



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

Council Chamber  
200 Civic Center Way  
El Cajon, CA 92020

## Agenda

DECEMBER 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 November 14, 2023, Meeting and the Agenda of the December 12, 2023, Meetings in accordance to State Law and City Council/Housing Authority/Successor Agency to the Redevelopment Agency Policy.

**PRESENTATIONS:**

- Chamber of Commerce Annual Update
- Octoberstache

**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 November 14, 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. 2023 Investment Policy Update

RECOMMENDATION:

That the City Council and Housing Authority, respectively, each adopts their next Resolution, in order, adopting the City of El Cajon Investment Policy and delegating investment authorities to the Director of Finance/Authority Treasurer.

5. Authorization to Accept, Appropriate, and Expend the CalRecycle SB 1383 Grant FY2021-22

RECOMMENDATION:

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

1. Increase General Fund appropriations by \$146,529 for the purpose of transferring grant proceeds to the Public Works Operating Grant Fund; and
2. Authorize the City Manager or designee to accept, appropriate, and expend funds received from the CalRecycle SB 1383 Grant (CALSB1383) for FY 2021-22; and
3. Authorize the City Manager or designee to execute any documents and agreements necessary to receive and use these funds.

6. Award of Bid No. 021-24 – San Diego River Watershed Water Quality Improvement Project

**RECOMMENDATION:**

That the City Council:

1. Determines that the project is exempt from the California Environmental Quality Act in accordance with sections 15307 and 15308 of the State CEQA Guidelines; and
2. Adopts the next Resolutions, in order, to:
  - a. Approve Plans and Specifications for San Diego River Watershed Water Quality Improvement Project, Bid No. 021-24; and
  - b. Award the bid to the sole responsive, responsible bidder, Downstream Services, Inc., in the amount of \$347,684.

7. Fiscal Year 2022-23 El Cajon Housing Authority Annual Report (pursuant to California Health and Safety Code §34176.1)

**RECOMMENDATION:**

That the El Cajon Housing Authority reviews and accepts the Annual Report, substantially in the form as presented, for the fiscal year ending June 30, 2023.

**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. Selection of Deputy Mayor

**RECOMMENDATION:**

That the City Council selects a Deputy Mayor, for the 2024 calendar year, according to the El Cajon Municipal Code.

9. Community Risk Assessment and Standards of Cover Report

**RECOMMENDATION:**

That the City Council receives the report from Emergency Services Consulting International (ESCI) as an informational item.

10. Real Estate Sale Agreement (405 East Lexington Avenue)

RECOMMENDATION:

That the City Council adopts the next Resolution, in order, approving the Real Estate Sale Agreement with Centro de Salud de la Comunidad de San Ysidro, Inc., for the purchase of 405 East Lexington Avenue.

11. Award of RFP No. 023-24 – Small Business Incubator Operator

RECOMMENDATION:

That the City Council:

1. Determines that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to section 15301 of the state CEQA Guidelines; and
2. Adopts the next Resolution, in order, to authorize the City Manager to negotiate a lease agreement for a portion of the building at 405 E. Lexington Avenue with the Chaldean Community Council effective upon the close of escrow and transfer of title of the property to the City.

12. 2023 Annual Pension Status Report

RECOMMENDATION:

That the City Council receives the Annual Pension Status Report.

13. The Wall that Heals – Vietnam Veterans Memorial Replica and Mobile Education Center

RECOMMENDATION:

That the City Council approves the use of Wells Park to host The Wall that Heals for one week in the Spring of 2024, waiver of facility rental fees, and approval to operate overnight.

14. Award of RFP No. 027-24 – Measure J Polling & Outreach Services

RECOMMENDATION:

That the City Council:

1. Determines that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to section 15378(b)(5) of the state CEQA Guidelines; and
2. Adopts the next Resolution, in order, to enter into an agreement with Competitive Edge Research & Communication, Inc. (CERCI), in an amount not to exceed \$182,000.

15. Award of RFP No. 020-24 – Economic Analysis Services (Parkway Plaza Mall)

**RECOMMENDATION:**

That the City Council:

1. Determines that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to state CEQA Guidelines section 15262; and
2. Adopts the next Resolution, in order, to enter into an agreement with Hunden Strategic Partners, Inc. dba Hunden Partners (HP), in an amount not to exceed \$248,915 for a one-year term.

**COMMISSION REPORTS:**

**ACTIVITIES REPORTS/COMMENTS OF MAYOR WELLS**

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

16. Council Activity Report

**ACTIVITIES REPORTS/COMMENTS OF COUNCILMEMBERS:**

17. **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.

18. **COUNCILMEMBER GARY KENDRICK**

METRO Commission/Wastewater JPA; Heartland Communications; Heartland Fire Training JPA.

19. **COUNCILMEMBER MICHELLE METSCHEL**

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

20. **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:**

21. Considering Shade Structures in Residential Front Yards

### **RECOMMENDATION:**

That the City Council directs staff to provide an analysis of the merits of modifying the El Cajon Municipal Code to allow permanent and semi-permanent shade structures in residential front yards.

## **GENERAL INFORMATION ITEMS FOR DISCUSSION:**

### **ORDINANCES: FIRST READING**

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

### **CLOSED SESSIONS:**

22. 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 - In the course of construction of the City's El Cajon Boulevard Streetscape Project, City's contractor, Tri-Group Construction and Development, Inc., has presented numerous claims against the City for extra days and extra compensation under the contract.
23. Closed Session - Conference with Legal Counsel - Anticipated Litigation - Initiation of litigation pursuant to paragraph (4) of subdivision (d) of section 54956.9: One (1) potential case
24. Closed Session - Conference with Legal Counsel - Existing Litigation - pursuant to paragraph (1) of subdivision (d) of Government Code section 54956.9: Tri-Group Construction & Development, Inc. v. City of El Cajon; Superior Court of California, County of San Diego; Case No. 23SC03197C
25. Closed Session - Conference with Legal Counsel - Existing Litigation - pursuant to paragraph (1) of subdivision (d) of Government Code section 54956.9: Truck and SUV Superstore, Inc. v. City of El Cajon; Superior Court of California, County of San Diego; Case No. 37-2023-00050319-CU-EI-CTL
26. 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: Two (2) potential cases - Alan Cunningham dba California Registration Services, and Stett's Iron Horse Ranch, have each 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 claimants' businesses.

**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 December 2023, is adjourned to Tuesday, December 12, 2023, at 7:00 p.m.**