



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

MAY 28, 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 May 14, 2024, Meetings and the Agenda of the May 28, 2024, Meeting in accordance to State Law and City Council/Housing Authority/Successor Agency to the Redevelopment Agency Policy.

PRESENTATIONS:

- Presentation: Youth of the Year Award
- Presentation: America on Main Street Sponsor Recognition
- Proclamation: San Diego County Fair 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 May 14, 2024, Meetings 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. El Cajon Police Officers' Association Pay Rate Cleanup Language

RECOMMENDATION:

That the City Council approves and authorizes the terms and conditions of the Limited Side Letter Agreement between the City and the El Cajon Police Officers' Association (ECPOA).

5. El Cajon Police Officers' Association Management Group Pay Rate Cleanup Language

RECOMMENDATION:

That the City Council approves and authorizes the terms and conditions of the Limited Side Letter Agreement between the City and the El Cajon Police Officers' Association Management Group.

6. Award of Bid No. 001-25 – HVAC Maintenance & Repair Services

RECOMMENDATION:

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

1. Approve the Plans and Specifications for HVAC Maintenance & Repair Services, Bid No. 001-25; and
2. Award the bid to the lowest responsive, responsible bidder, Countywide Mechanical Systems, Inc., in the amount of \$97,786.

7. Award of Bid No. 002-25 – San Diego River Watershed Water Quality Improvement Project (Phase 2)

RECOMMENDATION:

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

1. Approve Plans and Specifications for the San Diego River Watershed Water Quality Improvement Project (Phase 2), Bid No. 002-25; and
2. Award the bid to the lowest responsive, responsible bidder, Downstream Services, Inc., in the amount of \$130,118.

8. Reject & Re-Bid of Bid No. 008-25 – Marquee Installation

RECOMMENDATION:

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

1. Find the sole bidder non-responsive for the reasons set forth in the agenda report; and
2. Reject all bids and authorize re-bidding of the project with revised plans and specifications.

9. 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.

10. Adoption of the 2024-2028 Five Year Consolidated Plan and FY 2024-2025 One Year Annual Action Plan

RECOMMENDATION:

That the City Council:

1. Finalizes and approves the HUD allocations of CDBG and HOME for FY 2024-2025; and
2. Adopts the next Resolution, in order:
 - a. Approving and adopting the 2024-2028 Five Year Consolidated Plan and FY 2024-2025 One Year Annual Action Plan in the form presented, with such monetary and non-monetary changes as approved by the City Manager, and authorizes the City Manager or designee to submit the Plan to HUD, to make any necessary or needed corrections, including adjustments to allocations and to execute all affiliated documents; and
 - b. Accepting, appropriating, and expending HUD's annual allocations for FY 2024-2025 (\$1,282,473 in CDBG and \$620,392 in HOME funds) and \$37,086 in CDBG prior year unallocated funds.

11. Encroachment Agreement with Zayo Group, LLC., for the Installation and Operation of Fiber Optic Network in the City's Right-of-Way

RECOMMENDATION:

That the City Council adopts the next Resolution, in order, authorizing an Encroachment Agreement with Zayo Group, LLC., for the installation and operation of a fiber optic telecommunications network within the City's right-of-way.

12. Award of RFP No. 014-25 – Professional Auditing Services

RECOMMENDATION:

That the City Council adopts the next Resolution, in order, to enter into an agreement with Rogers, Anderson, Malody & Scott, LLP. (RAMS), in an amount not to exceed \$208,805 for the initial three-year term, with up to two additional one-year terms.

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:

13. San Diego State University Graduate Students Study of the City's Digital Permit Systems and Protocols

RECOMMENDATION:

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

14. Speeding Enforcement Review and Review of Speed Hump Policy

RECOMMENDATION:

That the City Council receives the report as an informational item and provides feedback to staff.

15. Compensation for Executive and Unrepresented Employees (A-29) and City Manager

RECOMMENDATION:

That the Mayor provides an oral report summarizing recommended changes in compensation for the City's "local agency executives" and, following the report, that the City Council:

1. Approves the changes to City Council Policy A-29 described below and reflected in the attachment; and
2. Adopts the next Resolution, in order, to approve the amendment to the employment contract with the City Manager, and authorizing the Mayor to execute the amendments, substantially in the forms as presented.

16. Adopt Resolution for Certification of Disclosures for Interim Funding for East County Advanced Water Purification Program and Related CEQA Exemption

RECOMMENDATION:

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

1. Authorize staff to prepare disclosure information in connection with the issuance of obligations by the East County Advanced Water Purification Joint Powers Authority and authorize other actions;
2. Certify the disclosures for interim notes for a total not-to-exceed amount of \$400,000,000; and
3. Authorize the City Clerk to attest to the accuracy of the Resolution and take such other actions as may be necessary to demonstrate the Council's adoption of the Resolution in support of the issuance of debt by the East County Advanced Water Purification JPA.

COMMISSION REPORTS:

ACTIVITIES REPORTS/COMMENTS OF MAYOR WELLS

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

17. Council Activity Report

ACTIVITIES REPORTS/COMMENTS OF COUNCILMEMBERS:

18. **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.

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

20. **COUNCILMEMBER MICHELLE METSCHEL**
Harry Griffen Park Joint Steering Committee; METRO Commission/Wastewater JPA – Alternate; Heartland Communications – Alternate; Heartland Fire Training JPA – Alternate.

21. **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

22. Zoning Code Update

RECOMMENDATION:

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

An Ordinance Approving Zoning Code Amendment No. 2024-0001 for Amendment of Title 17 of the El Cajon Municipal Code for Economic Development, Housing, and other Minor Technical Changes, Revisions, and Edits.

This project is exempt pursuant to the California Environmental Quality Act ("CEQA") in accordance with State CEQA Guidelines section 15061(b)(3), the "Common Sense" exemption. The common sense exemption applies 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 proposed amendment does not result in any development or changes to the physical environment and does not raise this project to a level of significance that warrants CEQA analysis.

CLOSED SESSIONS:

23. 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

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 28th day of May 2024, is adjourned to Tuesday, June 11, 2024, at 3:00 p.m.