



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

Council Chamber
200 Civic Center Way
El Cajon, CA 92020

Revised Agenda

APRIL 23, 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 April 9, 2024, Meeting and the Agenda of the April 23, 2024, Meeting in accordance to State Law and City Council/Housing Authority/Successor Agency to the Redevelopment Agency Policy.

PRESENTATIONS:

- Proclamation: International Firefighters' Day

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 April 9, 2024, 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. Continuation of Emergency for Storm Damage Repairs to Public Facilities

RECOMMENDATION:

That the City Council adopts the next Resolution, in order, proclaiming the Continuation of Emergency for Storm Damage Repairs to Public Facilities.

5. Amending the Conflict of Interest Code of the City of El Cajon

RECOMMENDATION:

That the City Council adopts the next Resolution, in order, approving the amendment of the City's Conflict of Interest Code.

6. Reject & Re-Bid of Bid No. 033-24 – Box Culvert Condition Assessment & Repairs

RECOMMENDATION:

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

1. Consent to the withdrawal of the first apparent low bidder's bid submission;
2. Find the third low bidder non-responsive for the reasons set forth in the agenda report; and
3. Reject all bids and authorize re-bidding of the project with revised plans and specifications.

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:

- 7. Adoption of the Proposed 2025 Five-Year Program of Projects for the SANDAG Regional Transportation Improvement Program (RTIP)

RECOMMENDATION:

That the City Council:

- 1. Opens the Public Hearing and receives testimony;
- 2. Closes the Public Hearing; and
- 3. Adopts the next Resolution, in order, for the adoption of the Proposed 2025 Five-Year Program of Projects for the SANDAG Regional Transportation Improvement Program (RTIP).

- 8. 2024-2028 Five-Year Consolidated Plan and FY 2024-2025 One-Year Action Plan

RECOMMENDATION:

That the City Council:

- 1. Opens the public hearing;
- 2. Accepts public testimony for the draft 2024-2028 Five-Year Consolidated Plan and FY 2024-2025 One-Year Action Plan;
- 3. Closes the public hearing;
- 4. Accepts staff recommendations for projects and programs using FY 2024-2025 Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) grant funds; and
- 5. Authorizes staff to release the draft 2024-2028 Five-Year Consolidated Plan and FY 2024-2025 One-Year Action Plan for a thirty-day review period from April 25, 2024 to May 24, 2024.

- 9. Adoption of New Fees, Modification and Elimination of Existing Fees, and Amendment of Schedule of Miscellaneous Fees

RECOMMENDATION:

That the City Council:

- 1. Opens the Public Hearing and receives testimony;
- 2. Closes the Public Hearing; and
- 3. Adopts the next Resolution, in order, to modify certain existing fees, add and delete certain fees, and amend the City’s Schedule of Miscellaneous Fees.

ADMINISTRATIVE REPORTS:

10. El Cajon Critical Services Sales Tax Measure

RECOMMENDATION:

That the City Council receives the report, which provides an overview of the survey results for a possible sales tax measure and provides feedback on additional steps to consider, regarding the possible measure.

11. Fiscal Year 2023-24 Mid-Year Report and Five-Year Business Plan Update

RECOMMENDATION:

That the City Council:

1. Receives and accepts the Fiscal Year 2023-24 Mid-Year Report and Five-Year Business Plan update;
2. Authorizes the proposed personnel changes detailed in this report; and
3. Authorizes the proposed capital expenditures detailed in this report.

12. Annual Comprehensive Financial Report for the Fiscal Year Ended June 30, 2023, and Other Written Communication from the City's Independent Auditor

RECOMMENDATION:

That the City Council receives and accepts the Annual Comprehensive Financial Report and other written communication from the independent accounting firm of Rogers, Anderson, Malody & Scott, LLP, for the fiscal year ended June 30, 2023.

13. Lease Agreements with the Chaldean Community Council to Operate a Social Service Operation and a Small Business Incubator Program at 405 E. Lexington Avenue

RECOMMENDATION:

That the City Council adopts the next Resolution, in order, approving two lease agreements:

1. Lease Agreement with the Chaldean Community Council for 4,155 square feet at 405 E. Lexington Avenue to provide social services; and
2. Lease Agreement with the Chaldean Community Council for 3,000 square feet at 405 E. Lexington Avenue to operate a small business incubation program.

COMMISSION REPORTS:

ACTIVITIES REPORTS/COMMENTS OF MAYOR WELLS

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

14. Council Activity Report

ACTIVITIES REPORTS/COMMENTS OF COUNCILMEMBERS:

15. **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.
16. **COUNCILMEMBER GARY KENDRICK**
METRO Commission/Wastewater JPA; Heartland Communications; Heartland Fire Training JPA.
17. **COUNCILMEMBER MICHELLE METSCHEL**
Harry Griffen Park Joint Steering Committee; METRO Commission/Wastewater JPA – Alternate; Heartland Communications – Alternate; Heartland Fire Training JPA – Alternate.
18. **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:

19. Panhandling Signs

RECOMMENDATION:
That the City Council considers changing the City's panhandling signs with different messaging.

GENERAL INFORMATION ITEMS FOR DISCUSSION:

ORDINANCES: FIRST READING

ORDINANCES: SECOND READING AND ADOPTION

CLOSED SESSIONS:

20. 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

21. 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 of property

22. Closed Session - Conference with Real Property Negotiators - pursuant to Government Code section 54956.8:

Property:

APN# 482-131-16
1050 Vernon Way, El Cajon, CA 92020

Negotiating Party:

USA Waste of California Inc.

City Negotiators:

City Manager
Assistant City Manager
City Attorney

Under Negotiation:

Price and terms of payment for lease of property

23. Closed Session - Public Employee Performance Evaluation: City Manager

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 23rd day of April 2024, is adjourned to Tuesday, May 14, 2024, at 3:00 p.m.