

**City of Chula Vista**  
**Regular City Council Meeting**  
**MINUTES**

Date: May 14, 2024, 5:00 p.m.

Location: Council Chambers, 276 Fourth Avenue, Chula Vista, CA

Present: Councilmember Chavez, Deputy Mayor Gonzalez, Councilmember Morineau, Councilmember Preciado, Mayor McCann

Also Present: City Manager Kachadoorian, City Attorney Verdugo, City Clerk Bigelow, Deputy Director of City Clerk Services Turner

*Minutes are prepared and ordered to correspond to the agenda.*

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**1. CALL TO ORDER**

*The meeting was called to order at 5:00 p.m.*

*Councilmember Chavez joined the meeting at 5:02 p.m.*

**2. ROLL CALL**

*City Clerk Bigelow called the roll.*

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

*Led by Councilmember Preciado.*

**4. SPECIAL ORDERS OF THE DAY**

**4.1 Presentation of a Proclamation to the Chula Vista Police Department in Recognition of National Peace Officers Memorial Day**

*The proclamation was presented.*

**4.2 Presentation of a Proclamation to the Public Works Department in Recognition of Arbor Day**

*The proclamation was presented.*

**4.3 Presentation of a Proclamation to Altrusa International of Chula Vista in Honor of 68 Years of Service**

*The proclamation was presented.*

**4.4 Presentation of a Proclamation Proclaiming May 14, 2024 as Altrusa Member Rosemarie Hudson Day in the City of Chula Vista**

*The proclamation was presented.*

**5. CONSENT CALENDAR (Items 5.1 through 5.8)**

*Mayor McCann announced that Item 5.8 would be continued to a future meeting.*

*The following members of the public spoke regarding consent calendar items:*

- *John Acosta, Chula Vista resident*
- *Delia Dominguez Cervantes, Chula Vista resident*

**Moved by** Mayor McCann

**Seconded by** Councilmember Chavez

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

Yes (5): Councilmember Chavez, Deputy Mayor Gonzalez, Councilmember Morineau, Councilmember Preciado, and Mayor McCann

**Result, Carried (5 to 0)**

**5.1 Approve Meeting Minutes**

*CV Resident submitted written comments expressing a neutral position.*

Approval of minutes dated: April 23, 2024 and May 7, 2024.

**5.2 Waive Reading of Text of Resolutions and Ordinances**

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

**5.3 Community Facilities District: Authorization of Levy of Taxes in Community Facilities District 16M (El Dorado Ridge) to Finance Maintenance and Monitoring of Open Space**

Adopt an ordinance relating to the levy of a special tax within Community Facilities District No. 16M (El Dorado Ridge). **(Second Reading and Adoption)**

Item 5.3 heading:

ORDINANCE NO. 3569 OF THE CITY OF CHULA VISTA, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 16M (EL DORADO RIDGE), AUTHORIZING THE LEVY OF SPECIAL TAXES IN SUCH COMMUNITY FACILITIES DISTRICT **(SECOND READING AND ADOPTION)**

**5.4 Agreement Amendment: Approve a Fourth Amendment to the Joint Exercise of Powers Agreement between the City and Metropolitan Wastewater Joint Powers Authority**

Approve a resolution amending sections 3.02 and 3.05 of the Joint Exercise of Powers Agreement for Metro Wastewater Joint Powers Authority reflecting updates in designating officers and employees of the organization.

Item 5.4 heading:

RESOLUTION NO. 2024-079 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING A FOURTH AMENDMENT TO JOINT EXERCISE OF POWERS AGREEMENT BETWEEN THE CITY AND METRO WASTEWATER JOINT POWERS AUTHORITY

**5.5 Contracts: Approve the Award of Open Space Landscape Maintenance Contracts to Aztec Landscaping, Inc. and Cielo Azul, Inc.**

Adopt a resolution awarding Open Space Landscape Maintenance contracts to Aztec Landscaping Inc. and Cielo Azul, Inc.

Item 5.5 heading:

RESOLUTION NO. 2024-080 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA (1) ACCEPTING BIDS, (2) AWARDING A LANDSCAPE MAINTENANCE CONTRACT BETWEEN THE CITY AND AZTEC LANDSCAPING, INC. FOR LANDSCAPE MAINTENANCE SERVICES IN BID GROUPS 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, AND 13 IN THE AMOUNT OF \$9,238,578.96; AND AUTHORIZING THE MAYOR TO EXECUTE THE CONTRACT, AND (3) AWARDING A LANDSCAPE MAINTENANCE CONTRACT BETWEEN THE CITY AND CIELO AZUL, INC. FOR LANDSCAPE MAINTENANCE SERVICES IN BID GROUP 9 IN THE AMOUNT OF \$258,861.50 AND AUTHORIZING THE MAYOR TO EXECUTE THE CONTRACT

**5.6 Agreements: Approve Twenty-Two On-Call Development and Housing-Related Consultant Services Agreements**

Adopt a resolution approving twenty-two (22) on-call consultant service agreements in the areas of Civil Engineering, Construction Cost Auditing, Housing & Homeless Services, Landscape Architecture Engineering, Planning, and Special District Formation & Financial Consulting for an initial term of three years and a not-to-exceed contract amount of \$750,000, with options to extend for two additional one-year terms, with an increase to the not-to-exceed amount equal to \$250,000 for each additional term, for an entire contract term of up to 5 years and not-to-exceed amount of \$1,250,000. Of the 22 agreements, five consultant firms were selected for both the Housing and Development Services departments. Those five firms are Harris & Associates, Inc., HR&A Advisors, Inc., Keyser Marston Associates, Inc., Michael Baker International, Inc., and Willdan Financial Services. The remaining firms selected are Deneen Powell Atelier, Inc., DUDEK, Estrada Land Planning, Inc., Francisco and Associates, Moore Iacofano Goltsman, Inc., RECON Environmental, Inc., Rick Engineering Company, Ross Financial, RSG, Inc., Spurlock Landscape Architects, and Van Dyke Landscape Architects, Inc.

Item 5.6 heading:

RESOLUTION NO. 2024-081 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING TWENTY-TWO CONSULTANT SERVICE AGREEMENTS BETWEEN THE CITY AND SEVENTEEN CONSULTANTS TO PROVIDE ON-CALL PROFESSIONAL SERVICES FOR CIVIL ENGINEERING, CONSTRUCTION COST AUDIT, HOUSING & HOMELESS SERVICES,

LANDSCAPE ARCHITECTURE ENGINEERING, PLANNING, AND SPECIAL DISTRICT FORMATION AND FINANCIAL CONSULTING SERVICES

**5.7 Investment Report: Quarter Ending March 31, 2024**

Receipt of an investment report for the quarter ending March 31, 2024.

**5.8 Agreement Amendments: Approve a First Amendment to the Agreement with Circuit Transit Inc. and a First Amendment to the Agreement with CALSTART, Inc. for the Chula Vista Community Shuttle Pilot Project**

*Item 5.8 was not heard and was continued to a future meeting.*

*Mayor McCann announced that Item 11.1 would not be heard and continued to a future meeting and that Item 8.1 would be a presentation only; there would be no action on the item.*

**6. PUBLIC COMMENTS**

*Karen Wubenhorst, Chula Vista resident, expressed concern regarding maintenance on Elm Avenue.*

*The following members of the public spoke in support of fair wages for ACE members:*

- *Nicole Hobson, representing ACE*
- *Jesse Zuniga*

*Jerry Rios spoke in support of fair wages for Public Works Employees.*

*Michelle Rodriguez spoke regarding the work of dispatchers and in support of fair compensation.*

*Mayra Estrada spoke regarding the work of the Sustainability division and in support of fair compensation.*

*Jeanie Balderas spoke regarding the work of the Police records division and in support of fair compensation.*

**7. PUBLIC HEARINGS**

**7.1 SPA Plan Amendment: Approve Amendments to the Otay Ranch Village Eight East Sectional Planning Area Plan, Including Associated Regulatory Documents and Tentative Map**

*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.*

*Senior Planner Ortuño gave a presentation on the item.*

*Mayor McCann opened the public hearing.*

*Nicholle Wright, representing the applicant, gave a presentation in support.*

*John Acosta, Chula Vista resident, spoke in opposition.*

*Chris Le submitted written comments in opposition.*

*There being no further members of the public who wished to speak, Mayor McCann closed the public hearing.*

**Moved by** Mayor McCann

**Seconded by** Councilmember Preciado

To adopt Resolution No. 2024-082, the heading was read, text waived. The motion was carried by the following vote:

Yes (5): Councilmember Chavez, Deputy Mayor Gonzalez, Councilmember Morineau, Councilmember Preciado, and Mayor McCann

**Result, Carried (5 to 0)**

A) RESOLUTION NO. 2024-082 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA CERTIFYING A THIRD ADDENDUM TO FEIR 13-01 FOR THE OTAY RANCH UNIVERSITY VILLAGES (IS22-0003) AND APPROVING AMENDMENTS TO THE CITY OF CHULA VISTA GENERAL PLAN (GPA22-0002), THE OTAY RANCH GENERAL DEVELOPMENT PLAN (GDP22-0002), THE OTAY RANCH VILLAGE EIGHT EAST SECTIONAL PLANNING AREA PLAN AND OTHER ASSOCIATED REGULATORY DOCUMENTS (SPA22-0006), AND APPROVING A ZONING CHANGE (ZC22-0003), THE TENTATIVE MAP FOR OTAY RANCH VILLAGE EIGHT EAST (TM22-0005), AND A COMMUNITY PURPOSE FACILITY AGREEMENT FOR THE PROJECT

**Moved by** Deputy Mayor Gonzalez

**Seconded by** Mayor McCann

To place the ordinance on first reading, the heading was read, text waived. The motion was carried by the following vote:

Yes (5): Councilmember Chavez, Deputy Mayor Gonzalez, Councilmember Morineau, Councilmember Preciado, and Mayor McCann

**Result, Carried (5 to 0)**

B) ORDINANCE OF THE CITY OF CHULA VISTA APPROVING AMENDMENTS TO THE OTAY RANCH VILLAGE EIGHT EAST PLANNED COMMUNITY DISTRICT REGULATIONS **(FIRST READING)**

**Moved by** Deputy Mayor Gonzalez

**Seconded by** Mayor McCann

To place the ordinance on first reading, the heading was read, text waived. The motion was carried by the following vote:

Yes (5): Councilmember Chavez, Deputy Mayor Gonzalez, Councilmember Morineau, Councilmember Preciado, and Mayor McCann

**Result, Carried (5 to 0)**

C) ORDINANCE OF THE CITY OF CHULA VISTA APPROVING A ZONING CHANGE (ZC22-0003) FOR THE OTAY RANCH VILLAGE EIGHT EAST SECTIONAL PLANNING AREA **(FIRST READING)**

*The meeting was recessed at 7:29 p.m. and resumed at 7:55 p.m.*

**8. ACTION ITEMS**

**8.1 Unsheltered Policy: Adding Chapter 5.14 “Service Providers” to the Chula Vista Municipal Code to Establish a Permitting Process for Service Providers, and Amending Chapter 4 of the City’s Master Fee Schedule to Add Service Providers Fees**

*Councilmember Morineau stated she would abstain from participating in the item out of an abundance of caution and left the dais during the discussion.*

*The Director of Housing and Homeless Services Kurz, Homeless Services Manager Davis, and the Assistant City Attorney presented the item and recommended that no action be taken at that time, but that staff return at a later date after additional engagement with stakeholders.*

*Valerie Brew spoke in opposition.*

*The following members of the public submitted written comments in opposition:*

- *John Acosta*
- *Juan R*
- *Kathryn Lembo*

*Concerned Resident submitted written comments in support.*

**9. PUBLIC COMMENTS (CONTINUED)**

*Sandra Hodge, Chula Vista resident, spoke regarding the functions and duties of the Human Relations Commission.*

*Cecy Boisson spoke regarding the Neighbor Day celebration.*

*Delia Dominguez Cervantes spoke regarding various matters related to housing.*

*The following members of the public spoke in opposition to Martha Souza being appointed to the Human Relations Commission:*

- *Michael Encarnacion*
- *Zaneta Encarnacion*
- *Brenda Aguirre*
- *Nadia Kean-Ayub*
- *Kate Bishop*
- *Eddie Reynoso*
- *Sarah Ochoa*

*Martha Souza spoke regarding her qualifications and community service.*

**10. CITY MANAGER’S REPORTS**

*There were none.*

**11. MAYOR’S REPORTS**

*Mayor McCann reported on attendance at recent events and made community announcements.*

**11.1 Ratification of Appointment of Martha Souza to the Human Relations Commission**

***Human Relations Commission  
- Martha Souza***

*Item was not discussed.*

**12. COUNCILMEMBERS' REPORTS**

*Councilmembers reported on attendance at recent events and made community announcements.*

*At the request of Councilmember Gonzalez, there was a consensus of a majority of the City Council to add an item to a future agenda to discuss the processes for board and commission appointments and for issuing proclamations.*

*Councilmember Chavez gave an update on the recent SANDAG board meeting.*

**13. CITY CLERK'S REPORTS**

*City Clerk Bigelow announced that her office was continuing research in response to a recent City Council referral about public speakers at City Council meetings.*

**14. CITY ATTORNEY'S REPORTS**

*There were none.*

**15. ADJOURNMENT**

*The meeting was adjourned at 9:07 p.m.*

*Minutes prepared by: Tyshar Turner, Deputy Director, City Clerk Services*

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Kerry K. Bigelow, MMC, City Clerk