



City Council Participation



Time and Location

2nd and 4th Tuesday of each month. 3:00 PM

Council Chambers
200 Civic Center Way
El Cajon, CA 92020



Watch Online

elcajon.gov/videostreaming
or Facebook Live (comments are not monitored)



In-Person Comments

Members of the public may address the City Council/Agency Members on any item listed on the agenda, or on matters which are not listed on the agenda but are within the subject matter jurisdiction of the City Council, Housing Authority and Successor Agency to the El Cajon Redevelopment Agency.

Public comments are limited to three (3) minutes per person, per agenda item.
[CLICK HERE](#) for additional instruction on in-person comments.



Written Comments

Comments must be emailed to acortez@elcajon.gov or mailed to the City Clerk at 200 Civic Center Way, El Cajon, CA 92020 and received by 4:00 pm the day prior to the City Council meeting for prompt distribution. Written public comments will be recorded in the public record and will be provided to the City Council in advance of the meeting for review.



Listening Devices and other Accommodations

ALDs are available from the City Clerk's office. As required by the Americans with Disabilities Act (ADA), requests for reasonable accommodations to facilitate meeting participation will be provided, please contact the City Clerk's office at least two (2) working days prior to the meeting at 619.441.1763.



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

Council Chamber
200 Civic Center Way
El Cajon, CA 92020

Agenda

FEBRUARY 27, 2024, 3:00 p.m.

Bill Wells, Mayor

Steve Goble, Councilmember

Gary Kendrick, Councilmember

Michelle Metschel, Councilmember

Phil Ortiz, Deputy Mayor

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 February 13, 2024, Meeting and the Joint Special Meeting of February 22, 2024, and the Agenda of the February 27, 2024, Meetings in accordance to State Law and City Council/Housing Authority/Successor Agency to the Redevelopment Agency Policy.

PRESENTATIONS:

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 February 13, 2024, Meeting and the Joint Special Meeting of February 22, 2024 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 Bid No. 030-24 – Neighborhood Street Lights 2023

RECOMMENDATION:

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

1. Approve Plans and Specifications for Neighborhood Street Lights 2023, Bid No. 030-24; and
2. Appropriate \$300,000 of available TransNet Funds (EL18) to increase the budget for the Neighborhood Street Lights 2023 project (233784PWCP), and award the bid to the lowest responsive, responsible bidder, T&M Electric, Inc. dba Perry Electric, in the amount of \$903,800.

5. Acceptance of Recreation Center Upgrades - Cool Zones and Evacuation Sites Phase 1

RECOMMENDATION:

That the City Council:

1. Accepts the Recreation Center Upgrades - Cool Zones and Evacuation Sites Phase 1 project (223752PWCP), Bid No. 012-22; and
2. Authorizes the City Clerk to record a Notice of Completion and release the bonds in accordance with the contract terms.

6. Extension of Maintenance and Support Agreement for Computer Aided Dispatch (CAD) System

RECOMMENDATION:

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

1. Authorize the Purchasing Agent to add Law Enforcement Records Management – Public Safety Analytics (PSA) module to the current Tyler Technologies, Inc.'s software maintenance agreement for CAD dispatch capabilities, mobile messaging, CalPhoto, CAD Analytics, and professional services for the not-to-exceed amount of \$10,500 for the current term; and
2. Extend the aforementioned service agreement for four additional one-year terms.

7. Minor Amendment to the FY 2021-2022 One Year Action Plan to allow changes in the East County Transitional Living Center Facility Project (C1118), and re-allocation of unexpended CDBG funds from FY 2022-2023 Crime Free Prevention Program (C1117) and allocation of CDBG program income to the East County Transitional Living Center Facility Project.

RECOMMENDATION:

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

1. Modify the Fiscal Year 2021-2022 One Year Action Plan to direct the use of funds originally designated for pool fencing improvements to be used for the replacement of windows in the emergency shelter, all as a part of the East County Transitional Living Center Facility Project (C1118) ("Project C1118");
2. Re-allocate \$32,188.20 of unexpended CDBG funds from the FY 2022-2023 budget approved for the Crime Free Prevention Program (C1117) to East County Transitional Living Center Facility Project (C1118);
3. Allocate CDBG program income in the amount of \$26,811.80 to Project (C1118);
4. Determine such actions are exempt from the provisions of both CEQA and NEPA; and
5. Authorize the City Manager, or such person designated by the City Manager, to process the minor amendment, to make any necessary or needed corrections or adjustments to allocations and to execute all affiliated documents.

8. Declaration of Emergency for Storm Damage Repairs to Public Facilities; Authorization to Waive Bidding

RECOMMENDATION:

That the City Council:

1. Adopts the next Resolution, in order, to establish a Declaration of Emergency and determine that the public interest and necessity require the immediate expenditure of public money to safeguard life, health, or property as required by Public Contract Code section 22050; and
2. Approves \$200,000 for repairs in Wastewater Operations to cover the cost of the emergency work.

9. Quarterly Treasurer's Report

RECOMMENDATION:

That the City Council receives the current Treasurer's Report for the quarter ended December 31, 2023. Also included are the Treasurer's Reports for the quarter ended June 30, 2022; quarters ending September 30, December 31, March 31, and June 30, 2023; and the quarter ended September 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:

10. Issuance of Tax-Exempt Bonds for the Lexington Green Apartments by the California Statewide Communities Development Authority

RECOMMENDATION:

That the City Council:

1. Conducts a TEFRA public hearing in consideration of the issuance of tax-exempt bond financing by the California Statewide Communities Development Authority for the benefit of Lexington Green Community Partners II, LP, to provide financing for the acquisition, rehabilitation, and improvement of the 144-unit apartment development generally known as Lexington Green; and
2. Adopts the next Resolution, in order, approving the issuance of Bonds by the California Statewide Communities Development Authority not to exceed \$55,000,000 for the benefit of Lexington Apartments Community Partners II, LP, to provide for the acquisition, rehabilitation, and improvement of the 144-unit apartment development generally known as Lexington Green.

ADMINISTRATIVE REPORTS:

11. The Wall That Heals Financial Support

RECOMMENDATION:

That the City Council approves the request from "The Wall El Cajon" to participate as a sponsor and provide in-kind support for the Vietnam Veterans Memorial Fund - The Wall That Heals.

12. Fire Station No. 7 Renovation - Project Update

RECOMMENDATION:

That the City Council:

1. Receives the Fire Station No. 7 Renovation (210051PWCP) project update; and
2. Authorizes staff to proceed to the final design phase of the Fire Station No. 7 Renovation project.

13. Award of RFP No. 031-24 – Wells Park Pickleball Landscape Architectural Services

RECOMMENDATION:

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

1. Find that landscape architectural services as proposed are not a "project", making the services exempt under CEQA; and
2. Enter into an agreement with Spurlock Landscape Architects (SLA), in an amount not to exceed \$193,192 for a two-year term.

14. City Council Action Plan (2024) - Prioritization of Goals/Outcomes

RECOMMENDATION:

That the City Council reviews and prioritizes the goals and outcomes established in the City Council Action Plan.

15. June Bloom of El Cajon | City Beautification Project

RECOMMENDATION:

That the City Council receives the report and provides additional direction or approval to staff.

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. **COUNCILMEMBER 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. **DEPUTY MAYOR 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

ORDINANCES: SECOND READING AND ADOPTION

21. Amendment to ECMC Chapter 3.20 – Bidding and Written Contracts

RECOMMENDATION:

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

An Ordinance to Amend Section 3.20.010, of Chapter 3.20 of Title 3 of The El Cajon Municipal Code Relating To Acquisition of Services, Supplies, or Equipment

This project is exempt pursuant to CEQA Guidelines Subsection 15061(b)(3), the “Common Sense,” rule which states that CEQA applies only to projects which have the potential to cause a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed amendments are designed to ensure a safe living and business environment, inform the City of the number of service providers operating in El Cajon, and prevent nuisance activities throughout the City.

CLOSED SESSIONS:

22. 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 lease of property

ADJOURNMENT: The Adjourned Regular Joint Meeting of the El Cajon City Council/ El Cajon Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 27th day of February 2024, is adjourned to Tuesday, February 27, 2024, at 7:00 p.m.