

**SPECIAL MEETING OF THE HOUSING AUTHORITY MEETING JOINTLY WITH THE
CITY COUNCIL OF THE CITY OF CHULA VISTA**

Meeting Minutes

August 23, 2022, 5:00 p.m.
Council Chambers, 276 Fourth Avenue, Chula Vista, CA

Present: Deputy Mayor Cardenas, Councilmember Galvez,
Councilmember McCann, Mayor Casillas Salas

Excused: Councilmember Padilla

Also Present: City Manager Kachadoorian, City Attorney Googins, City Clerk
Bigelow, Assistant City Clerk Turner

The City Council minutes are prepared and ordered to correspond to the City Council Agenda. Agenda items may be taken out of order during the meeting.

The agenda items were considered in the 2022/03/15 Minutes – City Council and Housing Authority Meeting Minutes

order presented except for Items 8.1 and 9.2 which were heard following the Pledge of Allegiance; and Public Comments, the Consent Calendar, Item 7.1, and Item 5.6, were heard in that order following Item 9.2.

1. CALL TO ORDER

A regular meeting of the City Council and a special meeting of the Housing Authority of the City of Chula Vista was called to order at 5:03 p.m. in the Council Chambers, located in City Hall, 276 Fourth Avenue, Chula Vista, California.

Mayor Casillas Salas announced, pursuant to AB 23, that she and each Councilmember would receive \$50 for their attendance at that Housing Authority meeting, held simultaneously with the City Council meeting.

2. ROLL CALL

City Clerk Bigelow called the roll.

Mayor Casillas Salas left the meeting at 9:18 p.m.

3. PLEDGE OF ALLEGIANCE TO THE FLAG AND MOMENT OF SILENCE

Councilmember Cardenas led the Pledge of Allegiance.

4. SPECIAL ORDERS OF THE DAY

4.1 Oath of Office

Item not heard.

4.2 Presentation by Claire Lion and Clovis Honore of GRID Alternatives Regarding a Solar Energy Program for Low-Income Residents

Item not heard.

4.3 Presentation from Marketing and Communications Manager Anne Steinberger and Third Avenue Village Association District Director Dominic LiMandri Regarding the Chula Vista Block Party and other Third Avenue Events

Item not heard.

5. CONSENT CALENDAR (Items 5.1 through 5.12)

City Clerk Bigelow announced that a request for an excused absence from Councilmember Padilla for Item 5.2 and a revised Resolution A and Attachment 1 for Item 5.10 had been distributed to the Council, and that action on the items would be with respect to those documents.

Moved by Councilmember McCann

Seconded by Deputy Mayor Cardenas

To approve the recommended actions appearing below consent calendar Items 5.1 through 5.5 and 5.7 through 5.12. The headings were read, text waived. The motion carried by the following vote:

Yes (4): Deputy Mayor Cardenas, Councilmember Galvez, Councilmember McCann, and Mayor Casillas Salas

Result, Carried (4 to 0)

5.1 Waive Reading of Text of Resolutions and Ordinances

Approve a motion to read only the title and waive the reading of the text of all resolutions and ordinances at this meeting.

5.2 Consideration of Request for Excused Absences

Approve an excused absence for Councilmember Padilla for this Council meeting.

5.3 Appropriation: Appropriate Funds to the “Sidewalk Replacement Fiscal Year 2020/21 (STL0448)” Project from the TransNet Fund for Contract Change Orders with Just Construction, Inc.

Adopt a resolution approving the appropriation of \$96,000 from the available balance of the TransNet Fund to the Sidewalk Replacement Fiscal Year 2020/21 (STL0448) Project for contract change orders with Just Construction, Inc. **(4/5 Vote Required)**

Item 5.3 heading:

RESOLUTION NO. 2022-191 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROPRIATING \$96,000 FROM THE AVAILABLE BALANCE OF THE TRANSNET FUND TO THE SIDEWALK REPLACEMENT FISCAL YEAR 2020/21 (STL0448) PROJECT FOR CONTRACT CHANGE ORDERS WITH JUST CONSTRUCTION, INC. **(4/5 VOTE REQUIRED)**

5.4 Agreements: Approve Agreements with Kitchell CEM, Inc., OCMI, Inc., Project Professionals Corporation, and Schneider CM Inc. to Provide On-Call Building Construction Management Consulting Services

Adopt a resolution approving agreements with Kitchell CEM, Inc., OCMI, Inc., Project Professionals Corporation, and Schneider CM Inc. to provide construction management consultant services for various building-related Capital Improvement Program (CIP) Projects and other City projects.

Item 5.4 heading:

RESOLUTION NO. 2022-192 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING CONSULTANT SERVICES AGREEMENTS BETWEEN THE CITY AND KITCHELL CEM, INC., OCMI INC., PROJECT PROFESSIONALS CORPORATION, AND SCHNEIDER CM TO PROVIDE ON-CALL BUILDING CONSTRUCTION MANAGEMENT CONSULTING SERVICES

5.5 Agreements: Approve Agreements with Ardurra Group Inc., DUDEK, Kleinfelder Construction Services, Inc., and Project Professionals Corporation to Provide On-Call Capital Improvement Program (CIP) Construction Management Consulting Services

Adopt a resolution approving agreements with Ardurra Group Inc., DUDEK, Kleinfelder Construction Services Inc., and Project Professionals Corporation to provide construction management services for various City infrastructure Capital Improvement Program (CIP) Projects.

Item 5.5 heading:

RESOLUTION NO. 2022-193 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING CONSULTANT SERVICES AGREEMENTS BETWEEN THE CITY AND ARDURRA GROUP INC., DUDEK, KLEINFELDER CONSTRUCTION SERVICES INC. AND PROJECT PROFESSIONALS CORPORATION TO PROVIDE ON-CALL CIP CONSTRUCTION MANAGEMENT CONSULTING

5.7 Agreement: Approve a Community Purpose Facilities Agreement for Millenia Sectional Planning Area

Adopt a resolution approving the Community Purpose Facilities (CPF) Agreement for the Millenia Sectional Planning Area.

Item 5.7 heading:

RESOLUTION NO. 2022-195 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING A COMMUNITY PURPOSE FACILITIES AGREEMENT BETWEEN THE CITY AND SLF IV – MILLENIA, LLC

5.8 Investment Report: Quarter Ending June 30, 2022

Accept the investment report for the quarter ending on June 30, 2022.

Acceptance of an investment report for the quarter ending on June 30, 2022.

5.9 Agreement: Approve an Agreement with Golden Bell Products, Inc. to Provide Vermin Eradication Services

Adopt a resolution approving an agreement with Golden Bell Products, Inc. to provide sewer collection systems vermin eradication services for a

five-year term starting September 1, 2022 with a not-to-exceed contract amount of \$260,000 over the five-year term.

Item 5.9 heading:

RESOLUTION NO. 2022-196 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING AN AGREEMENT FOR VERMIN ERADICATION SERVICES BETWEEN THE CITY AND GOLDEN BELL PRODUCTS, INC.

5.10 Affordable Housing: Balanced Communities Affordable Housing Agreements to Transfer a 38-Unit Obligation from Otay Ranch Village 3 to Otay Ranch Village 8 East

Adopt resolutions: A) Approving a first amendment to the existing Balanced Communities Affordable Housing Agreement for Otay Ranch Village 3 to transfer a 38-unit affordable housing unit obligation to Otay Ranch Village 8 East and B) Approving an affordable housing transfer agreement between the City and HomeFed Otay Land II, LLC , to move the 38-unit obligation from Otay Ranch Village 3 to Otay Ranch Village 8 East.

Item 5.10 heading:

A) RESOLUTION NO. 2022-197 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING A FIRST AMENDMENT TO THE BALANCED COMMUNITIES HOUSING AGREEMENT FOR OTAY RANCH VILLAGE 3 BETWEEN THE CITY AND HOMEFED VILLAGE III MASTER, LLC, FLAT ROCK LAND COMPANY, LLC, AND HOMEFED OTAY LAND II, LLC

B) RESOLUTION NO. 2022-198 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING THE AFFORDABLE HOUSING TRANSFER AGREEMENT FOR OTAY RANCH VILLAGE 8 EAST BETWEEN THE CITY AND HOMEFED OTAY LAND II, LLC

5.11 Purchase Award and Appropriation: Waive the Competitive Bid Process, Approve the Purchase of Ford Maverick XL Vehicles from Penske Ford La Mesa, and Appropriate Funds for that Purpose

Adopt a resolution waiving the competitive bid process, authorizing the purchase of 12 Ford Maverick vehicles from Penske Ford La Mesa, and

appropriating funds in the amount of \$375,000 for that purpose. **(4/5 Vote Required)**

Item 5.11 heading:

RESOLUTION NO. 2022-199 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA WAIVING THE COMPETITIVE BID PROCESS, AUTHORIZING THE PURCHASE OF FORD MAVERICK VEHICLES FROM PENSKE FORD LA MESA, AND APPROPRIATING FUNDS THEREFOR **(4/5 VOTE REQUIRED)**

5.12 Agreement: Waive Competitive Bid Requirements and Approve an Agreement with Hyder & Company for Property Management Services

Adopt a resolution: (1) waiving competitive bidding requirements; (2) approving an agreement with Hyder & Company for property management services; and (3) authorizing the City Manager or designee to enter into the initial agreement for \$12,600, and optional extensions, for a maximum contract period of five years and a not-to-exceed amount of \$66,897.

Item 5.12 heading:

RESOLUTION NO. 2022-200 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA/ NO. 2022-006 OF THE CHULA VISTA HOUSING AUTHORITY (AS SUCCESSOR HOUSING ENTITY): (1) WAIVING THE COMPETITIVE FORMAL BID REQUIREMENTS; (2) APPROVING AN AGREEMENT BETWEEN THE CITY/HOUSING AUTHORITY AND HYDER & COMPANY FOR PROPERTY MANAGEMENT SERVICES; AND (3) AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE THE INITIAL AGREEMENT AND AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE FOUR ONE-YEAR OPTIONS TO EXTEND THE AGREEMENT

ITEM REMOVED FROM CONSENT CALENDAR

5.6 Agreement: Approve a Cooperative Purchasing Agreement with Sweep America Intermediate Holdings, LLC, dba Sweeping Corporation of America (SCA) for Street Sweeping Services

Councilmember Galvez reported receiving concerns from the community regarding the quality of street sweeping services.

Moved by Councilmember Galvez

Seconded by Deputy Mayor Cardenas

To adopt a Resolution No. 2022-194, heading read, text waived. The motion carried by the following vote:

Yes (4): Deputy Mayor Cardenas, Councilmember Galvez, Councilmember McCann, and Mayor Casillas Salas

Result, Carried (4 to 0)

Item 5.6 heading:

RESOLUTION NO. 2022-194 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING A COOPERATIVE PURCHASING AGREEMENT FOR STREET SWEEPING SERVICES BETWEEN THE CITY AND SWEEP AMERICA INTERMEDIATE HOLDINGS, LLC DBA SWEEPING CORPORATION OF AMERICA

6. PUBLIC COMMENTS

The following members of the public expressed concern regarding pedestrian passage on Naples and Weisser Way:

- *Debra Mecum, Chula Vista resident, she also submitted a petition from residents.*
- *Stanley Arthur, Chula Vista resident*
- *Cesar Rivas, Chula Vista resident*
- *Sarah Reddicono, Chula Vista resident*

Wilma Orantes, Chula Vista resident, submitted request to speak but was not present when called.

7. PUBLIC HEARINGS

7.1 Community Facilities District Formation: Consider Authorizing the California Municipal Financing Authority to Form Community Facility District No. 2022-12 Through the Bond Opportunities for Land Development Program and Related Actions

Notice of the hearing was given in accordance with legal requirements, and the hearing was held on the date and no earlier than the time specified in the notice.

Mayor Casillas Salas opened the public hearing.

There being no members of the public who wished to speak, Mayor Casillas Salas closed the public hearing.

Moved by Councilmember McCann

Seconded by Deputy Mayor Cardenas

To adopt a Resolution No. 2022-201, heading read, text waived. The motion carried by the following vote:

Yes (4): Deputy Mayor Cardenas, Councilmember Galvez, Councilmember McCann, and Mayor Casillas Salas

Result, Carried (4 to 0)

Item 7.1 A heading:

RESOLUTION NO. 2022-201 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA AUTHORIZING FORMATION OF THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY COMMUNITY FACILITIES DISTRICT NO. 2022-12 (CITY OF CHULA VISTA – OTAY RANCH VILLAGE 3 PHASE II) THROUGH THE BOND OPPORTUNITIES FOR LAND DEVELOPMENT (BOLD) PROGRAM PURSUANT TO THE MELLO-ROOS COMMUNITY FACILITIES ACT OF 1982, AS AMENDED; APPROVING A JOINT COMMUNITY FACILITIES AGREEMENT AND AUTHORIZING RELATED ACTIONS

Moved by Deputy Mayor Cardenas

Seconded by Councilmember McCann

To adopt a Resolution No. 2022-202, heading read, text waived. The motion carried by the following vote:

Yes (4): Deputy Mayor Cardenas, Councilmember Galvez, Councilmember McCann, and Mayor Casillas Salas

Result, Carried (4 to 0)

Item 7.1 B heading:

RESOLUTION NO. 2022-202 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING AN ACQUISITION/ FINANCING

AGREEMENT RELATING TO CALIFORNIA MUNICIPAL FINANCE
AUTHORITY COMMUNITY FACILITIES DISTRICT NO. 2022-12 (CITY
OF CHULA VISTA – OTAY RANCH VILLAGE 3 PHASE II) AND
AUTHORIZING RELATED ACTIONS

8. BOARD AND COMMISSION REPORTS

8.1 Bayfront: Update by San Diego Port Commissioner Ann Moore on the Chula Vista Bayfront, Presentation by Proponent of a Mixed-Use Project and Potential Entertainment/Sports Complex, and Request for Preliminary City Council Input

Port Commissioner Ann Moore gave a presentation on the item.

Greg Mueller and Frederick McDonald, representing Tucker Sadler Architects gave a presentation on a potential project.

Council discussion ensued.

9. ACTION ITEMS

9.1 Presentation of 2020 Community and Municipal Greenhouse Gas Emissions Inventories

Conservation Specialist Downs gave a presentation on the item.

Moved by Deputy Mayor Cardenas

Seconded by Councilmember McCann

To accept the report, heading read, text waived. The motion carried by the following vote:

Yes (3): Deputy Mayor Cardenas, Councilmember Galvez, and Councilmember McCann

Result, Carried (3 to 0)

9.2 Harborside Park: Report Regarding Increasing Safety Concerns at Harborside Park that Impact Harborside Elementary School and the Surrounding Community, and Consider Short- and Long-Term Measures to Secure the Park

Principal Management Analyst Davis along with the following individuals gave a presentation on the item: City Manager Kachadoorian; Dr. Eduardo Reyes, Chula Vista Elementary School District Superintendent; Jaalin Cheng representing Billion Creation; Monica Crespo, Chula Vista resident;

Park Ranger Program Manager Alzubaidi; Park Ranger Supervisor Herrera; Sr. Code Enforcement Officer Aguilera; Code Enforcement Officer Alforque; Police Captain Collum; and Fire Chief Muns.

Mayor Casillas Salas recessed the meeting at 6:34 p.m. The Council reconvened at 6:46 p.m., with all members present.

The following members of the public spoke in opposition to staff's recommendation:

- *Mona Heather*
- *Mandy Lien*
- *Janis Wilds*
- *Gabriel Cornejo*
- *Delia Dominguez-Cervantes*
- *Coleen Cusack*
- *Franny Rose*
- *Christine Brady*

The following members of the public expressed concern regarding the activities at Harborside Park:

- *Marianna Saponara*
- *Cesar Fernandez*
- *Carmen Valenzuela*
- *Francisco Tomayo*
- *Leonardo Vanegas*

The following members of the public expressed concern regarding homelessness:

- *Mari Meza*
- *Sabrina Weddle*
- *Tim Schneider*
- *Martha Sullivan*
- *Armando Farias*

- *Gabriel Cornejo*
- *Brett Stevens*
- *Ammar Campa-Najjar*
- *Rita McIntyre*
- *Brandon Claypool*

Anthony Millican spoke in support of increased police services.

Joseph Rubio representing McAlister Institute - Work for Hope, and on behalf of Adrienne Karalis, Jeffrey Mesa, Gary Southards, Ramon Guerrero, Benjamin Sandoval, Arquimede Benitez, Kenneth Bolirt spoke regarding resources for the homeless community.

The following members of the public submitted written communications in support of staff's recommendation.

- *Christina Kim*
- *Nicole Campbell*

Alan C., Chula Vista resident, submitted written communications in opposition to staff's recommendation.

Council discussion ensued.

At the request of Councilmember Galvez there was a consensus of the Council to direct staff to start a conversation regarding lending Harborside Park to the Chula Vista Elementary School District.

Moved by Deputy Mayor Cardenas

Seconded by Councilmember McCann

To adopt a Resolution No. 2022-203, heading read, text waived. The motion carried by the following vote:

Yes (4): Deputy Mayor Cardenas, Councilmember Galvez, Councilmember McCann, and Mayor Casillas Salas

Result, Carried (4 to 0)

Item 9.2 heading:

RESOLUTION NO. 2022-203 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA: (1) APPROVING A TEMPORARY 90-DAY CLOSURE OF HARBORSIDE PARK TO PROTECT PUBLIC HEALTH AND SAFETY

WITH THE OPTION TO EXTEND CLOSURE AT THE CITY MANAGER'S DISCRETION; (2) WAIVING FORMAL AND INFORMAL BIDDING REQUIREMENTS TO PROCURE TEMPORARY FENCING, SECURITY SERVICES, PUBLIC OUTREACH SERVICES AND PERMANENT FENCING, AS APPROPRIATE; (3) AUTHORIZING THE CITY MANAGER OR DESIGNEE TO ENTER INTO CONTRACTS OR EXECUTE DOCUMENTS NECESSARY TO SECURE THE PARK AND CONDUCT PUBLIC OUTREACH; (4) APPROPRIATING FUNDS FROM THE GENERAL FUND THEREFOR **(4/5 VOTE REQUIRED)**

10. CITY MANAGER'S REPORTS

There were none.

11. MAYOR'S REPORTS

There were none.

12. COUNCILMEMBERS' COMMENTS

Councilmember McCann thanked staff for developing a plan for Harborside Park. He spoke of his attendance at the following recent events: Appreciation lunch at Funeraria del Angel, the Lemon Festival and Remember the Holocaust brunch.

13. CITY ATTORNEY'S REPORTS

There were none.

14. CLOSED SESSION

Pursuant to Resolution No. 13706 and Council Policy No. 346-03, Official Minutes and records of action taken during Closed Sessions are maintained by the City Attorney.

City Attorney Googins announced that the Council would convene in closed session to discuss Items 14.2 A and B. He stated that Items 14.1 and 14.2 C would be trailed to a future meeting.

Deputy Mayor Cardenas recessed the meeting at 9:34p.m. The Council convened in Closed Session at 9:38 p.m., with all members present.

14.1 Conference with Legal Counsel Regarding Initiation of Litigation Pursuant to Government Code Section 54956.9(c):

One Case

Item 14.1 was not discussed

14.2 Conference with Legal Counsel Regarding Existing Litigation Pursuant to Government Code Section 54956.9 (d)(1)

A) Name of Case: Zoraida Baiza, et al. v. City of Chula Vista, et al, San Diego Superior Court, Case No. 37-2021-00005268-CU-PO-CTL.

ACTION: Pending finalization of settlement

B) Name of Case: Chula Vista v. Orr Builders et al., San Diego Superior Court, Case No. 37-2019-00047190-CU-CD-CTL.

ACTION: No Reportable Action

C) Name of Case: Benito Leo Millete, et al. v. Chula Vista Police Department, et al., San Diego Superior Court, Case No. 37-2022-00017223-CU-CR-CTL.

Item 14.2 C was not discussed

15. ADJOURNMENT

The meeting was adjourned at 9:46 p.m.

Minutes prepared by: Tyshar Turner, Assistant City Clerk

Kerry K. Bigelow, MMC, City Clerk