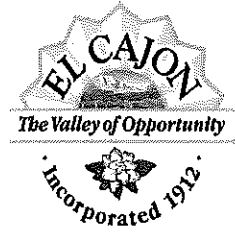


**JOINT SPECIAL MEETING OF THE
EL CAJON CITY COUNCIL/HOUSING
AUTHORITY/SUCCESSOR AGENCY
TO THE EL CAJON
REDEVELOPMENT AGENCY**



MINUTES

**CITY OF EL CAJON
EL CAJON, CALIFORNIA**

November 18, 2025

A Joint Special Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency, held Tuesday, November 18, 2025, 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, Metschel, and Ortiz
Council/Agencymembers absent:	None
Mayor Pro Tem/Vice Chair present:	Kendrick
Mayor/Chair present:	Wells
Other Officers present:	Mitchell, City Manager/Executive Director DiMaggio, Assistant City Manager Thorn, Deputy 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 28, 2025, meeting and the Agenda of the November 18, 2025, special meeting in accordance with State Law and El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency Policy.

PRESENTATIONS:

- Proclamation: IT Professionals and GIS Day

Director of Information Technology, Sara Diaz, shared that the IT Department was presented with the Golden Watchdog award by the San Diego County Taxpayers Association, for the Addressing Homelessness interactive dashboard.

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 October 28, 2025, 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. Monthly Treasurer's Report for the period ended September 30, 2025

Receive the Monthly Treasurer's Report for the period ended September 30, 2025.

5. Updates to City Council Policy A-29

Approve the changes to City Council Policy A-29 described in the report and reflected in the attached documents; and authorize the addition of one Deputy Fire Chief position as described in the report.

CONSENT ITEMS: (Continued)

6. New Classification Specification and Salary Setting for Firefighter Trainee

Approve and authorize the proposed classification specification and salary setting for Firefighter Trainee.

7. Award of RFP No. 017-26 – Custodial Services

Adopt Resolution No. 111-25, to enter into an agreement with CCS Facility Services - San Diego, Inc. (CCS), in an amount not to exceed \$529,005.16 for the initial one-year term with the option to renew for four additional one-year terms.

8. Award of Bid No. 019-26 – As-Needed Miscellaneous Fence/Guardrail Repair & Installation

Adopt Resolution No. 112-25, to Approve Plans and Specifications for As-Needed Miscellaneous Fence/Guardrail Repair & Installation, Bid No. 019-26; and Adopt Resolution No. 113-25, to Award the bid to the lowest responsive, responsible bidder, Quality Fence Co., Inc. (QFCI), in the not-to-exceed amount of \$370,000, with the option to renew for four additional one-year periods.

9. Contract Amendment for RFP No. 028-24 – Oakdale Alameda Construction Management Services

Adopt Resolution No. 114-25, to increase the Public Works Contract with Unico Engineering, Inc. (UEI) for Oakdale Alameda Construction Management Services in the not-to-exceed amount of \$240,760.84 through March 16, 2026.

10. Resolution Authorizing the City of San Diego to be the Lead Agency for the Regional Tire Enforcement Program

Adopt Resolution No. 115-25, to authorize the City of San Diego Local Enforcement Agency to apply for funds and administer the San Diego Regional Waste Tire Enforcement Program on behalf of the City of El Cajon.

11. Award of RFP No. 015-26 – Public Works Inspection Services

Adopt Resolution No. 116-25, to enter into an agreement with Project Professionals Corporation (PPC), in an amount not to exceed \$699,789.60, with the option to renew for four additional one-year periods.

PUBLIC COMMENT: None

WRITTEN COMMUNICATIONS: None

PUBLIC HEARINGS:

12. Continued Public Hearing for the Consideration to Vacate a Roadway Easement at APN 482-370-11-00, between 1623 & 1647 Swallow Drive

RECOMMENDATION: That the City Council:

1. Opens the Public Hearing and receives testimony;
2. Closes the Public Hearing; and
3. Adopts the next Resolution, in order, to approve the summary vacation of a service easement at APN 482-370-11-00, between 1623 & 1647 Swallow Drive, established by Council Resolution No. 232-82, June 22, 1982.

DISCUSSION

Associate Engineer, Rebecca Villalobos, provided a summary of the Item.

Mayor Wells opened the Public Hearing.

Michelle Crook, Curt Crook, Chuck Kaye, and Richard Erganian all spoke in opposition of the City vacating the easement.

Ms. Crook read a statement from Erlinda Hooker, who was in opposition of the City vacating the easement.

Mr. Crook read a statement from Dr. Grant Foster, who was in opposition of the City vacating the easement.

Don Cook spoke on behalf of John Bryant, the property owner, and spoke in support of vacating the easement.

Discussion ensued amongst City Council and Staff concerning the following:

- Purpose of the easement;
- Fire access and safety;
- City's right to vacate the easement;
- Maintenance of the right-of-way;
- Notification requirements;
- New easement;
- Benefit of the easement to the City; and
- Private property rights.

PUBLIC HEARINGS: (Item 12 – Continued)

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

MOTION CARRIED BY UNANIMOUS VOTE.

MOTION BY ORTIZ, SECOND BY METSCHEL, to ADOPT Resolution No. 117-25, to approve the summary vacation of a service easement at APN 482-370-11-00, between 1623 & 1647 Swallow Drive, established by Council Resolution No. 232-82, June 22, 1982.

**MOTION CARRIED BY 4 – 1 VOTE
(KENDRICK – No).**

13. Public Hearing and Second Reading of Ordinance to Adopt by Reference the 2025 California Fire Code (Title 24)

RECOMMENDATION: That the City Council:

1. Opens the Public Hearing and receives testimony;
2. Closes the Public Hearing;
3. Adopts by reference the 2025 Edition of the California Fire Code; and
4. Request the City Clerk to read the Ordinance by title only.

DISCUSSION

Deputy Director of Community Development, Noah Alvey, provided a summary of the Item.

Mayor Wells opened the Public Hearing.

No public comment was received for the Item.

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

MOTION CARRIED BY UNANIMOUS VOTE.

MOTION BY ORTIZ, SECOND BY METSCHEL, to ADOPT Ordinance No. 5168, approving the 2025 Edition of the California Building Code; and Request the City Clerk to read the Ordinance by title only.

MOTION CARRIED BY UNANIMOUS VOTE.

PUBLIC HEARINGS: (Item 13 – Continued)

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

AN ORDINANCE REPEALING SECTIONS 15.56.010 AND 15.56.050 OF CHAPTER 15.56 OF TITLE 15 OF THE EL CAJON MUNICIPAL CODE; ADOPTING THE CALIFORNIA FIRE CODE, 2025 EDITION, AS AMENDED, BY REFERENCE; AND ADDING NEW SECTIONS 15.56.010 AND 15.56.050 OF CHAPTER 15.56 OF TITLE 15 OF THE EL CAJON MUNICIPAL CODE

14. Window Transparency Limitations for Medical and Healthcare Providers

RECOMMENDATION: That the City Council:

1. Opens the Public Hearing and receives testimony;
2. Closes the Public Hearing;
3. Moves to adopt the next Resolutions, in order, approving the California Environmental Quality Act exemptions for (1) Zoning Code Amendment No. 2025-0003; and (2) an amendment of Specific Plan No. 182
4. Introduces the next Ordinance, in order, approving Zoning Code Amendment No. 2025-0003;
5. Introduces the next Ordinance, in order, approving an amendment of Specific Plan No. 182; and
6. Request the City Clerk to read the Ordinances by title only.

DISCUSSION

Deputy Director of Community Development, Noah Alvey, provided a summary of the Item.

Mayor Wells opened the Public Hearing.

No public comment was received for the Item.

Discussion ensued amongst City Council and Staff concerning the following:

- Transparency thresholds;
- Current regulations;
- Health care providers would be exempt;
- Massage establishments would not qualify;
- Police Department's approval; and
- Lease agreement regulations.

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

MOTION CARRIED BY UNANIMOUS VOTE.

PUBLIC HEARINGS: (Item 14 – Continued)

MOTION BY ORTIZ, SECOND BY KENDRICK, to ADOPT Resolution No. 118-25, approving the California Environmental Quality Act exemptions for Zoning Code Amendment No. 2025-0003; ADOPT Resolution No. 119-25, approving the California Environmental Quality Act exemptions for an amendment of Specific Plan No. 182; to INTRODUCE the next Ordinance, in order, approving Zoning Code Amendment No. 2025-0003; and to INTRODUCE the next Ordinance, in order, approving an amendment of Specific Plan No. 182.

MOTION CARRIED BY UNANIMOUS VOTE.

The City Clerk recited the titles of the Ordinances for a first reading.

AN ORDINANCE REPLACING SUBSECTION 17.115.130.I.1 TO ALLOW WINDOW TINTING FOR MEDICAL AND DENTAL PATIENT PRIVACY AND SUBSECTION 17.190.210.H FOR CONSISTENCY WITH WINDOW SIGN LIMITATIONS FOR CHAPTERS 17.115 AND 17.190 OF TITLE 17 OF THE EL CAJON MUNICIPAL CODE, RESPECTIVELY

AN ORDINANCE APPROVING AN AMENDMENT TO SPECIFIC PLAN NO. 182 TO ALLOW WINDOW TINTING FOR MEDICAL AND DENTAL PATIENT PRIVACY

ADMINISTRATIVE REPORTS:

15. Update on El Cajon On-Demand Micro-Transit Project - Via San Diego El Cajon

RECOMMENDATION:

That the City Council receives an update (including background, current operational status, performance highlights, challenges, and next steps) on the on-demand micro-transit program launched by the City.

DISCUSSION

Director of Engineering Services, Yazmin Arellano, introduced Alex Battisti, representing Via San Diego El Cajon, who provided detailed information of the Item.

No public comment was received for the Item.

Discussion ensued amongst City Council and Staff concerning marketing and agency specific services.

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

MOTION CARRIED BY UNANIMOUS VOTE.

ADMINISTRATIVE REPORTS: (Continued)

16. Sign and Light Regulations in the Downtown District

RECOMMENDATION:

That the City Council provides direction regarding potential amendments to Specific Plan No. 182 (Downtown Master Plan) for signage and lighting in the Downtown District.

DISCUSSION

Senior Management Analyst, Nate Prescott, and Chris Gomez, representing the Downtown El Cajon Business Partners and New City America, provided detailed information of the Item.

No public comment was received for the Item.

Discussion ensued amongst City Council and Staff concerning the following:

- Lighting applies to City assets only;
- Business window lights versus downtown lighting;
- Allowing business to follow the light schedule;
- Political statements; and
- Creating a color pallet and schedule for businesses.

No Motion was required for the Item.

17. End of Session Legislative Report for 2025

RECOMMENDATION:

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

DISCUSSION

Assistant City Manager, Vince DiMaggio, provided detailed information of the Item.

No public comment was received for the Item.

Discussion ensued amongst City Council and Staff concerning the following:

- Impact report on recruiting under AB-992;
- Adaptive reuse of commercial properties;
- Zoning codes;
- FAA regulations;
- Two-way communication requirements; and
- Changes to building and housing.

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.

18. Council Activities Report/Comments

In addition to the submitted report, Mayor Wells added that he attended the Hope for Iraqi Christians' Gala on November 14, 2025, the Stand with Us Gala on November 15, 2025, and on November 18, 2025 he met with the McAlister Institute, and Freedom Ranch.

ACTIVITIES REPORTS OF COUNCILMEMBERS:

19. 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 – San Diego Military Working Group.

Council Activities Report/Comments.

In addition to the submitted report, Councilmember Goble added that he attended the grand opening of the pickleball courts at Wells Park on November 14, 2025. Councilmember Goble praised the advanced lighting system at the pickleball courts.

20. MAYOR PRO TEM GARY KENDRICK
METRO Commission/Wastewater JPA; Heartland Communications; Heartland Fire Training JPA.

Council Activities Report/Comments.

Report as submitted.

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ACTIVITIES REPORTS OF COUNCILMEMBERS: (Continued)

21. 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 added that she attended the grand opening of the pickleball courts at Wells Park on November 14, 2025, and the Home Start Walk and Rally for housing for youth on November 13, 2025. Councilmember Metschel described the Home Start Walk and Rally event as inspirational.

22. COUNCILMEMBER 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

23. First Reading of an Ordinance Applicable to the Age of Persons Allowed to Purchase Tobacco Products and for the Relocation of Smoke Shops

RECOMMENDATION:

That the City Council:

1. Introduces the next Ordinance, in order, approving Zoning Code Amendment No. 2025-0002; and
2. Requests the City Clerk to read the Ordinance by title only.

ORDINANCES: FIRST READING (Item 23 – Continued)

DISCUSSION

Deputy Director of Community Development, Noah Alvey, provided a summary of the Item.

No public comment was received for the Item.

MOTION BY ORTIZ, SECOND BY WELLS, to INTRODUCE the next Ordinance, in order, approving Zoning Code Amendment No. 2025-0002; and Requests the City Clerk to read the Ordinance by title only.

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

AN ORDINANCE REPLACING SECTION 17.240.070.E UPDATING THE MINIMUM AGE FOR PERSONS PURCHASING TOBACCO FROM 18 TO 21 AND ADDING A NEW SECTION 17.240.095 APPLICABLE TO THE RELOCATION OF SMOKE SHOPS TO CHAPTER 17.240 OF TITLE 17 OF THE EL CAJON MUNICIPAL CODE

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:

24. Closed Session - Public Employment - Pursuant to California Government Code section 54957(b)(1): Title: City Attorney
25. Closed Session - Conference with Legal Counsel - Existing Litigation – pursuant to paragraph (1) of subdivision (d) of Government Code section 54956.9: Jason Sargent v. City of El Cajon, et al.; Superior Court of California, County of San Diego; Case No. 25CU049863C

MOTION BY WELLS, SECOND BY KENDRICK, to ADJOURN to Closed Session at 5:35 p.m.

MOTION CARRIED BY UNANIMOUS VOTE.

CLOSED SESSIONS: (Items 24 and 25 – Continued)

RECONVENED to Open Session at 6:30 p.m.

City Manager Mitchell reported the following actions:

- Item 24 – City Council unanimously appointed Jennifer Lyon to serve as the City Attorney for the City of El Cajon, pending contract negotiations.

City Attorney Foley reported the following actions:

- Item 25 – No reportable action taken.

Adjournment: Mayor Wells adjourned the Joint Special Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 18th day of November, 2025, at 6:31 p.m., to Tuesday, December 9, 2025, at 3:00 p.m.



ANGELA L. CORTEZ, CMC
City Clerk/Secretary