

City of Chula Vista

Special Meetings of the Successor Agency to the Redevelopment Agency and Housing Authority Meeting Jointly with the City Council

Meeting Minutes

May 10, 2022, 5:00 p.m.
Council Chambers, 276 Fourth Avenue, Chula Vista, CA

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

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 order presented except for Item 7.2, which was heard before 7.1.

1. CALL TO ORDER

A regular meeting of the City Council and special meetings of the Successor Agency to the Redevelopment Agency and the Housing Authority of the City of Chula Vista were called to order at 5:07 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.

Deputy Mayor Cardenas joined the meeting at 5:16 pm.

2. ROLL CALL

City Clerk Bigelow called the roll.

Deputy Mayor Cardenas arrived at 5:16 p.m.

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

Councilmember McCann led the Pledge of Allegiance.

4. SPECIAL ORDERS OF THE DAY

4.1 Presentation of a Proclamation to Chief of Police Roxana Kennedy Proclaiming Sunday, May 15, 2022 as National Peace Officers Memorial Day in the City of Chula Vista

Mayor Casillas Salas read the proclamation and Councilmember Padilla presented it to Agent Linney.

4.2 Presentation of a Proclamation Commending Ground Floor Murals for Their Contributions to the City of Chula Vista

Mayor Casillas Salas read the proclamation and Councilmember Galvez presented it to Paul Jimenez and Signe Ditona representing Ground Floor Murals.

5. CONSENT CALENDAR (Items 5.1 through 5.6)

Councilmember McCann stated he would abstain from voting on Item 5.3 due to a potential property-related conflict of interest.

**ACTION: Moved by Mayor Casillas Salas
Seconded by Councilmember Padilla**

To approve the recommended action appearing below consent calendar Items 5.1 through 5.2 and 5.4 through 5.6. The headings below were read, text waived. The motion carried by the following vote:

Yes (5): Deputy Mayor Cardenas, Councilmember Galvez, Councilmember McCann, Councilmember Padilla, and Mayor Casillas Salas

Result: Carried (5 to 0)

**ACTION: Moved by Mayor Casillas Salas
Seconded by Councilmember Padilla**

To approve the recommended action appearing below consent calendar Item 5.3. The heading below was read, text waived. The motion carried by the following vote:

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

Abstain (1): Councilmember McCann

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 Requests for Excused Absences

Consider requests for excused absences as appropriate. No requests were received at that meeting.

5.3 Grant Award: Accept Funds from the San Diego Association of Governments' ("SANDAG") Housing Acceleration Program to Implement the City of Chula Vista Accessory Dwelling Unit Assistance Program

Adopt resolutions: A) City Council authorizing the acceptance of a \$180,719.68 Housing Acceleration Program grant from the San Diego Association of Governments ("SANDAG") to implement the City of Chula Vista Accessory Dwelling Unit ("ADU") Assistance Program, and appropriating SANDAG funds for that purpose; and B) City Council and Housing Authority approving and appropriating \$200,000 in Housing Authority Inclusionary Funds as matching funds for an Accessory Dwelling Unit pilot loan program.

RESOLUTION NO. 2022-101 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA (1) AUTHORIZING THE ACCEPTANCE OF A "HOUSING ACCELERATION PROGRAM" GRANT FROM THE SAN DIEGO ASSOCIATION OF GOVERNMENTS; (2) APPROVING THE SANDAG HAP AGREEMENT AND AUTHORIZING ANY OTHER REQUIRED AGREEMENTS; AND (3) APPROPRIATING FUNDS THEREFOR **(4/5 VOTE REQUIRED)**

RESOLUTION OF THE CITY COUNCIL NO. 2022-102/HOUSING AUTHORITY NO. 2022-003 OF THE CITY OF CHULA VISTA APPROVING AND APPROPRIATING AVAILABLE INCLUSIONARY HOUSING FUNDS FOR AN ACCESSORY DWELLING UNIT PILOT LOAN PROGRAM **(4/5 VOTE REQUIRED)**

5.4 Mobilehome Rent Control: Retain the Existing \$12 Administrative Fee for Mobilehome Rent Control Services for Fiscal Year 2022/23

Adopt a resolution accepting Chapter 18 (Mobilehomes) of the City's Master Fee Schedule and retaining the existing \$12 administrative fee for Fiscal Year 2022/23.

RESOLUTION NO. 2022-103 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA RETAINING THE EXISTING \$12 ADMINISTRATIVE FEE FOR RENT CONTROL SERVICES FOR FISCAL YEAR 2022-23 IN CHAPTER 18 (MOBILEHOMES) OF THE CITY'S MASTER FEE SCHEDULE

5.5 Contract Award: Approve a Service Contract with Microsoft Corporation for Software, Subscription, and Licensing Services

Adopt a resolution authorizing the City to enter into a contract with Microsoft Corporation for software, subscription, and licensing services.

RESOLUTION NO. 2022-104 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING A CONTRACT WITH MICROSOFT CORPORATION FOR SOFTWARE, SUBSCRIPTION, AND LICENSING SERVICES

5.6 Financial Report and Appropriations: Accept the Quarterly Financial Report for the Quarter Ending March 31, 2022, Amend the American Rescue Plan Act Spending Plan, and Appropriate Funds to Adjust for Variances

Accept the Quarterly Financial Report for the quarter ending March 31, 2022, adopt a resolution (1) amending the American Rescue Plan Act ("ARPA") Spending Plan and (2) making various amendments to the Fiscal Year 2021/22 budget to adjust for variances and appropriating funds for that purpose.

RESOLUTION NO. 2022-105 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ACCEPTING THE QUARTERLY FINANCIAL REPORT FOR THE QUARTER ENDING MARCH 31, 2022, AMENDING THE AMERICAN RESCUE PLAN ACT SPENDING PLAN AND APPROPRIATING FUNDS TO ADJUST FOR VARIANCES THEREFOR **(4/5 VOTE REQUIRED)**

6. PUBLIC COMMENTS

John Acosta, Chula Vista resident, spoke in opposition to a trash rate increase and investor-owned properties.

John Moot, Chula Vista resident, spoke regarding Republic billing and credits for period of no service.

7. PUBLIC HEARINGS

7.1 Vacation of Streets: Approve Vacations of a Portion of Marina Parkway and a Portion of G Street as Part of the Bayfront Development

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.

ACTION: **Moved by** Mayor Casillas Salas
 Seconded by Councilmember McCann

To adopt Resolution No. 2022-106. The heading below was read, text waived. The motion carried by the following vote:

Yes (5): Deputy Mayor Cardenas, Councilmember Galvez, Councilmember McCann, Councilmember Padilla, and Mayor Casillas Salas

Result: Carried (5 to 0)

RESOLUTION NO. 2022-106 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA VACATING A PORTION OF MARINA PARKWAY AND A PORTION OF G STREET

7.2 Bayfront Financing: Various Actions Necessary for the Financing of a Resort Hotel, Convention Center, Parking Structure, and Related Public Improvements on and Adjacent to Parcel H-3 Within the Chula Vista Bayfront Master Plan Area

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.

City Manager Kachadoorian, Deputy City Manager Allen and City Attorney Googins gave a presentation on the item.

Mayor Casillas Salas opened the public hearing.

RIDA President/CEO Ira Mitzner spoke regarding the project.

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

Council discussion ensued.

Mayor Casillas Salas recessed the meeting at 6:44 p.m. The Council reconvened at 6:55 p.m., with all members present.

ACTION: **Moved by** Mayor Casillas Salas
 Seconded by Councilmember Padilla

To adopt Resolution Nos. 2022-107 through 2022-109. The headings below were read, text waived. The motion carried by the following vote:

Yes (5): Deputy Mayor Cardenas, Councilmember Galvez, Councilmember McCann, Councilmember Padilla, and Mayor Casillas Salas

Result: Carried (5 to 0)

RESOLUTION NO. 2022-107 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA AUTHORIZING THE APPROPRIATION OF CERTAIN AMOUNTS IN FURTHERANCE OF THE CITY'S INVESTMENT IN THE CHULA VISTA BAYFRONT RESORT HOTEL AND CONVENTION CENTER PROJECT; RECEIVING AN ECONOMIC DEVELOPMENT SUBSIDY REPORT; AUTHORIZING THE EXECUTION AND DELIVERY BY THE CITY OF A FOURTH AMENDED AND RESTATED REVENUE SHARING AGREEMENT AND CERTAIN OTHER AGREEMENTS RELATED TO THE CONVENTION CENTER; AND AUTHORIZING CERTAIN RELATED ACTIONS **(4/5 VOTE REQUIRED)**

RESOLUTION NO. 2022-108 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING AN AGREEMENT FOR DEVELOPMENT IMPACT AND SEWER CAPACITY FEES (BAYFRONT RESORT AND CONVENTION CENTER) BETWEEN THE CITY AND RIDA CHULA VISTA, LLC

RESOLUTION NO. 2022-109 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROPRIATING SEWER CAPACITY FEES TO REIMBURSE RIDA CHULA VISTA, LLC PURSUANT TO RESOLUTION 2019-170 AND THE 2020 REIMBURSEMENT AGREEMENT WITH RIDA CHULA VISTA, LLC TO CONSTRUCT SPECIFIED BAYFRONT SEWER IMPROVEMENTS **(4/5 VOTE REQUIRED)**

8. ACTION ITEMS

8.1 City Manager's Proposed Annual Budget: Consider Approving the Fiscal Year 2022/23 Operating and Capital Improvement Budgets; and Set a Public Hearing for Final Consideration and Adoption

Finance Director Schoen, Budget and Analysis Manager Prendell and Administrative Services Manager Beamon gave a presentation on the item.

City Manager Kachadoorian and Budget and Analysis Manager Prendell responded to questions of the Council.

ACTION: **Moved by** Councilmember McCann
 Seconded by Deputy Mayor Cardenas

To adopt Resolution No. 2022-110. The heading below was read, text waived. The motion carried by the following vote:

Yes (5): Deputy Mayor Cardenas, Councilmember Galvez, Councilmember McCann, Councilmember Padilla, and Mayor Casillas Salas

Result: Carried (5 to 0)

RESOLUTION NO. 2022-110 OF THE CITY COUNCIL/SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY/HOUSING AUTHORITY OF THE CITY OF CHULA VISTA ACCEPTING THE CITY MANAGER'S PROPOSED OPERATING AND CAPITAL IMPROVEMENT BUDGETS FOR FISCAL YEAR 2022-23 FOR EACH AGENCY AS THEIR PROPOSED BUDGETS, RESPECTIVELY, AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING FOR FINAL CONSIDERATION AND ADOPTION OF SAME

9. CITY MANAGER'S REPORTS

There were none.

10. MAYOR'S REPORTS

Mayor Casillas Salas spoke regarding her attendance at recent events held on the new library deck. She thanked City Librarian Whatley and her staff, Policy Aide Mendez, Senior Council Aide Chavez and Sandy Scheller for their contributions to the events.

11. COUNCILMEMBERS' COMMENTS

Councilmember Galvez spoke regarding the Bayfront project, recent library deck events, and the Farmers Market grand opening event.

Deputy Mayor Cardenas extended Mother's Day greetings. She thanked library staff for their contributions to recent events on the library deck.

Councilmember Padilla extended Mother's Day greetings.

Councilmember McCann spoke regarding his attendance at the following recent events: 30th Annual Police Department awards ceremony; library deck events; and the UEL graduation. He extended Mother's Day greetings and expressed appreciation for families that support military services.

12. CITY ATTORNEY'S REPORTS

There were none.

13. 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 the items listed below.

Mayor Casillas Salas recessed the meeting at 7:39 p.m. The Council reconvened in Closed Session at 7:55 p.m., with all members present.

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

A) Name of case: Estate of Oral Nunis, Sr., et al v. City of Chula Vista, et al., United States District Court, Case No. 21-cv-1627-AJB-DEB

ACTION: No Reportable Action

B) Name of case: Patricia Ortiz v. City of Chula Vista, et al., San Diego Superior Court, Case No. 37-2020-000505098-CU-PO-CTL

ACTION: No Reportable Action

14. ADJOURNMENT

The meeting was adjourned at 9:08 p.m.

Minutes prepared by: Tyshar Turner, Assistant City Clerk

Kerry K. Bigelow, MMC, City Clerk