

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

October 22, 2024

An Adjourned Regular Joint Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency, held Tuesday, October 22, 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, and Metschel
Council/Agencymembers absent:	None
Deputy Mayor/Vice Chair absent:	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 Mayor Wells and **MOMENT OF SILENCE.**

POSTINGS: The City Clerk posted Orders of Adjournment of the October 8, 2024, meeting and the Agenda of the October 22, 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 – 11)

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

MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (ORTIZ – Absent).

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

Approve Minutes of the October 8, 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. 156-24, proclaiming the Continuation of Emergency for Storm Damage Repairs to Public Facilities.

5. Continuation of Emergency for Sewer System Repairs

Adopt Resolution No. 157-24, proclaiming the Continuation of Emergency for Sewer System Repairs.

CONSENT ITEMS: (Continued)

6. Central Zone Radio Grant Acceptance and Cost Share Approval

Adopt Resolution No. 158-24, authorizing the City Manager or designee to accept El Cajon's share of the Central Zone Radio Grant for 23 radios, approve the expenditure of cost share funds in the amount of \$5,201, and to execute any documents and agreements necessary for receipt of the radios.

7. Authorization to Accept, Appropriate, and Expend the Energy Efficiency and Conservation Block Grant Program Funds

Adopt Resolution No. 159-24, to:

1. Authorize the City Manager, or designee, to execute any documents and agreements necessary to receive and use Energy Efficiency and Conservation Block Grant funds;
2. Accept, appropriate, and expend \$155,020 from the Energy Efficiency and Conservation Block Grant (EECBG25) program; and
3. Appropriate the \$155,020 of Energy Efficiency and Conservation Block Grant (EECBG25) funds to increase the Traffic Signals Upgrades 2025 Project (253853PWCP).

8. San Diego River Conservancy Direct Grant Program Funds for Broadway Creek Restoration Phase B

Adopt Resolution No. 160-24, to:

1. Authorize the City Manager, or designee, to execute the San Diego River Conservancy grant agreement and such other documents associated with this grant;
2. Accept, appropriate, and expend the \$2,000,000 San Diego River Conservancy Grant (SDRGB2202); and
3. Appropriate the \$2,000,000 San Diego River Conservancy Grant (SDRGB2202) and \$200,000 of existing Wastewater Enterprise Fund (650740) funding to increase the Broadway Creek Restoration Phase B Project (223756PWCP) by \$2,200,000.

9. Acceptance of the Neighborhood Streetlights 2022 Project (223742PWCP)

1. Accept the Neighborhood Streetlights 2022 Project (223742PWCP), Bid No. 011-23; and
2. Authorize the City Clerk to record a Notice of Completion and release bonds in accordance with the contract terms.

CONSENT ITEMS: (Continued)

10. 2024-2025 Office of Traffic Safety (OTS) Selective Traffic Enforcement Program (STEP) Grant
 1. Authorize the City Manager or his designee to accept the California Office of Traffic Safety STEP Grant in the amount of \$100,000 and to execute any grant documents and agreements necessary for the receipt and use of these funds; and
 2. Appropriate and expend the California Office of Traffic Safety STEP Grant funds in the amount of \$83,049 for overtime, \$2,482 for training and travel, \$3,269 for supplies, and \$11,200 for a Lidar Device for a total grant award of \$100,000.
11. Initiation of Zoning Code Amendments to Align with Recently Adopted State Laws, and Clarifications and Refinements to Existing Regulations

In accordance with El Cajon Municipal Code section 17.20.020(D), initiate an amendment of Title 17 (Zoning Code).

PUBLIC COMMENT:

Brenda Hammond spoke about 'pop-up' church events.

WRITTEN COMMUNICATIONS: None

PUBLIC HEARINGS: None

ADMINISTRATIVE REPORTS:

12. Reallocation of American Recovery Program Act Funds and Grant Agreements with the Chaldean Community Council, the Newcomers Support & Development, and the Downtown El Cajon Business Partners, Inc.

RECOMMENDATION:

That the City Council:

1. Adopts the next Resolution, in order, approving a grant agreement for an amount not to exceed \$609,950 with the Chaldean Community Council for tenant improvements at 405 East Lexington Avenue;

ADMINISTRATIVE REPORTS: (Item 12 – Continued)

2. Adopts the next Resolution, in order, approving a grant agreement for an amount not to exceed \$150,000 with Newcomers Support & Development;
3. Adopts the next Resolution, in order, approving a grant agreement for a minimum of \$300,000 with the Downtown El Cajon Business Partners for capital improvements to the downtown area; and
4. Accepts the proposed ARPA adjustments as follows:
 - Re-allocate \$5,771 from Emergency Wells Park Restroom Repairs (ARP18) to ARP25: "Downtown Public Space Enhancements";
 - Re-allocate \$609,950 from Economic Development (ARP08) to ARP20: "Small Business Incubator";
 - Re-allocate \$150,000 from ARP08 to ARP24: "Newcomers Support & Development";
 - Re-allocate the residual ARP08 funds to ARP25: "Downtown Public Space Enhancements"; and
 - Re-allocate \$68,000 from APR08 to ARP26: Fire Station Wellness.

DISCUSSION

City Manager Mitchell provided detailed information of the Item.

Discussion ensued among Council and Staff concerning the following:

- Funds not spent can only be used for existing projects; and
- New contractors can be obtained, but again, only for approved projects.

Mohammed Tuama, representing the Newcomers Support and Development group, spoke in support of the proposed grant agreement.

MOTION BY KENDRICK, SECOND BY METSCHEL, to ADOPT Resolution No. 161-24 to approve a grant agreement for an amount not to exceed \$609,950 with the Chaldean Community Council for tenant improvements at 405 East Lexington Avenue.

MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (ORTIZ – Absent).

MOTION BY METSCHEL, SECOND BY KENDRICK, to ADOPT Resolution No. 162-24 to approve a grant agreement for an amount not to exceed \$150,000 with Newcomers Support & Development.

MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (ORTIZ – Absent).

ADMINISTRATIVE REPORTS: (Item 12 – Continued)

MOTION BY GOBLE, SECOND BY METSCHEL, to ADOPT Resolution No. 163-24 to approve a grant agreement for a minimum of \$300,000 with the Downtown El Cajon Business Partners for capital improvements to the downtown area.

**MOTION CARRIED BY UNANIMOUS VOTE
OF THOSE PRESENT (ORTIZ – Absent).**

MOTION BY GOBLE, SECOND BY METSCHEL, to RE-ALLOCATE \$5,771 from Emergency Wells Park Restroom Repairs (ARP18) to ARP25: “Downtown Public Space Enhancements”; Re-allocate \$609,950 from Economic Development (ARP08) to ARP20: “Small Business Incubator”; Re-allocate \$150,000 from ARP08 to ARP24: “Newcomers Support & Development”; Re-allocate the residual ARP08 funds to ARP25: “Downtown Public Space Enhancements”; and Re-allocate \$68,000 from APR08 to ARP26: Fire Station Wellness.

**MOTION CARRIED BY UNANIMOUS VOTE
OF THOSE PRESENT (ORTIZ – Absent).**

13. Summary of the 2024 State Legislative Session

RECOMMENDATION:

This is an informational item only. No action from the City Council is required.

DISCUSSION

Assistant City Manager DiMaggio provided detailed information of the Item.

Discussion ensued among Council and Staff regarding the possibility of not participating in the League of CA Cities in the future.

No public comments were received for the Item.

This was an informational Item only, no Motion is required.

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ADMINISTRATIVE REPORTS: (Continued)

14. Annual Report from the Downtown El Cajon Business Partners and Property-Based Improvement District (PBID) Considerations

RECOMMENDATION:

That the City Council:

1. Considers receiving the 2024 Annual Report from the Downtown El Cajon Business Partners;
2. Receives an update on progress made towards recommendations from the New City America report from February 13, 2024; and
3. Provides feedback on possible action related to the Property-Based Improvement District (PBID).

DISCUSSION

City Manager Mitchell provided detailed information of the Item.

Discussion ensued among Council and Staff concerning the following:

- Changes to the revenue from assessments;
- Consideration to not renewing the PBID;
- Changing the management structure of the PBID;
- Considering another venue in the city for the car show;
- Expanding the boundaries of the PBID;
- Adding more restaurants to the downtown area;
- Local businesses expressed dissatisfaction with the weekly car show, as it affects their clients negatively;
- Request for a workshop to discuss options for the PBID;
- Advertisement for the car shows needs to be more enticing; and
- Concern for how the management of the car show is operated.

Cathy Zeman spoke about educating the local shop owners to discuss how to take advantage of the influx of patrons attending the car shows. Ms. Zeman spoke in support of adding more restaurants to the downtown area, and does not support bringing in a different management group, as it would take power away from the local businesses.

No Motion was given for the Item.

15. Mayor and City Council Cafeteria Benefits Review

RECOMMENDATION:

That the City Council adopts the next Resolution, in order, adjusting the cafeteria benefit allotment from \$1,450 per month to \$1,550 per month, effective January 2025, for Mayor and City Councilmembers.

ADMINISTRATIVE REPORTS: (Item 15 - Continued)

DISCUSSION

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

No public comments were received for the Item.

MOTION BY WELLS, SECOND BY KENDRICK, to ADOPT Resolution No. 164-24 to adjust the cafeteria benefit allotment from \$1,450 per month to \$1,550 per month, effective January 2025, for Mayor and City Councilmembers.

MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (ORTIZ – Absent).

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.

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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 spoke about upcoming improvements to the Harry Griffen Park, and expectations for the City to make financial contributions.

An Item will be added to a future agenda to discuss the City's role in the Joint Steering Committee.

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 - None

CLOSED SESSIONS:

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

21. Closed Session - Conference with Legal Counsel - Existing Litigation - pursuant to paragraph (1) of subdivision (d) of Government Code section 54956.9: Robert Farren v. City of El Cajon; WC Claim No. 24000956
22. Closed Session - Public Employee Performance Evaluation: City Manager

MOTION BY WELLS, SECOND BY METSCHEL, to ADJOURN to Closed Session at 4:47 p.m.

MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (ORTIZ – Absent).

RECONVENED to Open Session at 5:00 p.m.

City Attorney Foley reported the following actions:

21. Direction given to Workers Comp Group.
22. No reportable action taken.

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 22nd day of October, 2024, at 5:01 p.m., to Tuesday, November 12, 2024, at 3:00 p.m.


ANGELA L. CORTÉZ, CMC
City Clerk/Secretary