

City of Chula Vista
Regular City Council, Regular Successor Agency to the Redevelopment Agency,
and Special Housing Authority Meeting

MINUTES

Date: March 4, 2025, 5:00 p.m.
Location: Council Chambers, 276 Fourth Avenue, Chula Vista, CA

Present: Deputy Mayor Chavez, Councilmember Fernandez, Councilmember Inzunza, 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 5:04 p.m.

2. ROLL CALL

City Clerk Bigelow called the roll.

Councilmember Preciado joined the meeting at 5:12 p.m.

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

Led by Deputy Mayor Chavez.

4. SPECIAL ORDERS OF THE DAY

4.1 Presentation of a Proclamation Recognizing the Contributions of the San Diego Regional Fire Foundation and the San Diego River Conservancy to the Chula Vista Fire Department

The proclamation was presented.

5. CONSENT CALENDAR (Items 5.1 through 5.8)

John Acosta, Chula Vista resident, spoke in opposition to Item 5.7.

Moved by Mayor McCann

Seconded by Councilmember Fernandez

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): Deputy Mayor Chavez, Councilmember Fernandez, Councilmember Inzunza, Councilmember Preciado, and Mayor McCann

Result, Carried (5 to 0)

5.1 Approve Meeting Minutes

Approve the minutes dated: February 25, 2025

5.2 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.

5.3 Otay Ranch Village Seven Sectional Planning Area: Adopt an Ordinance Amending the Planned Community District Regulations

Adopt an ordinance approving modifications to the Otay Ranch Village Seven Planned Community District Regulations. **(Second Reading and Adoption)**

Item 5.3 heading:

ORDINANCE NO. 3590 OF THE CITY OF CHULA VISTA AMENDING THE PLANNED COMMUNITY DISTRICT REGULATIONS FOR THE OTAY RANCH VILLAGE SEVEN SECTIONAL PLANNING AREA **(SECOND READING AND ADOPTION)**

5.4 Affordable Housing: Appropriate Successor Agency Funds, Authorize a Leasehold Disposition and Development Agreement, and Application to the Homekey+ Program for Rehabilitation and Conversion of the Palomar Motel into Permanent Supportive Housing

Adopt resolutions: A) (1) Authorizing the City Manager or designee to enter into all necessary agreements for the Palomar Motel project, including a Leasehold Disposition and Development Agreement and a long-term ground lease for a nominal sum, with Wakeland Housing and Development Corporation, or an affiliate (Wakeland); (2) authorizing the Housing Authority acting in its capacity as Successor Housing Entity to the Redevelopment Agency of the City of Chula Vista to issue a \$3 million loan as a local contribution for the Palomar Motel project; (3) amending fiscal year 2024-25 budget; and (4) amending the 2024-25 and Capital Improvement budget **(4/5 Vote Required)**; and B) Authorizing the City to jointly apply to and participate in the Homekey+ Program, with Wakeland, for the rehabilitation of the Palomar Motel project.

Item 5.4 headings:

A) JOINT RESOLUTION NO. 2025-027 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA, THE CHULA VISTA HOUSING AUTHORITY NO. 2025-001, AND THE CHULA VISTA HOUSING AUTHORITY ACTING IN ITS CAPACITY AS THE SUCCESSOR HOUSING AGENCY TO THE CHULA VISTA REDEVELOPMENT AGENCY NO. 2025-001: (1) AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND ENTER INTO A LEASEHOLD DISPOSITION AND DEVELOPMENT AGREEMENT AND GROUND LEASE, AND TO CONVEY

THE PALOMAR MOTEL IMPROVEMENTS TO WAKELAND HOUSING AND DEVELOPMENT CORPORATION, OR AN AFFILIATE; (2) AUTHORIZING A LOAN FROM THE CHULA VISTA HOUSING AUTHORITY IN AN AMOUNT NOT TO EXCEED \$3,000,000 OF SUCCESSOR HOUSING AGENCY TO THE CHULA VISTA REDEVELOPMENT AGENCY FUNDS TO WAKELAND HOUSING AND DEVELOPMENT CORPORATION, OR AN AFFILIATE, FOR THE REHABILITATION AND CONVERSION OF THE PALOMAR MOTEL TO PERMANENT SUPPORTIVE HOUSING; (3) AMENDING THE FISCAL YEAR 2024-25 BUDGET; AND (4) AMENDING THE 2024-25 CAPITAL IMPROVEMENT PROGRAM BUDGET THEREFOR **(4/5 VOTE REQUIRED)**

B) RESOLUTION NO. 2025-028 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA AUTHORIZING JOINT APPLICATION TO AND PARTICIPATION IN THE HOMEKEY+ PROGRAM FOR REHABILITATION AND CONVERSION OF THE PALOMAR MOTEL INTO PERMANENT SUPPORTIVE HOUSING

5.5 Agreement: Approve a Cooperative Agreement with ACCO Engineered Systems Inc. for HVAC Equipment and Building Management Systems at the Chula Vista Police Department; and Amend the Measure P Infrastructure Spending Plan, and CIP Budget Accordingly

Adopt a resolution 1) awarding a cooperative purchasing agreement for the replacement and rehabilitation of the heating, ventilation, air conditioning (HVAC) equipment and building management systems (BMS) for the Chula Vista Police Department (CVPD) to ACCO Engineered Systems Inc. with a not-to-exceed amount of \$20.0 million, and 2) amending the Measure P Infrastructure, Facilities, and Equipment Expenditure Plan and the fiscal year 2024-25 CIP Budget by appropriating funds to the CIP Project (GGV0261). **(4/5 Vote Required)**

Item 5.5 heading:

RESOLUTION NO. 2025-029 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA (1) AWARDING A COOPERATIVE PURCHASING AGREEMENT FOR THE REPLACEMENT AND REHABILITATION OF THE HEATING, VENTILATION, AND AIR CONDITIONING EQUIPMENT AND BUILDING MANAGEMENT SYSTEM FOR THE CHULA VISTA POLICE DEPARTMENT HEADQUARTERS TO ACCO ENGINEERED SYSTEMS INC. WITH A NOT-TO-EXCEED AMOUNT OF \$20.0 MILLION AND (2) AMENDING THE MEASURE P INFRASTRUCTURE, FACILITIES, AND EQUIPMENT EXPENDITURE PLAN AND FISCAL YEAR 2024-25 CIP BUDGET AND APPROPRIATING 2016 MEASURE P SALES TAX FUNDS TO THE CIP PROJECT (GGV0261) **(4/5 VOTE REQUIRED)**

5.6 Grant Acceptance and Appropriations: Accept Grant Funds from the San Diego Regional Fire Foundation for the CVFD Fuels Crew and Chula Vista Fire Safe Council

Adopt resolutions A) Accepting the San Diego Regional Fire Foundation grant of \$45,650 and appropriating funds for that purpose **(4/5 Vote Required)**, and B) Accepting the San Diego Regional Fire Foundation grant of \$6,550 and appropriating funds for that purpose. **(4/5 Vote Required)**

Item 5.6 headings:

A) RESOLUTION NO. 2025-030 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ACCEPTING THE SAN DIEGO REGIONAL FIRE FOUNDATION GRANT, APPROPRIATING GRANT FUNDS, AND AUTHORIZING THE FIRE CHIEF TO EXECUTE ASSOCIATED DOCUMENTS **(4/5 VOTE REQUIRED)**

B) RESOLUTION NO. 2025-031 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ACCEPTING THE SAN DIEGO REGIONAL FIRE FOUNDATION GRANT FOR THE CHULA VISTA FIRE SAFE COUNCIL, APPROPRIATING GRANT FUNDS, AND AUTHORIZING THE FIRE CHIEF TO EXECUTE ASSOCIATED DOCUMENTS **(4/5 VOTE REQUIRED)**

5.7 Employee Compensation, Bargaining Agreement and Amended Position Counts: Approve a Memorandum of Understanding with IAFF; Revised Compensation Schedule; and Amended Position Counts

Adopt resolutions A) Approving a Memorandum of Understanding (“MOU”) between the City of Chula Vista and International Association of Fire Fighters, Local 2180 (“IAFF”) related to compensation and other terms and conditions of employment; and B) Approving the revised Fiscal Year 2024-25 Compensation Schedule effective March 7, 2025, as required by California Code of Regulations, Title 2, Section 570.5; and (C) Amending the authorized departmental position count in the Fire Department.

Item 5.7 headings:

A) RESOLUTION NO. 2025-032 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING A MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE CITY OF CHULA VISTA AND THE INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS, LOCAL 2180 RELATING TO COMPENSATION AND OTHER TERMS AND CONDITIONS OF EMPLOYMENT; AND AUTHORIZING THE CITY MANAGER, AS SET FORTH HEREIN, TO EXECUTE THE AFOREMENTIONED MOU AND ANY ADDITIONAL DOCUMENTS WHICH MAY BE NECESSARY OR REQUIRED TO IMPLEMENT SAID MOU

B) RESOLUTION NO. 2025-033 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING THE REVISED FISCAL YEAR 2024-25 COMPENSATION SCHEDULE EFFECTIVE MARCH 7, 2025, AS REQUIRED BY CALIFORNIA CODE OF REGULATIONS, TITLE 2, SECTION 570.5

C) RESOLUTION NO. 2025-034 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA AMENDING THE AUTHORIZED POSITION COUNT IN THE FIRE DEPARTMENT

5.8 Real Property Exchange: Declare a Portion of City-Owned Property “Exempt Surplus Land” and Approve a Real Property Exchange Agreement and Joint Escrow to Increase Usable Space for the Animal Services Department

Adopt resolutions A) Declaring City-owned property “Exempt Surplus Land” under California Government Code Section 54221(f)(1)(B), and B) Approving a real property land exchange agreement and joint escrow with Sunset Equity Partners, LLC.

Item 5.8 headings:

A) RESOLUTION NO. 2025-035 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA DECLARING THAT THE CITY-OWNED REAL PROPERTY LOCATED AT THE CORNER OF BEYER WAY AND MAIN STREET IN CHULA VISTA, CALIFORNIA, CONSISTING OF A 0.26 ACRE PORTION OF ASSESSOR'S PARCEL NUMBER 629-060-55, AS EXEMPT SURPLUS LAND

B) RESOLUTION NO. 2025-036 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING A REAL PROPERTY EXCHANGE AGREEMENT WITH THE OWNER OF 3151 MAIN STREET FOR THE EXPANSION OF THE ANIMAL SERVICES DEPARTMENT AND OTHER RELATED ACTIONS

6. PUBLIC COMMENTS

John Acosta, Chula Vista resident, spoke regarding various topics.

The following members of the public spoke regarding receiving assistance in navigating the loss of family members within the City:

- *Silvia Irigoyen*
- *Jeanette Gallardo*

Jenne Fredrickson, Chula Vista resident, spoke regarding cannabis taxes.

7. ACTION ITEMS

7.1 Consider Items Removed From the Consent Calendar, if Any

There were none.

7.2 Financial Report and Appropriation: Accept the Quarterly Financial Report for the Quarter Ending December 31, 2024 (Second Quarter Report) and Appropriate Funds to Implement Required Budget Adjustments

Finance Director Schoen and Budget and Analysis Manager Prendell gave a presentation on the item.

Moved by Mayor McCann

Seconded by Councilmember Preciado

To adopt Resolution No. 2025-037, the heading was read, text waived. The motion was carried by the following vote:

Yes (5): Deputy Mayor Chavez, Councilmember Fernandez, Councilmember Inzunza, Councilmember Preciado, and Mayor McCann

Result, Carried (5 to 0)

B) RESOLUTION NO. 2025-037 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA MAKING VARIOUS AMENDMENTS TO THE FISCAL YEAR 2024-25 BUDGET TO ADJUST FOR VARIANCES AND APPROPRIATING FUNDS THEREFOR **(4/5 VOTE REQUIRED)**

8. PUBLIC COMMENTS (CONTINUED)

There were none.

9. CITY MANAGER'S REPORTS

Director of Parks and Recreation Carson announced upcoming events at Harborside Park.

City Manager Kachadoorian reported on her attendance at recent events.

10. MAYOR'S REPORTS

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

11. COUNCILMEMBERS' REPORTS

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

Deputy Mayor Chavez spoke regarding her attendance at a recent SANDAG meeting.

12. CITY CLERK'S REPORTS

There were none.

13. CITY ATTORNEY'S REPORTS

There were none.

14. ADJOURNMENT

The meeting was adjourned at 6:10 p.m.

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

Kerry K. Bigelow, MMC, City Clerk