

City of Chula Vista
Regular City Council Meeting
MINUTES

Date: May 28, 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.

1. CALL TO ORDER

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

Councilmember Preciado 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 Mayor McCann, followed by a moment of silence in honor of Memorial Day, paying tribute to fallen heroes.

4. SPECIAL ORDERS OF THE DAY

4.1 Presentation of a Proclamation to Gerardo Becerra Proclaiming May 2024 as Lupus Awareness Month in the City of Chula Vista

The proclamation was presented.

4.2 Presentation by Emergency Services Manager Marlon King on the Genasys PROTECT Emergency Notification and Information Tool

Emergency Services Manager King gave a presentation.

4.3 Presentation of a Proclamation Proclaiming the Week of May 19 through May 25, 2024, as National Public Works Week in the City of Chula Vista

The proclamation was presented.

5. CONSENT CALENDAR (Items 5.1 through 5.8)

John Acosta, Chula Vista resident, spoke regarding various matters related to consent calendar items.

Delia Dominguez-Cervantes, Chula Vista resident, spoke regarding affordable housing and public participation related to the City's decision-making process.

Moved by Mayor McCann

Seconded by Councilmember Preciado

To approve the recommended actions appearing below consent calendar Items 5.1 through 5.8 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 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.

5.2 Housing Policy: Amend Chula Vista Municipal Code Title 19 and Chapter 17 to Assist in the Creation of Affordable Housing

Adopt ordinance A) amending various sections and adding sections to Chula Vista Municipal Code Title 19 related to density bonuses, inclusionary housing, multi-family and mixed-use objective design standards, residential for-sale affordable unit requirements, and marketing, application, lottery, and waitlist requirements for affordable rental housing projects **(Second Reading and Adoption)**; and ordinance B) amending Chula Vista Municipal Code Chapter 17.10 to exempt 100% affordable projects from such fees. **(Second Reading and Adoption)**

Item 5.2 headings:

A) ORDINANCE NO. 3572 OF THE CITY OF CHULA VISTA AMENDING CHULA VISTA MUNICIPAL CODE (CVMC) TITLE 19 (PLANNING AND ZONING) CHAPTER 19.90 (AFFORDABLE HOUSING INCENTIVES), SECTION 19.58.460 (OBJECTIVE DESIGN STANDARDS FOR QUALIFYING MULTIFAMILY RESIDENTIAL AND MIXED-USE PROJECTS); AND ADDING CHAPTER 19.91 (INCLUSIONARY HOUSING), CHAPTER 19.93 (RESIDENTIAL FOR-SALE AFFORDABLE UNIT REQUIREMENTS), AND CHAPTER 19.94 (MARKETING, APPLICATION, LOTTERY, AND WAITLIST REQUIREMENTS FOR AFFORDABLE RENTAL HOUSING PROJECTS) **(SECOND READING AND ADOPTION)**

B) ORDINANCE NO. 3573 OF THE CITY OF CHULA VISTA AMENDING CHULA VISTA MUNICIPAL CODE CHAPTER 17.10 ("PARKLANDS AND PUBLIC FACILITIES") TO EXEMPT AFFORDABLE UNITS FROM PARKLAND ACQUISITION AND DEVELOPMENT FEES **(SECOND READING AND ADOPTION)**

5.3 Annual Budget: Amend the Chula Vista Municipal Code to Delete Certain Unclassified Position Titles, as Related to the Adoption of the Fiscal Year 2024-25 Budget

Adopt an ordinance amending Chula Vista Municipal Code Section 2.05.010 to delete certain unclassified position titles that are specifically delineated in the City Charter and to delete certain position titles that are no longer active. **(Second Reading and Adoption) (4/5 Vote Required)**

Item 5.3 heading:

ORDINANCE NO. 3574 OF THE CITY OF CHULA VISTA AMENDING CHULA VISTA MUNICIPAL CODE SECTION 2.05.010 TO DELETE CERTAIN UNCLASSIFIED POSITION TITLES THAT ARE SPECIFICALLY DELINEATED IN CITY CHARTER SECTIONS 500(A), (B) AND (C) AND TO DELETE CERTAIN POSITION TITLES THAT ARE NO LONGER ACTIVE **(SECOND READING AND ADOPTION) (4/5 VOTE REQUIRED)**

5.4 Agreement: Waive Competitive Bidding Requirements and Approve an Agreement with Springbrook Holding Company, LLC to Provide an Upgrade to Cloud Service of the Sewer Billing System

Adopt a resolution waiving the competitive bidding requirements and approving an agreement with Springbrook Holding Company, LLC to provide an upgrade to cloud service of the sewer billing system.

Item 5.4 heading:

RESOLUTION NO. 2024-104 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA WAIVING THE COMPETITIVE BIDDING PROCESS AND APPROVING A CLOUD SERVICE AGREEMENT BETWEEN THE CITY OF CHULA VISTA AND SPRINGBROOK HOLDING COMPANY, LLC TO PROVIDE AN UPGRADE TO THE SEWER BILLING SYSTEM

5.5 Public Arts Grant Award Recommendations: Accept the Performing and Visual Arts Grant Review Panel's Award Recommendations for Fiscal Year 2023-24

Adopt a resolution accepting the Performing and Visual Arts Grant Review Panel's award recommendations for Fiscal Year 2023-24 with a total monetary grant award totaling \$78,300.

Item 5.5 heading:

RESOLUTION NO. 2024-105 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ACCEPTING THE PERFORMING AND VISUAL ARTS GRANT REVIEW PANEL'S AWARD RECOMMENDATIONS FOR FISCAL YEAR 2023/24

5.6 Lease Agreement: Approve an Agreement Extending and Amending the Lease of Space at the Otay Ranch Town Center for the Otay Ranch Branch Library Hub

Adopt a resolution approving a lease agreement with GGP-Otay Ranch, L.P. for the Otay Ranch Branch Library Hub.

Item 5.6 heading:

RESOLUTION NO. 2024-106 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING THE EXTENSION AND THIRD AMENDMENT OF THE LEASE OF ONE TENANT SPACE WITH GGP-OTAY RANCH, L.P. AT THE OTAY RANCH TOWN CENTER FOR THE OTAY RANCH BRANCH LIBRARY HUB

5.7 Community Facilities District Annexation: Initiate Annexation of Otay Ranch Village 8 East into CFD No. 97-2

Adopt resolutions A) Setting forth the boundaries of the proposed Annexation No. 13 into Community Facility District (“CFD”) No. 97-2, Improvement Area “C” and B) Declaring the intention of the City Council to authorize the proposed Annexation No. 13 into Improvement Area “C” of CFD No. 97-2, levy a Special Tax, and set a time and place for the public hearing.

Item 5.7 headings:

A) RESOLUTION NO. 2024-107 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ADOPTING AN ANNEXATION MAP SHOWING TERRITORY PROPOSED TO BE ANNEXED TO IMPROVEMENT AREA “C” OF COMMUNITY FACILITIES DISTRICT NO. 97-2 (PRESERVE MAINTENANCE DISTRICT)

B) RESOLUTION NO. 2024-108 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA DECLARING ITS INTENTION TO AUTHORIZE THE ANNEXATION OF TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 97-2 (PRESERVE MAINTENANCE DISTRICT) AND IMPROVEMENT AREA “C” THERETO

5.8 Ratification of Appointment: City Manager’s Appointment of Deputy City Manager/Director of Public Works – Matthew Little

Adopt a resolution ratifying the City Manager’s appointment of Matthew Little as Deputy City Manager/Director of Public Works.

Item 5.8 heading:

RESOLUTION NO. 2024-109 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA RATIFYING THE CITY MANAGER’S APPOINTMENT OF MATTHEW LITTLE AS DEPUTY CITY MANAGER/DIRECTOR OF PUBLIC WORKS

6. PUBLIC COMMENTS

Dr. Gonzalo Quintero, representing Downtown Third Avenue Village Association, spoke in support of continuing to allow parklets on Third Avenue.

Joseph Raso, Chula Vista resident, spoke in opposition to the tenant protection ordinance.

John Acosta, Chula Vista resident, spoke regarding transparency.

7. PUBLIC HEARINGS

7.1 Sewer Service: Assess Delinquent Sewer Service Charges as Recorded Liens Upon the Respective Parcels of Land and Place Delinquent Charges on the Next Regular Property Tax Bill for Collection by the County Treasurer-Tax Collector

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.

Revenue Manager Vasquez gave a presentation on the item.

Mayor McCann opened the public hearing.

John Acosta, Chula Vista resident, spoke in opposition.

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

Moved by Councilmember Preciado

Seconded by Councilmember Chavez

To adopt Resolution No. 2024-110, 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)

Item 7.1 heading:

RESOLUTION NO. 2024-110 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ASSESSING CERTAIN DELINQUENT SEWER SERVICE CHARGES AS RECORDED LIENS UPON THE RESPECTIVE PARCELS OF LAND AND PLACEMENT OF DELINQUENT CHARGES ON THE NEXT REGULAR PROPERTY TAX BILL FOR COLLECTION BY THE COUNTY TREASURER-TAX COLLECTOR

7.2 Solid Waste Service: Assess Delinquent Solid Waste Service Charges as Recorded Liens Upon Respective Parcels of Land and Place Delinquent Charges on the Next Regular Property Tax Bill for Collection by the County Treasurer-Tax Collector

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.

Revenue Manager Vasquez gave a presentation on the item.

Mayor McCann opened the public hearing.

John Acosta, Chula Vista resident, spoke in opposition to the item.

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

Moved by Councilmember Preciado

Seconded by Councilmember Chavez

To adopt Resolution No. 2024-111, 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)

Item 7.2 heading:

RESOLUTION NO. 2024-111 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ASSESSING CERTAIN DELINQUENT SOLID WASTE SERVICE CHARGES AS RECORDED LIENS UPON THE RESPECTIVE PARCELS OF LAND AND PLACEMENT OF DELINQUENT CHARGES ON THE NEXT REGULAR PROPERTY TAX BILL FOR COLLECTION BY THE COUNTY TREASURER-TAX COLLECTOR

7.3 Grant Application: Community Input for the FY2023 Preservation and Reinvestment Initiative for Community Enhancement (PRICE) Application

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.

Management Analysts Barnard and Rodriguez gave a presentation on the item.

Mayor McCann opened the public hearing.

John Acosta, Chula Vista resident, spoke in opposition.

Concerned for Revitalization 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 acknowledge receipt of community input for the PRICE application.

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

Result, Carried (5 to 0)

The meeting was recessed at 6:31 p.m. and resumed at 6:40 p.m.

Councilmembers Chavez and Gonzalez rejoined the meeting at 6:41 p.m.

8. ACTION ITEMS

8.1 Reserve Policy: Consolidate Various Council Policies into a Citywide Reserve Policy and Repeal Various City Council Policies Related to Reserves

Director of Finance Schoen, Assistant Director of Finance Del Rio and Eric Scrivens, representing NHA Advisors, gave a presentation.

Moved by Mayor McCann

Seconded by Councilmember Preciado

To adopt Resolution No. 2024-112, 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)

Item 8.1 heading:

RESOLUTION NO. 2024-112 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA REPEALING CITY COUNCIL POLICY 220-04 SEWER SERVICE REVENUE FUND RESERVE POLICY, 220-09 PENSION & OPEB RESERVE FUND, 220-10 MEASURE A RESERVE POLICY, AND 220-11 AMBULANCE TRANSPORT SYSTEM ENTERPRISE FUND RESERVE POLICY, AMENDING CITY COUNCIL POLICY 220-03 TO SERVE AS A CONSOLIDATED CITYWIDE RESERVE POLICY; AND RENAMING CITY COUNCIL POLICY 220-03 TO CITYWIDE RESERVE POLICY – FISCAL HEALTH PLAN

8.2 Agreement: Approve an Agreement with The Centre for Organization Effectiveness to Complete a New Citywide Five-Year Strategic Plan

Deputy City Manager Chase accompanied by Sommer Kehrli and Kimberly Garrett, representing the Centre for Organizational Effectiveness, gave a presentation

Moved by Mayor McCann

Seconded by Deputy Mayor Gonzalez

To adopt Resolution No. 2024-113, 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)

Item 8.2 heading:

RESOLUTION NO. 2024-113 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING AN AGREEMENT WITH THE CENTRE FOR ORGANIZATION EFFECTIVENESS TO COMPLETE A NEW CITYWIDE FIVE-YEAR STRATEGIC PLAN

9. PUBLIC COMMENTS (CONTINUED)

There were none.

10. CITY MANAGER'S REPORTS

10.1 Legislative update: Assembly Bill 2783 San Diego Unified Port District

Project Manager Hernandez provided an update on Assembly Bill 2783.

At the request of Councilmember Chavez, there was a consensus of the City Council to send a letter of support for Assembly Bill 2783.

11. MAYOR'S REPORTS

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

12. COUNCILMEMBERS' REPORTS

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

Councilmember Chavez provided a SANDAG board meeting update regarding the elimination of the toll on SR-125.

13. CITY CLERK'S REPORTS

There were none.

14. CITY ATTORNEY'S REPORTS

There were none.

15. ADJOURNMENT

Mayor McCann called for a moment of silence in honor of Mona Covarrubias, to raise awareness for Lupus.

The meeting was adjourned at 8:50 p.m.

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

Kerry K. Bigelow, MMC, City Clerk