

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

September 12, 2023

A Regular Joint Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency, held Tuesday, September 12, 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.

AGENDA CHANGES:

Mayor Wells announced that the City Council would consider Closed Sessions; Items 24 and 25, after Consent Items, to accommodate special circumstances.

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 with State Law and El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency Policy.

PRESENTATIONS:

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

CONSENT ITEMS: (1 – 15)

MOTION BY WELLS, SECOND BY METSCHEL, to APPROVE Consent Items 1 to 15.

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

1. Determine 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. Adopt Resolution No. 073-23, 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.

CONSENT ITEMS: (Continued)

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

Approve the updates to the education and experience sections of Geographic Information Systems (GIS) Technician classification specification.

6. Revised Classification Specification for Senior Management Analyst

Approve the revised classification specification for Senior Management Analyst.

7. Revised Classification Specification for Forensic Evidence Technician

Approve the proposed changes to the classification specification for Forensic Evidence Technician.

8. Revisions to the Principal Civil Engineer Classification Specification

Approve the proposed revisions to the Principal Civil Engineer classification specification.

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

1. Adopt Resolution No. 074-23 to Authorize the City Manager or designee to apply for, and if awarded, accept the FY 2022-23 CalRecycle SB 1383 Local Assistance Grant Program; and
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

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

CONSENT ITEMS: (Continued)

11. Award of Bid No. 010-24 – Asphalt Spot Repairs
 1. Determine that the project is categorically exempt in accordance with section 15301 of the State CEQA Guidelines; and
 2. Adopt Resolutions No. 075-23 to Approve Plans and Specifications for Asphalt Spot Repairs, Bid No. 010-24; and Adopt Resolutions No. 076-23 to 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
 1. Determine that the project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines sections 15301 and 15302; and
 2. Adopt Resolution No. 077-23 to Approve Plans and Specifications for Stoney’s Neighborhood Park Fitness Equipment & Playground Resurfacing Re-Bid, Bid No. 008-24; and Adopt Resolution No. 078-23 to 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
 1. Determine that the project is exempt from the California Environmental Quality Act (CEQA) in accordance with section 15301(c) of the CEQA Guidelines; and
 2. Adopt Resolution No. 079-23 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
 1. Adopt Resolution No. 080-23 to 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.

CONSENT ITEMS: (Continued)

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

PER ACTION TAKEN UNDER AGENDA CHANGES, ITEMS 24 AND 25 WERE MOVED AND CONSIDERED OUT OF ORDER.

CLOSED SESSIONS:

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

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

MOTION BY WELLS, SECOND BY METSCHEL, to ADJOURN to Closed Session at 3:10 p.m.

MOTION CARRIED BY UNANIMOUS VOTE.

RECONVENED to Open Session at 3:21 p.m.

City Attorney Foley reported the following actions:

- Item 24: No Action Taken
- Item 25: No Action Taken

PUBLIC COMMENT:

Kenneth Kestner spoke about being prosecuted unjustly.

Rich Riel stated that he is running for the Board of Directors with the East County Chamber of Commerce.

Brenda Hammond spoke about being harassed by County programs that should be helping instead.

WRITTEN COMMUNICATIONS: None

PUBLIC HEARINGS: None

ADMINISTRATIVE REPORTS:

16. Proposed Veterans Memorial Location

RECOMMENDATION:

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

DISCUSSION

Director of Parks & Recreation, Frank Carson, provided detailed information of the Item.

Discussion ensued among Council and Staff concerning the following:

- Pros and cons of the proposed sites for the Veterans Memorial; and
- Budget.

Star Bales, President of the El Cajon American Legion Auxiliary, Post 303, spoke in support of the proposed Memorial.

Jack Kane, representing the El Cajon American Legion Auxiliary, Post 303, spoke in support of the proposed Memorial.

Discussion continued among Council and Staff supporting placing the memorial in front of the Public Safety Center.

MOTION BY METSCHEL, was interrupted by a member of the public, with a request to speak.

Mike Valley, resident of La Mesa, suggested alternate sites for the Veterans Memorial.

ADMINISTRATIVE REPORTS: (Item 16 – Continued)

MOTION BY METSCHEL, SECOND BY ORTIZ, to PLACE the Veterans Memorial in front of the Public Safety Center.

MOTION CARRIED BY UNANIMOUS VOTE.

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.

DISCUSSION

Deputy Director of Public Works, Mario Sanchez, provided detailed information of the Item.

No public comment received for the Item.

MOTION BY ORTIZ, SECOND BY METSCHEL, to ADOPT Resolution No. 081-23 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.

MOTION CARRIED BY UNANIMOUS VOTE.

COMMISSION REPORTS: None

ACTIVITIES REPORTS/COMMENTS OF MAYOR WELLS:

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

18. Council Activities Report/Comments

Report as submitted.

ACTIVITIES REPORTS 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.

Council Activities Report/Comments.

Report as submitted.

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

Council Activities Report/Comments.

Report as submitted.

21. 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.

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.

Council Activities Report/Comments.

Report as submitted.

JOINT COUNCILMEMBER REPORTS: None

GENERAL INFORMATION ITEMS FOR DISCUSSION: None

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.

DISCUSSION

Deputy Director of Public Works, Mario Sanchez, provided a summary of the Item.

Discussion ensued among Council and Staff concerning the following:

- Proposed reduction to the speed limit;
- Traffic studies;
- Use of radar for speed limit enforcement; and
- Solar panels to display speed of vehicles.

Paul Garibay stated that more police enforcement is required on the streets of El Cajon.

MOTION BY ORTIZ, SECOND BY METSCHEL, to INTRODUCE the Ordinance.

MOTION CARRIED BY UNANIMOUS VOTE.

The City Clerk recited the title of the ordinance for a first reading.

AN ORDINANCE AMENDING SECTION 10.20.130 OF
CHAPTER 10.20 OF THE EL CAJON MUNICIPAL CODE
TO ESTABLISH A NEW SPEED LIMIT ON A
PORTION OF WASHINGTON AVENUE FROM
EL CAJON BOULEVARD TO GRANITE HILLS DRIVE

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:

CLOSED SESSIONS: (Continued)

PER ACTION TAKEN UNDER AGENDA CHANGES, ITEMS 24 AND 25 WERE MOVED AND CONSIDERED EARLIER DURING THE MEETING.

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

CLOSED SESSIONS: (Continued)

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

MOTION BY WELLS, SECOND BY ORTIZ, to ADJOURN to Closed Session at 4:30 p.m.

MOTION CARRIED BY UNANIMOUS VOTE.

RECONVENED to Open Session at 5:09 p.m.

City Attorney Foley reported the following actions:

Item 26: Direction given to Staff.

Item 27: Direction given to City Negotiators.

*Item 28: Direction given to City Negotiators.

*Item 29: Direction given to City Negotiators.

*Mayor Wells recused himself from Items 28 and 29 because of a conflict of interest.

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 12th day of September, 2023, at 5:10 p.m., to Tuesday, September 26, 2023, at 3:00 p.m.

ANGELA L. CORTEZ, CMC
City Clerk/Secretary