

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

May 28, 2024

An Adjourned Regular Joint Meeting of the El Cajon City Council/Housing Authority/ Successor Agency to the El Cajon Redevelopment Agency, held Tuesday, May 28, 2024, was called to order by Mayor/Chair Bill Wells at 3:02 p.m., in the Council Chambers, 200 Civic Center Way, El Cajon, California.

ROLL CALL

Council/Agencymembers present:	Goble, Kendrick, Metschel
Council/Agencymembers absent:	None
Deputy Mayor/Vice Chair present:	Ortiz
Mayor/Chair present:	Wells
Other Officers present:	Mitchell, City Manager/Executive Director DiMaggio, Assistant City Manager Foley, City Attorney/General Counsel Janzer, Deputy 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 May 14, 2024, meetings and the Agenda of the May 28, 2024, meeting in accordance with State Law and El Cajon City Council/Housing Authority/Successor Agency to the El Cajon 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: None

CONSENT ITEMS: (1 – 12)

MOTION BY WELLS, SECOND BY METSCHEL, to APPROVE Consent Items 1 to 12.

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 May 14, 2024, Meetings 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. El Cajon Police Officers' Association Pay Rate Cleanup Language

Approve and authorize the terms and conditions of the Limited Side Letter Agreement between the City and the El Cajon Police Officers' Association (ECPOA).

CONSENT ITEMS: (Continued)

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

Approve and authorize 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

1. Adopt Resolution No. 065-24 to Approve the Plans and Specifications for HVAC Maintenance & Repair Services, Bid No. 001-25; and
2. Adopt Resolution No. 066-24 to 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)

1. Adopt Resolution No. 067-24 to Approve the Plans and Specifications for the San Diego River Watershed Water Quality Improvement Project (Phase 2), Bid No. 002-25; and
2. Adopt Resolution No. 068-24 to 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

Adopt Resolution No. 069-24 to find the sole bidder non-responsive for the reasons set forth in the agenda report; and 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

Adopt Resolution No. 070-24 to proclaim the Continuation of Emergency for Storm Damage Repairs to Public Facilities.

CONSENT ITEMS: (Continued)

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

1. Finalize and approve the HUD allocations of CDBG and HOME for FY 2024-2025; and
2. Adopt Resolution No. 071-24 to:
 - a. Approve and adopt 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 authorize 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. Accept, appropriate, and expend 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

Adopt Resolution No. 072-24 to authorize 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

Adopt Resolution No. 073-24 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: None

WRITTEN COMMUNICATIONS: None

PUBLIC HEARINGS: None

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.

DISCUSSION

Director of Community Development, Anthony Shute, introduced Richard D. DePaola and Nikolay Lyuber, San Diego State University Graduate Students, who provided detailed information of the item.

Discussion ensued among Council and Staff concerning the following:

- First time permit applicants;
- Focus on the Project Assistance Center Online system;
- Requested user feedback;
- Improve the tracking system and communications; and
- Bi-annual Permitting and development roundtables.

No public comment was received for the Item.

MOTION BY KENDRICK, SECOND BY METSCHEL, to ACCEPT the report.

MOTION CARRIED BY UNANIMOUS VOTE.

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.

DISCUSSION

Police Captain, Jeremiah Larson, provided detailed information of the Item.

Discussion ensued among Council and Staff concerning the following:

- Enforcement methods for red light runners;
- Grant funding for overtime on traffic related issues;
- DUI check points;
- Funding from Prop J for public safety;
- Speed reduction options;
- The City's speed hump policy; and
- Public workshops to review speed enforcement options.

ADMINISTRATIVE REPORTS: (Item 14 – Continued)

No public comment was received for the Item.

No Motion Required for the Item.

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.

DISCUSSION

Human Resources Director, Marisol Thorn, gave detailed information of the Item.

Mayor Wells provided an oral report summarizing the recommended changes.

No public comment was received for the Item.

MOTION BY KENDRICK, SECOND BY ORTIZ, to APPROVE the changes to City Council Policy A-29 described in the report; and ADOPT Resolution No. 074-20, to approve the amendment to the employment contract with the City Manager, and authorize the Mayor to execute the amendments, substantially in the forms as presented.

MOTION CARRIED BY UNANIMOUS VOTE.

ADMINISTRATIVE REPORTS: (Continued)

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.

DISCUSSION

City Attorney, Morgan Foley, provided detailed information of the Item.

Discussion ensued among Council and Staff concerning the benefits of the Water Purification Program.

No public comment was received for the Item.

MOTION BY KENDRICK, SECOND BY GOBLE, to ADOPT Resolution No. 075-24, to 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; Certify the disclosures for interim notes for a total not-to-exceed amount of \$400,000,000; and 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.

MOTION CARRIED BY UNANIMOUS VOTE.

COMMISSION REPORTS: None

ACTIVITIES REPORTS/COMMENTS OF MAYOR WELLS:

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

17. Council Activities Report/Comments

Report as submitted.

ACTIVITIES REPORTS 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.

Council Activities Report/Comments.

Report as submitted.

19. COUNCILMEMBER GARY KENDRICK

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

Council Activities Report/Comments.

In addition the submitted report, Councilmember Kendrick stated he attended a Heartland Fire Communication meeting on May 23, 2024.

20. 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.

In addition the submitted report, Councilmember Metschel stated that she was not able to attend the Memorial Day event.

ACTIVITIES REPORTS OF COUNCILMEMBERS: (Continued)

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.

Council Activities Report/Comments.

In addition the submitted report, Deputy Mayor Ortiz stated that he was not able to attend the American Legion Post 303 event.

JOINT COUNCILMEMBER REPORTS: None

GENERAL INFORMATION ITEMS FOR DISCUSSION: None

ORDINANCES: FIRST READING - None

ORDINANCES: SECOND READING AND ADOPTION

22. Zoning Code Update

RECOMMENDATION:

That Mayor Wells requests the Deputy 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.

DISCUSSION

No public comment was received for the Item.

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

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

ORDINANCES: SECOND READING AND ADOPTION: (Item 22 – Continued)

MOTION BY WELLS, SECOND BY ORTIZ, to ADOPT Ordinance No. 5142, 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.

MOTION CARRIED BY UNANIMOUS VOTE.

CLOSED SESSIONS:

RECOMMENDATION: That the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency adjourns to Closed Session as follows:

23. Closed Session - Conference with Real Property Negotiator - pursuant to Section 54956.8 of the Government Code:

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

CLOSED SESSIONS: (Item 23 - Continued)

MOTION BY WELLS, SECOND BY METSCHEL, to ADJOURN to Closed Session at 4:29 p.m.

MOTION CARRIED BY UNANIMOUS VOTE.

RECONVENED to Open Session at 5:08 p.m.

City Attorney Foley reported the following actions:

- Direction given to the City negotiators

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 28th day of May, 2024, at 5:09 p.m., to Tuesday, June 11, 2024, at 3:00 p.m.


for: _____
ANGELA L. CORTEZ, CMC
City Clerk/Secretary