

# 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

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#### February 27, 2024

An Adjourned Regular Joint Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency, held Tuesday, February 27, 2024, was called to order by Mayor/Chair Bill Wells at 3:01 p.m., in the Council Chambers, 200 Civic Center Way, El Cajon, California.

#### ROLL CALL

|                                  |   |
|----------------------------------|---|
| Council/Agencymembers present:   | Goble, Kendrick, and Metschel   |
| Council/Agencymembers absent:    | None  |
| Deputy Mayor/Vice Chair present: | Ortiz   |
| Mayor/Chair present:             | Wells   |
| Other Officers present:          | Mitchell, City Manager/Executive Director<br>DiMaggio, Assistant City Manager<br>Foley, City Attorney/General Counsel<br>Cortez, 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 February 13, 2024 meeting and the February 22, 2024, Special Joint meeting and the Agenda of the March 12, 2024, meeting in accordance with State Law and El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency Policy.

**PRESENTATIONS:** None

**AGENDA CHANGES:** None

**CONSENT ITEMS: (1 – 9)**

1. Minutes of El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency Meetings

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

1. Adopt Resolution No. 017-24 to Approve Plans and Specifications for Neighborhood Street Lights 2023, Bid No. 030-24; and
2. Adopt Resolution No. 018-24 to 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

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

**CONSENT ITEMS: (Continued)**

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

Adopt Resolution No. 019-24 to 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 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.

Adopt Resolution No. 020-24, 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

Adopt Resolution No. 021-24, 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 Approve \$200,000 for repairs in Wastewater Operations to cover the cost of the emergency work.



**CONSENT ITEMS: (Item 8 - Continued)**

**DISCUSSION**

In answer to a question by Deputy Mayor Ortiz, City Manager Mitchell stated that during emergency repairs to the City, the bid process is waived to ensure timely repairs through a known and vetted contractor.

9. Quarterly Treasurer's Report

Receive 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.

**MOTION BY ORTIZ, SECOND BY METSCHEL, to APPROVE Consent Items 1 to 8.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**PUBLIC COMMENT:**

Brenda Hammond suggested donating trees and plants found in the storm drains.

**WRITTEN COMMUNICATIONS:** None

**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

**PUBLIC HEARING: (Item 10 - Continued)**

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.

**DISCUSSION**

Housing Manager, Jose Dorado, provided a summary of the Item.

Mayor Wells opened the Public Hearing.

No public comment was received for the Item.

Discussion ensued among Council and Staff concerning the following:

- Once bonds are issued, rent cannot be changed; and
- No fiscal impact to the City.

**MOTION BY WELLS, SECOND BY METSCHEL, to CLOSE the Public Hearing.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**MOTION BY ORTIZ, SECOND BY METSCHEL, to CONSIDER 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 Adopt Resolution No. 022-24, 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.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**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.

**DISCUSSION**

Deputy Director of Parks & Recreation, Adam Tronerud, provided detailed information of the Item.

Jeff Mueller, President of The Wall That Heals – El Cajon 2024, spoke of the upcoming event 'The Wall El Cajon'.

Discussion ensued among Council and Staff concerning the following:

- Fundraising efforts; and
- Reaching out to other organizations for help.

**MOTION BY ORTIZ, SECOND BY KENDRICK, to APPROVE 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.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

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.

**DISCUSSION**

Associate Engineer, Senan Kachi, provided detailed information of the Item.

No public comment was received for the Item.

**MOTION BY METSCHEL, SECOND BY KENDRICK, to RECEIVE the Fire Station No. 7 Renovation (210051PWCP) project update; and Authorize staff to proceed to the final design phase of the Fire Station No. 7 Renovation project.**

**MOTION CARRIED BY UNANIMOUS VOTE.**



**ADMINISTRATIVE REPORTS: (Continued)**

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.

**DISCUSSION**

Associate Engineer, Senan Kachi, provided detailed information of the Item.

No public comment was received for the Item.

Discussion ensued among Council and Staff concerning the following:

- Neighborhood concerns;
- Hours of operation; and
- Possibility of more pickleball courts in the future.

**MOTION BY ORTIZ, SECOND BY METSCHEL, to ADOPT Resolution No. 023-24 to enter into an agreement with Spurlock Landscape Architects (SLA), in an amount not to exceed \$193,192 for a two-year term.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

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.

**DISCUSSION**

City Manager Mitchell provided detailed information of the Item.

No public comment was received for the Item.

Discussion ensued among Council and Staff on the order of importance of the multiple City Council goals.

No Motion was required for the Item.

**ADMINISTRATIVE REPORTS: (Continued)**

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.

**DISCUSSION**

Marketing Manager, Chris Berg, provided detailed information of the Item.

No public comment was received for the Item.

Discussion ensued among Council and Staff concerning the following:

- Social media advertising; and
- Recognition of winners at a public event.

**MOTION BY GOBLE, SECOND BY METSCHEL, to RECEIVE the June Bloom of El Cajon – City Beautification Project report and approve the allocation of \$16,000 for prizes and awards.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**COMMISSION REPORTS:** None

**ACTIVITIES REPORTS/COMMENTS OF MAYOR WELLS:**

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

16. Council Activities Report/Comments

Report as submitted.

**ACTIVITIES REPORTS 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.

Council Activities Report/Comments.

Report as submitted.



**ACTIVITIES REPORTS OF COUNCILMEMBERS: (Continued)**

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

Council Activities Report/Comments.

Report as submitted.

19. 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 to the submitted report, Councilmember Metschel stated she did not attend the East County Honors Awards Gala.

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.

Council Activities Report/Comments.

Report as submitted.

**JOINT COUNCILMEMBER REPORTS: None**

**GENERAL INFORMATION ITEMS FOR DISCUSSION: None**

**ORDINANCES: FIRST READING - None**

**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.

**DISCUSSION**

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

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

**MOTION BY ORTIZ, SECOND BY KENDRICK, to Adopt Ordinance No. 5141, APPROVING Amendments to 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.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**CLOSED SESSION:**

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

**CLOSED SESSION: (Item 22 – Continued)**

Mayor Wells announced that he is disqualified from participating on the Closed Session due to a financial conflict of interest, as he received monetary campaign contributions from Dr. Barka.

The City Council and staff left the Chamber at 4:20 p.m.

RECONVENED to Open Session at 4:34 p.m.

City Attorney Foley reported the following actions:

- Direction was given to 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 27<sup>th</sup> day of February, 2024, at 4:35 p.m., to Tuesday, February 27, 2024, at 7:00 p.m.

  
ANGELA L. CORTEZ, CMC  
City Clerk/Secretary