

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

July 9, 2024

A Regular Joint Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency, held Tuesday, July 9, 2024, was called to order by Mayor/Chair Bill Wells at 3:00 p.m., in the Council Chambers, 200 Civic Center Way, El Cajon, California.

ROLL CALL

Council/Agencymembers present:	Kendrick, Metschel, and Goble
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 Cortez, City Clerk/Secretary

PLEDGE OF ALLEGIANCE TO THE FLAG led by Wesley Ortiz and MOMENT OF SILENCE.

POSTINGS: The City Clerk posted Orders of Adjournment of the June 25, 2024, meeting and the Agenda of the July 9, 2024, meeting in accordance with State Law and El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency Policy.

PRESENTATIONS:

City Manager Mitchell announced that Director of Parks & Recreation, Frank Carson would be leaving the City of El Cajon. The City Council thanked Mr. Carson for an excellent performance as the Parks & Recreation Director.

- Proclamation: Parks & Recreation Month

AGENDA CHANGES: None

CONSENT ITEMS: (1 – 11)

MOTION BY WELLS, SECOND BY METSCHEL, to APPROVE Consent Items 1 to 11.

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 June 25, 2024, 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. Continuation of Emergency for Storm Damage Repairs to Public Facilities

Adopt Resolution No. 102-24 proclaiming the Continuation of Emergency for Storm Damage Repairs to Public Facilities.

5. Continuation of Emergency for Sewer System Repairs

Adopt Resolution No. 103-24 proclaiming the Continuation of Emergency for Sewer System Repairs.

CONSENT ITEMS: (Continued)

6. Fifth Amendment to National Pollutant Discharge Elimination System San Diego Regional Stormwater Copermittees Memorandum of Understanding (MOU)

Approve the Fifth Amendment to the National Pollutant Discharge Elimination System (NPDES), San Diego Regional Stormwater Copermittees Memorandum of Understanding (MOU), and authorizes the City Manager to execute the amendment on behalf of the City.

7. FY 2024-25 California Department of Alcoholic Beverage Control Alcohol Policing Partnership (ABC-APP) Grant

Adopt Resolution No. 104-24 authorizing the City Manager or designee to accept, appropriate, and expend the grant in the amount of \$70,000 from the California Department of Alcoholic Beverage Control Alcohol Policing Partnership (ABC-APP) and to execute any grant documents and agreements necessary for the receipt and use of these funds.

8. Time Extension of Tentative Parcel Map (TPM No. 2021-0003), Honey Hill Road, 1.8 Acre Residential Property

Grant a one-year time extension for Tentative Parcel Map No. 2021-0003 (1454 Honey Hill Road) and sets the expiration date to be June 20, 2025, in accordance with El Cajon Municipal Code section 16.24.020.

9. FY25 California Highway Patrol - Cannabis Tax Fund Grant Program (CTFGP) Award

1. Authorize the City Manager, or designee, to accept the FY25 California Highway Patrol - Cannabis Tax Fund Grant Program (CTFGP) Award in the amount of \$68,524.50 and to execute any grant documents and agreements necessary for the receipt and use of these funds; and
2. Appropriate \$68,524.50 of the FY25 California Highway Patrol - Cannabis Tax Fund Grant Program (CTFGP) Award to be allocated as follows:
 - Procure one SoToxa Mobile Test System in an amount not to exceed \$14,000, and one Light Tower Trailer in an amount not to exceed \$20,000, to be used during traffic enforcement details including DUI/DL Checkpoints and DUI Saturation patrols; and
 - Fund \$34,524.50 in overtime costs associated with operating (4) DUI Saturation patrol enforcement details and (2) DUI/DL Checkpoints.

CONSENT ITEMS: (Continued)

10. 2023 Operation Stonegarden Grant (OPSG) - Funded by the Office of Homeland Security
 1. Authorize the City Manager or designee to accept the 2023 Operation Stonegarden Grant (OPSG) in the amount of \$230,333, and to execute any grant documents and agreements necessary for the receipt and use of these funds; and
 2. Appropriate funding in the amount of \$230,333 to reimburse the El Cajon Police Department for overtime (\$138,392), fringe benefits (\$5,527), mileage (\$6,081), and equipment costs (\$80,333) while participating in OPSG coordinated operations.

11. ARPA Budget Adjustments

Accept the proposed ARPA adjustments to:

1. Re-allocate \$299,997 from ARPA-Economic Development (ARP08) to ARPA-Cybersecurity (ARP02);
2. Appropriate an additional \$67,000 of ARPA-Recreation Center Upgrades (ARP06) to increase the Recreation Center Upgrades project (223752PWCP) budget;
3. Cancel and de-appropriate Solar PV and Battery Storage Improvements #1 (213740PWCP) and Solar PV and Battery Storage Improvements #2 (223753PWCP) projects;
4. Re-allocate \$3.0 million from ARPA-Solar PV & Battery (ARP07) to ARPA-Public Safety & Public Works Vehicles (ARP23); and
5. Re-allocate the remaining \$752,463 from ARPA-Solar PV & Battery (ARP07) to ARPA-Economic Development (ARP08).

PUBLIC COMMENT:

Billie Sangster, representing the Council for Youth Empowerment, Miss El Cajon, announced her retirement from the organization, and introduced Julie Goble as the new Executive Director. Ms. Sangster also introduced Jr. Teen Miss El Cajon, Serenity Kennel and Miss El Cajon, Katie Reyno.

Brenda Hammond shared that she enjoys the summer concert series in the City.

WRITTEN COMMUNICATIONS: None

PUBLIC HEARINGS:

12. City of El Cajon Annual Sewer Charges Report for Fiscal Year 2024-2025

RECOMMENDATION:

That the City Council:

1. Opens the Public Hearing and receives testimony;
2. Closes the Public Hearing;
3. Determines if a majority protest has been received; and (if not)
4. Adopts the next Resolution, in order, to:
 - Determine the lack of majority protest;
 - Overrule objections to the report;
 - Accept the City of El Cajon Annual Sewer Charges Fiscal Year 2024-2025 Report;
 - Accept Appendix B, which identifies by parcel number, each parcel of real property receiving sewer services, and the amount of sewer charges for each parcel for Fiscal Year 2024-2025 at the currently adopted rates, as required by the California Health and Safety Code section 5473, et seq., pertaining to collection of sewer charges on the tax roll; Direct the City Clerk to file the reports with the San Diego County Auditor; and
 - Direct the Finance Department to file a certification of the sewer service charges with the San Diego County Auditor.

DISCUSSION

Associate Engineer, Blake Behringer, provided detailed information of the Item.

Mayor Wells opened the Public Hearing.

No public comment was received for the Item.

Councilmember Goble pointed out that there have been no rate increases for sewer services in the last year.

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

MOTION CARRIED BY UNANIMOUS VOTE.

PUBLIC HEARINGS: (Item 12 – Continued)

MOTION BY GOBLE, SECOND BY ORTIZ, to ADOPT Resolution No. 105-24 to: Determine the lack of majority protest; Overrule objections to the report; Accept the City of El Cajon Annual Sewer Charges Fiscal Year 2024-2025 Report; Accept Appendix B, which identifies by parcel number, each parcel of real property receiving sewer services, and the amount of sewer charges for each parcel for Fiscal Year 2024-2025 at the currently adopted rates, as required by the California Health and Safety Code section 5473, et seq., pertaining to collection of sewer charges on the tax roll; Direct the City Clerk to file the reports with the San Diego County Auditor; and Direct the Finance Department to file a certification of the sewer service charges with the San Diego County Auditor.

MOTION CARRIED BY UNANIMOUS VOTE.

13. Issuance of Tax-Exempt Revenue Bonds for La Maestra Family Clinic, Inc. by the California Municipal Finance Authority

RECOMMENDATION:

That the City Council:

1. Conducts the Tax and Equity Fiscal Responsibilities Act ("TEFRA") public hearing in consideration of the issuance of tax-exempt revenue bond financing by the California Municipal Finance Authority for the benefit of La Maestra Family Clinic, Inc., to provide for the acquisition and renovation of several buildings at 1242-1248 East Main Street, El Cajon, California, for the development of a new health clinic; and
2. Adopts the next Resolution, in order, approving the issuance of Bonds by the California Municipal Finance Authority not to exceed \$15,000,000 for the benefit of La Maestra Family Clinic, Inc., to provide for the acquisition and renovation of several buildings at 1242-1248 East Main Street, El Cajon, California, for the development of a new healthcare clinic.

DISCUSSION

City Attorney Foley announced that he would recuse himself from the Item, due to a conflict of interest, as his law firm represents La Maestra Family Clinic.

Housing Manager, Jose Dorado, provided detailed information of the Item and introduced California Municipal Finance Authority's Financial Advisor, Jarod Suzuki, La Maestra's CFO, Jeffrey Neumann, and La Maestra's Director of Financial Management, Elena Akins.

PUBLIC HEARINGS: (Item 13 – Continued)

Mayor Wells opened the Public Hearing.

No public comment was received for the Item.

Discussion ensued between the City Council and La Maestra’s representatives regarding protection for tax payers and no-interest financing options.

MOTION BY ORTIZ, SECOND BY GOBLE, to ADOPT Resolution No. 106-24 to approve the issuance of Bonds by the California Municipal Finance Authority not to exceed \$15,000,000 for the benefit of La Maestra Family Clinic, Inc., to provide for the acquisition and renovation of several buildings at 1242-1248 East Main Street, El Cajon, California, for the development of a new healthcare clinic.

MOTION CARRIED BY UNANIMOUS VOTE.

ADMINISTRATIVE REPORTS:

14. El Cajon Parkway Plaza Reimagined Market Analysis

RECOMMENDATION:

That the City Council receives the report, shares feedback, and provides direction on possible next steps.

DISCUSSION

City Manager Mitchell provided detailed information of the Item, and he introduced Rob Hunden, President and CEO, and Lexi Cuff, Project Manager of the Hunden Partners.

No public comment was received for the Item.

Discussion ensued among Council and Staff and the Hunden Partner’s representatives, concerning the following:

- Assessment of market and opportunities for the City;
- Interest for additional retail stores at Parkway Plaza;
- Outdoor space opportunities;
- Short term lease options;
- Consideration of Condominiums and Town Homes in the Parkway Plaza space;
- Incentives for retailers;
- Incentives for land owners; and
- Benefit of property having plenty of parking spaces.

No Motion was required for the Item.

ADMINISTRATIVE REPORTS: (Continued)

*Recess called at 4:50 p.m.
Meeting called back to order at 4:55 p.m.*

15. City Council Action Plan (2024) Update

RECOMMENDATION:

That the City Council receives the update report regarding the City Council Action Plan (2024)

DISCUSSION

City Manager Mitchell provided detailed information of the Item.

No public comment was received for the Item.

No Motion was required for the Item.

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.

In addition to the Report as submitted, Councilmember Goble provided an update on the 'Copper Line' MTS trolley line, and he praised the Police and Fire Departments for their continued excellent service to the community.

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.

Report as submitted.

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.

In addition to the Report as submitted, Deputy Mayor Ortiz stated that he attended the East County Development Council meeting on July 9, 2024.

JOINT COUNCILMEMBER REPORTS: None

GENERAL INFORMATION ITEMS FOR DISCUSSION: None

ORDINANCES: FIRST READING - None

ORDINANCES: SECOND READING AND ADOPTION - None

CLOSED SESSIONS: None

Adjournment: Mayor Wells adjourned the Regular Joint Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 9th day of July, 2024, at 5:03 p.m., to Tuesday, July 23, 2024, at 3:00 p.m.


ANGELA L. CORTEZ, CMC
City Clerk/Secretary