

# 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

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#### September 26, 2023

An Adjourned Regular Joint Meeting of the El Cajon City Council/Housing Authority/ Successor Agency to the El Cajon Redevelopment Agency, held Tuesday, September 26, 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 September 12, 2023, meeting and the Agenda of the September 26, 2023, meeting in accordance with State Law and El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency Policy.

**PRESENTATIONS:**

- Proclamation: German American Month

**AGENDA CHANGES:** None

**CONSENT ITEMS: (1 – 10)**

**MOTION BY WELLS, SECOND BY METSCHEL, to APPROVE Consent Items 1 to 10.**

**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 September 12, 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. Board of Supervisors Appointment to Gillespie Field Development Council

Ratify the Board of Supervisors appointment of James Sly to the Gillespie Field Development Council for a term to expire August 6, 2027.

5. El Cajon Housing Authority Annual Report (Fiscal Year 2022-2023)

Acting as the El Cajon Housing Authority, approve the 2022-2023 Annual Report; and Authorize the Executive Director or designee to transmit it, in the form substantially as presented, to the California Department of Housing and Community Development as required by State Law.

## CONSENT ITEMS: (Continued)

### 6. Youth League Utility Support Fiscal Year 2023/2024

Approve the Recreation Council's recommendation to provide utility support, in the amount of \$2,100 per league, to eight Executive Member youth leagues.

### 7. Encroachment Agreement with Pacific Wyyerd, LLC for Installation and Operation of Fiber Optic Network in the City's Right-of-Way

Adopt Resolution No. 082-23 authorizing an Encroachment Agreement with Pacific Wyyerd, LLC for the installation and operation of a fiber optic telecommunications network within the City's right-of-way.

### 8. Appropriate \$50,000 Additional TransNet (EL03) Funds to the Luke Lane Drainage Improvements Project (223748PWCP)

Adopt Resolution No. 083-23 to appropriate \$50,000 of additional TransNet (EL03) funds for the purpose of increasing the Luke Lane Drainage Improvements CIP project (223748PWCP).

### 9. Award of Bid No. 015-24 – Alarm System Monitoring, Annual Inspections & Repairs

1. Determine that the project is exempt from the California Environmental Quality Act (CEQA) in accordance with section 15301 of the State CEQA Guidelines; and
2. Adopt Resolution No. 084-23 to Approve Plans and Specifications for Alarm System Monitoring, Annual Inspections & Repairs, Bid No. 015-24; and Adopt Resolutions No. 085-23 to Award the bid to the sole responsive, responsible bidder, Progressive Technology Security Systems, Inc. (PTSSI), in the amount of \$39,898.

### 10. Award of Bid No. 012-24 – Weed Abatement & Channel Clearing

1. Determines that the project is exempt from the California Environmental Quality Act (CEQA) in accordance with sections 15307 and 15308 of the State CEQA Guidelines; and
2. Adopt Resolution No. 086-23 to Approve Plans and Specifications for Weed Abatement & Channel Clearing, Bid No. 012-24; and Adopt Resolution No. 087-23 to Award the bid to the lowest responsive, responsible bidder, Habitat Restoration Sciences, Inc., in the amount of \$199,546.50.

**PUBLIC COMMENT:**

Taylor Abeel spoke about the improvements and issues on the Luke Lane project, and praised Assistant Engineer, Christine Jaboro for her customer service skills.

Brenda Hammond spoke about the County of San Diego having ‘paid agitators’ harassing citizens.

**WRITTEN COMMUNICATIONS:** None

**PUBLIC HEARINGS:** None

**ADMINISTRATIVE REPORTS:**

11. Update on The Magnolia’s Financial Performance

**RECOMMENDATION:**

That the City Council receives an update on The Magnolia’s financial performance.

**DISCUSSION**

Assistant to the City Manager, David Richards, and The Magnolia’s General Manager, Paris Landen, provided detailed information of the Item.

Discussion ensued among Council and Staff concerning the following:

- Local businesses not taking advantage of the influx of people attending shows at The Magnolia;
- Advertising local businesses during the performances at The Magnolia;
- Solar panels are not an option for the current infrastructure; and
- Food vendor considerations.

No public comment was received.

**MOTION BY ORTIZ, SECOND BY KENDRICK, to ACCEPT the update on The Magnolia’s Financial Performance.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

## **ADMINISTRATIVE REPORTS: (Continued)**

12. Operating Covenant with CarMax Auto Superstores, Inc.

### **RECOMMENDATION:**

That the City Council adopts the next Resolution, in order, approving an Operating Covenant with CarMax Auto Superstores, Inc. and authorizing the City Manager to execute the agreement with such minor changes as may be approved by the City Manager.

### **DISCUSSION**

City Manager Mitchell provided detailed information of the Item.

CarMax representative, Whitney Hodges, was available for questions from the City Council.

Discussion ensued among Council and Staff concerning the following:

- Unrealized gains; and
- Incentives to bring new businesses into the City.

No public comment was received.

**MOTION BY GOBLE, SECOND BY ORTIZ, to ADOPT Resolution No. 088-23, approving an Operating Covenant with CarMax Auto Superstores, Inc. and authorizing the City Manager to execute the agreement with such minor changes as may be approved by the City Manager.**

### **MOTION CARRIED BY UNANIMOUS VOTE.**

13. Permanent Local Housing Allocation Funding and Program Approval

### **RECOMMENDATION:**

That the City Council:

1. Accepts staff recommendations for projects and programs funded by the Permanent Local Housing Allocation (PLHA) grant program;
2. Approves the Program Guidelines for the Accessory Dwelling Unit (ADU) Loan Program; and
3. Adopts the next Resolution, in order, to:
  - a) Approve and adopt the PLHA recommendations, and authorize the City Manager to enter into Agreements with three non-profit organizations;
  - b) Accept, appropriate, allocate, and expend an additional \$137,620 for a total of \$2,752,411 from the State of California Department of Housing and Community Development's (HCD) PLHA grant award (22-PLHA-17775); and

**ADMINISTRATIVE REPORTS: (Item 13 - Continued)**

- c) Approve the Accessory Dwelling Unit Loan Program as presented and authorize the City Manager or designee to make any necessary updates to the program guidelines and sign any necessary agreements with homeowners to secure the City's financial interest.

**DISCUSSION**

Housing Manager, Jose Dorado, provided detailed information of the Item.

Discussion ensued among Council and Staff concerning the following:

- Clarification of the requested funds;
- Funds previously allocated to service providers;
- Stipulations to serve El Cajon's Homeless before others who come into the City; and
- Create rental opportunities in the City.

Crystal Pugh, the new Director at Home Start, introduced herself to the City Council.

**MOTION BY GOBLE, SECOND BY ORTIZ, to ACCEPT staff recommendations for projects and programs funded by the Permanend Local Housing Allocation (PLHA) grant Program; APPROVE the Program Guidelines for the Accessory Dwelling Unit (ADU) Loan Program; and ADOPT Resolution No. 089-23, to Approve and adopt the PLHA recommendations, and authorize the City Manager to enter into Agreements with three non-profit organizations; Accept, appropriate, allocate, and expend an additional \$137,620 for a total of \$2,752,411 from the State of California Department of Housing and Community Development's (HCD) PLHA grant award (22-PLHA-17775); and Approve the Accessory Dwelling Unit Loan Program as presented and authorize the City Manager or designee to make any necessary updates to the program guidelines and sign any necessary agreements with homeowners to secure the City's financial interest.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**COMMISSION REPORTS:** None

**ACTIVITIES REPORTS/COMMENTS OF MAYOR WELLS:**

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

14. Council Activities Report/Comments

Report as submitted.

**ACTIVITIES REPORTS OF COUNCILMEMBERS:**

15. 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 spoke about a Home Start event at the MTS Transit Center.

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

Council Activities Report/Comments.

Report as submitted.

17. 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.

Councilmember Metschel stated she did not attend the Kidinnu Academy Grand Opening as previously stated in the submitted Report.

18. 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:**

19. Sheltering Pets of Homeless Individuals

### **RECOMMENDATION:**

That the City Council direct City staff to prepare an analysis of a program that would offer free shelter for pets of homeless individuals while they are participating in a program, and its potential cost and funding source.

### **DISCUSSION**

Councilmembers Kendrick and Metschel provided detailed information of the Item.

Discussion ensued among Council and Staff concerning the following:

- Ideas for funding the proposed program;
- Partnering with rescue organizations;
- Reach out to service providers for ideas;
- Parting from pets is not a popular choice for those experiencing homelessness;
- Option of using the animal shelter; and
- Reach out to neighboring cities for input.

**MOTION BY WELLS, SECOND BY METSCHEL, to PREPARE an analysis of a program that would offer free shelter for pets of homeless individuals while they are participating in a program, and its potential cost and funding source.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**GENERAL INFORMATION ITEMS FOR DISCUSSION:** None

**ORDINANCES: FIRST READING** - None

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

20. Approve Amendments to Section 10.20.130 of Chapter 10.20 of the El Cajon Municipal Code

### **RECOMMENDATION:**

That Mayor Wells requests the City Clerk to recite the title.

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.

The proposed speed limit will improve public safety and is therefore exempt from the provisions of the California Environmental Quality Act pursuant to CEQA Guidelines section 15301(c).

### **DISCUSSION**

No comments were received for the Item.

The City Clerk recited the title of the ordinance for a second 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.

**MOTION BY WELLS, SECOND BY KENDRICK, to ADOPT Ordinance No. 5138, 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.**

**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 26<sup>th</sup> day of September, 2023, at 4:22 p.m., to Tuesday, October 10, 2023, at 3:00 p.m.

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ANGELA L. CORTEZ, CMC  
City Clerk/Secretary