC COMMENT: (Continued)

Councilmember Ortiz stated he would reach to Mr. Barnes to further discuss his concerns.

Michael Cartwright Sr. requested that the City provide a space, free of charge, for senior citizens.

Mayor Wells stated he would reach out to Mr. Cartwright to find options for his request.

Rolland Slade, representing the East County Homeless Task Force (ECHTF), spoke of the accomplishments of the program, and thanked the City Council for the many years of support.

Deputy Mayor Goble stated that this was the first time the force had shared their accomplishments in the City. Deputy Mayor Goble added that he would reconsider re-instating funds for ECHTF, which had been recently withdrawn.

Mayor Wells added that the City of El Cajon provides more services to the homeless population than any other city in the County of San Diego.

Consideration of re-instating funds for ECHTF will be added to a future City Council meeting.

WRITTEN COMMUNICATIONS: None

PUBLIC HEARINGS: None

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.

DISCUSSION

Assistant City Manager, Vince DiMaggio, provided detailed information of the Item, and introduced Kosmont’s Senior Vice President, Brian Moncrief, who provided more detail about Surplus Land Act Requirements (SLA).

ADMINISTRATIVE REPORTS: (Item 8 Continued)

Discussion ensued among Council, Staff and Mr. Moncrief, concerning the following:

- AB1486 requirements;
- Exemptions of SLA;
- SLA timeline; and
- Restrictions on SLA's and the possible downside for the City.

No public comment was received.

No Motion was required for the Item.

9. Downtown Market Nights

RECOMMENDATION:

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

DISCUSSION

Marketing and Engagement Manager, Chris Berg, provided detailed information of the Item.

Discussion ensued among Council and Staff concerning the following:

- Dates and time slots for the proposed Downtown Market Nights;
- Procurement of vendors who have a following; and
- Consideration of budget and staff time to plan the event.

The City Council stated unanimous support of the event. Staff will provide more information on a future meeting.

No public comment was received.

No Motion was required for the Item.

***Recess called at 4:36 p.m.
Meeting called back to order at 4:40 p.m.***

ADMINISTRATIVE REPORTS: (Continued)

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.

DISCUSSION

Associate Engineer, Senan Kachi, provided detailed information of the Item.

Councilmember Metschel expressed concern about the open skylights in the restrooms, during the winter months.

No public comment was received.

MOTION BY ORTIZ, SECOND BY METSCHEL, to REALLOCATE \$129,229 of American Rescue Plan Act funds from Economic Development (ARP08) to Wells Park Facilities Renovation (ARP18) and appropriate to the Wells Park Facilities Renovation (233792PWCP) project; Adopt Resolution No. 072-23, proclaiming the Acceptance of Wells Park Restroom Renovations and Termination of the Emergency Declaration for Wells Park restroom conditions; and Direct the City Clerk to record a Notice of Completion with the County Recorder's office.

MOTION CARRIED BY UNANIMOUS VOTE.

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.

ADMINISTRATIVE REPORTS: (Item 11 - Continued)

DISCUSSION

City Manager Mitchell provided detailed information of the Item.

Discussion ensued among Council and Staff concerning the following:

- Preference of downtown area for development; and
- Timeline to spend ARPA funds.

Each member of the City Council expressed their preference from the different options, provided by the City Manager, for potential development in the City.

No public comment was received.

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.

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.

In addition to the submitted Report, Deputy Mayor Goble stated he attended a meeting for MTS, the Elks Law Enforcement Appreciation Banquet and provided an update on the Advance Water Purification project.

ACTIVITIES REPORTS OF COUNCILMEMBERS: (Continued)

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.

Report as submitted.

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 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

CLOSED SESSIONS: (Continued)

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

Deputy Mayor Goble left the Chamber at 5:19 p.m.

MOTION BY WELLS, SECOND BY KENDRICK, to ADJOURN to Closed Session at 5:20 p.m.

**MOTION CARRIED BY 4 - 0 VOTE
(GOBLE Not Present at time of Vote).**

RECONVENED to Open Session at 5:41 p.m.

City Attorney Foley reported the following actions:
Item 17: City Council gave direction to negotiators
Item 18: City Council gave direction to negotiators
Item 19: City Council gave direction to negotiators

Adjournment: Mayor Wells adjourned the Regular Joint Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 8th day of August, 2023, at 5:43 p.m., to Tuesday, September 12, 2023, at 3:00 p.m.

ANGELA L. CORTEZ, CMC
City Clerk/Secretary