

**City of Chula Vista**  
**Regular City Council and Special Housing Authority Meeting**  
**MINUTES**

Date: June 10, 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.*

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**1. CALL TO ORDER**

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

*Mayor McCann announced, pursuant to the California Brown Act, (Government Code Section 54952.3) that he and all Councilmembers 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.*

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

*Led by Joseph Raso, Chula Vista resident.*

**4. SPECIAL ORDERS OF THE DAY**

**4.1 Presentation of a Proclamation Proclaiming May 2025 as Asian American and Pacific Islander Month in the City of Chula Vista**

*The proclamation was presented.*

**5. CONSENT CALENDAR (Items 5.1 through 5.10)**

*John Acosta, Chula Vista resident, spoke regarding transparency.*

*Harold Demoss spoke regarding matters related to homelessness.*

*Robert spoke in opposition to item 5.8 and other matters related to the consent calendar.*

*Mayor McCann stated he would abstain from voting on Item 5.7 due to a potential property-related conflict of interest.*

## 2025-06-10 Regular City Council and Special Housing Authority Meeting

**Moved by** Councilmember Fernandez  
**Seconded by** Councilmember Preciado

To approve the recommended actions appearing below consent calendar Items 5.1 through 5.6, 5.9, and 5.10. 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)**

**Moved by** Councilmember Fernandez  
**Seconded by** Councilmember Preciado

To approve the recommended action appearing below consent calendar Item 5.7. The heading was read, text waived. The motion was carried by the following vote:

Yes (4): Deputy Mayor Chavez, Councilmember Fernandez, Councilmember Inzunza, and Councilmember Preciado

Abstain (1): Mayor McCann

**Result, Carried (4 to 0)**

**Moved by** Councilmember Fernandez  
**Seconded by** Councilmember Preciado

To approve the recommended action appearing below consent calendar Item 5.8. The heading was read, text waived. The motion was carried by the following vote:

Yes (4): Deputy Mayor Chavez, Councilmember Fernandez, Councilmember Inzunza, and Councilmember Preciado

No (1): Mayor McCann

**Result, Carried (4 to 1)**

### **5.1 Approve Meeting Minutes**

Approve the minutes dated: May 20, May 27 and June 3, 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 City Elections: Adopt an Ordinance to Update the Chula Vista Municipal Code to Reflect the Adjustment of the Campaign Contribution Limit, as Required by Section 2.52.040(D), for Any Election Held on or After January 1, 2026**

Adopt an ordinance amending various sections of Chula Vista Municipal Code (CVMC) Chapter 2.52 reflecting adjustments to the campaign contribution limits for individuals and political party committees for any election occurring on or after

## 2025-06-10 Regular City Council and Special Housing Authority Meeting

January 1, 2026, based on changes in the Consumer Price Index as required by CVMC section 2.52.040(D). **(Second Reading and Adoption)**

Item 5.3 heading:

ORDINANCE NO. 3595 OF THE CITY OF CHULA VISTA UPDATING VARIOUS SECTIONS OF CHULA VISTA MUNICIPAL CODE CHAPTER 2.52 TO REFLECT THE ADJUSTMENT OF THE CAMPAIGN CONTRIBUTION LIMIT FOR ANY ELECTION HELD ON OR AFTER JANUARY 1, 2026 **(SECOND READING AND ADOPTION)**

### **5.4 Unclaimed Monies: Transfer Unclaimed Monies from the Deposits Fund to the City General Fund**

Adopt a resolution transferring unclaimed monies in the amount of \$172,964.08 from the Deposits Fund to the City General Fund.

Item 5.4 heading:

RESOLUTION NO. 2025-089 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA TRANSFERRING UNCLAIMED MONIES FROM THE DEPOSITS FUND TO THE GENERAL FUND

### **5.5 Gann Limit: Establish Appropriations Limit for Fiscal Year 2025-26**

Adopt a resolution establishing the appropriations limit (Gann Limit) for the City of Chula Vista for Fiscal Year 2025-26.

Item 5.5 heading:

RESOLUTION NO. 2025-090 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ESTABLISHING THE APPROPRIATIONS LIMIT (GANN LIMIT) FOR THE CITY OF CHULA VISTA FOR FISCAL YEAR 2025-26

### **5.6 Road Maintenance: Adopt a List of Projects for Fiscal Year 2025-26 Funded by Senate Bill 1, the Road Repair and Accountability Act of 2017**

Adopt a resolution approving the proposed list of projects for fiscal year 2025-26 funded by the Road Maintenance and Rehabilitation Account created by Senate Bill 1: The Road Repair and Accountability Act of 2017.

Item 5.6 heading:

RESOLUTION NO. 2025-091 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2025-26 FUNDED BY SB 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017

### **5.7 Housing Grant Funding: Approve the 2025-2029 Consolidated Plan and Fiscal Year 2025-26 Annual Action Plan; and Appropriate HUD Funds**

Adopt a resolution: (1) Approving the 2025–2029 Consolidated Plan and the Fiscal Year 2025–26 Annual Action Plan for the U.S. Department of Housing and Urban Development covering the Community Development Block Grant, HOME Investment Partnerships Program, and the Emergency Solutions Grant; (2) Authorizing the City Manager or designee to execute all necessary subrecipient

## 2025-06-10 Regular City Council and Special Housing Authority Meeting

agreements and HUD-related documents; and (3) Appropriating associated grant funds for program implementation. **(4/5 Vote Required)**

Item 5.7 heading:

RESOLUTION NO. 2025-092 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA (1) APPROVING THE 2025-2029 CONSOLIDATED PLAN AND THE FISCAL YEAR 2025-26 ANNUAL ACTION PLAN FOR THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT COMMUNITY DEVELOPMENT BLOCK GRANT, HOME INVESTMENT PARTNERSHIPS PROGRAM, AND EMERGENCY SOLUTIONS GRANT; (2) AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE ALL RELATED HUD DOCUMENTS AND AGREEMENTS WITH SUBRECIPIENTS; AND (3) APPROPRIATING FUNDS THEREFOR **(4/5 VOTE REQUIRED)**

### **5.8 Affordable Housing: Approve up to \$4.0 Million for an Affordable Housing Development to be Located at 201 Third Ave**

Adopt a Housing Authority resolution awarding a loan of up to \$4.0M to Community HousingWorks for the development of affordable housing, from previously appropriated funds in the Low and Moderate Income Housing Asset Fund, and authorizing the Director of the Housing Authority to negotiate and execute a loan agreement, regulatory agreement, and all associated loan documents, and to carry out all other actions necessary for the development of the Project. **(4/5 Vote Required)**

Item 5.8 heading:

RESOLUTION NO. 2025-004 OF THE CHULA VISTA HOUSING AUTHORITY, ACTING IN ITS CAPACITY AS THE HOUSING SUCCESSOR TO THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA, APPROVING A LOAN TO COMMUNITY HOUSINGWORKS, OR AN AFFILIATED ENTITY, TO ASSIST IN THE CONSTRUCTION OF A 79-UNIT AFFORDABLE HOUSING DEVELOPMENT TO BE LOCATED AT 201 THIRD AVENUE, AND AUTHORIZING THE DIRECTOR TO NEGOTIATE AND EXECUTE ALL DOCUMENTS RELATED TO THE LOAN IN A FORM APPROVED BY LEGAL COUNSEL **(4/5 VOTE REQUIRED)**

### **5.9 Purchase Agreement: Approve the Purchase of Police Vehicles from Sedano Ford**

Adopt resolution waiving the competitive bidding requirements and authorizing the purchase of up to twenty-two (22) Ford Interceptor Utility Vehicles from Sedano Ford.

Item 5.9 heading:

RESOLUTION NO. 2025-093 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA WAIVING THE COMPETITIVE BIDDING REQUIREMENTS AND AUTHORIZING THE PURCHASE OF UP TO TWENTY-TWO FORD INTERCEPTOR UTILITY VEHICLES FROM SEDANO FORD

### **5.10 Agreement: Approve Amendment to Legal Service Agreement with Liebert Cassidy Whitmore for On-Call Legal Services**

## 2025-06-10 Regular City Council and Special Housing Authority Meeting

Adopt a resolution approving an amendment to the Legal Service Agreement with Liebert Cassidy Whitmore to increase the not-to-exceed amount on the agreement from \$50,000 to \$100,000.

Item 5.10 heading:

RESOLUTION NO. 2025-094 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING AMENDMENT TO THE LEGAL SERVICES AGREEMENT FOR ON-CALL LEGAL SERVICES BETWEEN THE CITY AND LIEBERT CASSIDY WHITMORE

### 6. PUBLIC COMMENTS

*John Acosta, Chula Vista resident, expressed his concerns with members of the City Council.*

*Joseph Raso, Chula Vista resident, spoke in support of individual City Councilmembers having the ability to add items to the City Council agenda.*

*The following members of the public spoke regarding the tobacco retail license regulations and concerns related to vaping and tobacco use:*

- *Liz Murphy, representing Sweetwater Union High School*
- *Manuel Andrade, representing Sweetwater Union High School*
- *Grace Nakashima*

*Craig Thomsen, Chula Vista resident, spoke regarding mobile home parking.*

*Joanne Fields, representing Vision Broadway spoke regarding the tobacco retail license regulations, concerns related to vaping and tobacco use and matters of homelessness.*

*Simeon Alonzo spoke in support of stricter regulations related to disturbances caused by excessive dog barking.*

*Robert spoke regarding various matters.*

*Concerned resident submitted written comments regarding a recent news article.*

### 7. ACTION ITEMS

#### 7.1 Consider Items Removed From the Consent Calendar, if Any

*There were none.*

#### 7.2 Housing Funding: Authorize Housing Successor Funding Allocations for Fiscal Year 2025-26 and Appropriate Funds Therefor

*Housing Manager Warwick and Management Analyst Tran gave a presentation.*

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

**Moved by** Mayor McCann

**Seconded by** Councilmember Preciado

To adopt Housing Authority Resolution No. 2025-005, the heading was read, text waived. The motion was carried by the following vote:

## 2025-06-10 Regular City Council and Special Housing Authority Meeting

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

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

Item 7.2 heading:

RESOLUTION NO. 2025-005 OF THE CHULA VISTA HOUSING AUTHORITY ACTING IN ITS CAPACITY AS THE HOUSING SUCCESSOR TO THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA AUTHORIZING THE USE OF FISCAL YEAR 2025-26 LOW AND MODERATE INCOME HOUSING ASSET FUNDS FOR ADMINISTRATIVE COSTS, THE IMPLEMENTATION OF HOMELESSNESS PREVENTION PROGRAMS, AND THE DEVELOPMENT OF AFFORDABLE HOUSING; AND APPROPRIATING FUNDS THEREFOR **(4/5 VOTE REQUIRED)**

### **7.3 Employee Compensation and Benefits: Amended City Manager Employment Agreement**

*City Manager Kachadoorian stated that she would leave the dais during discussion and voting on the item, as it pertained to her employment contract. Deputy City Manager Little took her place on the dais.*

*Human Resources Director Tomlinson announced that approval of the item would affect executive compensation.*

*John Acosta, Chula Vista resident, spoke in favor of the item.*

**Moved by** Mayor McCann

**Seconded by** Deputy Mayor Chavez

To adopt Resolution No.2025-095, heading 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)**

Item 7.3 heading:

RESOLUTION NO. 2025-095 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING A SECOND AMENDMENT TO THE CITY MANAGER'S EMPLOYMENT AGREEMENT

### **8. PUBLIC COMMENTS (CONTINUED)**

*There were none.*

### **9. CITY MANAGER'S REPORTS**

*There were none*

### **10. MAYOR'S REPORTS**

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

## 2025-06-10 Regular City Council and Special Housing Authority Meeting

### 11. COUNCILMEMBERS' REPORTS

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

#### 11.1 Councilmember Preciado: Consideration of Reappointment of Ann Moore to the San Diego Board of Port Commissioners for the Term Beginning January 2027

*The following members of the public spoke in support of the item:*

- *Brigette Browning*
- *Jeremy Abrams*

**Moved by** Councilmember Preciado

**Seconded by** Mayor McCann

To ratify the reappointment of Ann Moore to the San Diego Board of Port Commissioners for the term beginning January 2027. 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)**

### 12. CITY CLERK'S REPORTS

*There were none.*

### 13. CITY ATTORNEY'S REPORTS

*There were none.*

### 14. CLOSED SESSION

*Pursuant to Resolution No. 13706 and City Council Policy No. 346-03, the City Attorney maintains official minutes and records of action taken during closed session.*

*City Attorney Verdugo announced that the City Council would convene in closed session to discuss the items listed below.*

*Mayor McCann recessed the meeting at 6:47 p.m. The City Council convened in closed session at 6:56 p.m., with all members present.*

#### 14.1 Public Employee Appointment Pursuant to Government Code Section 54957(b)

*Joseph Raso, Chula Vista resident, spoke regarding the item.*

*Michael Choi submitted written comments expressing a neutral position on the item*

*Staff submitted written comments in opposition to the item.*

**Title:** City Manager

**Action:** No reportable action.

## 2025-06-10 Regular City Council and Special Housing Authority Meeting

### 14.2 Conference with Legal Counsel -- Anticipated Litigation

Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2) [or] (3);

Claim/Demand re: personal injuries resulting from incident on City property

**Action:** No reportable action.

### 15. ADJOURNMENT

*The meeting was adjourned at 8:15 p.m.*

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

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Kerry K. Bigelow, MMC, City Clerk