



El Cajon City Council

Participation

Time and Location

2nd and 4th Tuesday of each month, at 3:00 PM.

Council Chamber
200 Civic Center Way
El Cajon, CA 92020

Watch Online

YouTube: <https://www.youtube.com/@ElCajonCouncilMeetings>

Please note, digital comments on YouTube are not monitored.

Public Comments

Members of the public may address the City Council on any item listed on the agenda, or on matters which are not listed on the agenda but are within the subject matter jurisdiction of the City Council, Housing Authority and Successor Agency to the El Cajon Redevelopment Agency.

Speaker cards or requests to speak via ElCajon.gov/RemoteParticipation must be submitted to the City Clerk prior to the item being called. No late comment cards will be accepted. Please note that comments for Closed Session items will be heard during the general public comment portion of the agenda.

Public comments are typically limited to three (3) minutes per person, per agenda item, unless the presiding officer changes that time.

Per the Brown Act, the City Council cannot take formal action on items raised during public comments; however, Council may offer a brief response or direct staff to place the item on a future agenda for consideration.

In-Person Comments

Please complete a speaker card with the agenda item number you wish to speak about, or indicate if it is a general public comment, and return it to the Deputy City Clerk. When it's your turn, the City Clerk will call your name and invite you to the podium.

Contact information on speaker cards is optional. Any information provided on a speaker card is considered a 'public record', and may be distributed or released to the public and/or media.

Remote Comments

If you wish to participate remotely you must preregister at ElCajon.gov/RemoteParticipation. Once you are registered you will receive instructions on how to join the meeting, via Microsoft Teams.

Once in the meeting, your microphone will be muted until it is your turn to speak on an item. When the City Clerk calls your name you will hear that your microphone has been unmuted by the moderator. Your time will begin once you start speaking. During your allotted time, you can mute or unmute your microphone by pressing *6. Once your turn to speak is over your microphone will again be muted by the moderator. If you register to speak on multiple agenda items, this process will repeat for each item you have registered for.

Written Comments

Comments must be emailed to the City Clerk at ACortez@ElCajon.gov or mailed to the City Clerk at 200 Civic Center Way, El Cajon, CA 92020 and received by 4:00 pm the day prior to the City Council meeting for prompt distribution. Written public comments will be provided to the City Council in advance of the meeting for review and will be recorded in the public record.

Listening Devices and other Accommodations

The City of El Cajon encourages the participation of disabled individuals to be in total compliance with the Americans with Disabilities Act. If you require public documents in an accessible format, the City will make reasonable efforts to accommodate your request. This material is also to be made available in Spanish or Arabic upon request. If you are a non-English speaking resident or a citizen with speech or hearing impairments, and wish to comment at the Public Hearing or require any other form of assistance or auxiliary aids in order to participate at Public Hearings, please contact the City Clerk's Office at (619) 441-1763, as far in advance of the meeting as possible.

Members of the public who wish to translate or receive interpretation provided by another member of the public can do so as long as there is no disruption to the meeting. The City will arrange a space for interpreters at the meeting location, upon written request to the City Clerk at least 24 (twenty-four) hours before the meeting.

Rules of Decorum:

While the city council is in session, (1) any person or councilmember who actually disrupts a council meeting by acting in a disorderly, noisy, sustained, manner, (2) any person whose conduct actually disrupts the due course of the council meeting while addressing the city council or any councilmember thereof, or (3) any member of the public in attendance who actually disrupts the meeting by failing, on demand of the presiding officer, to comply with any warning or order of the presiding officer made in accord with the authority of this chapter, is subject to arrest for violating the California Penal Code or this code. See [El Cajon Municipal Code § 2.12.140 - § 2.12.160](#) for additional information.

Technology Disruption Policy:

In the event the City Council Chamber loses electrical power or suffers an internet connection outage that is not corrected within one (1) hour, the City Council may adopt a finding by roll call vote that it has made good faith efforts to restore service in accordance with its policy and that public interest in continuing the meeting outweighs the public interest in remote public access. If such a finding is adopted, the Council will continue the meeting. If the Council chooses to adjourn the meeting and continue at a future time, any items noticed as public hearings will be continued to the next regularly scheduled meeting of the City Council. Any other items on the agenda that the Council has not taken action on will be placed on a future agenda.



CITY COUNCIL
HOUSING AUTHORITY AND
SUCCESSOR AGENCY TO THE EL CAJON
REDEVELOPMENT AGENCY

Council Chamber
200 Civic Center Way
El Cajon, CA 92020

Agenda

AUGUST 11, 2026, 3:00 p.m.

Bill Wells, Mayor
Michelle Metschel, Deputy Mayor
Steve Goble, Councilmember
Gary Kendrick, Councilmember
Phil Ortiz, Councilmember

Graham Mitchell, City Manager
Vince DiMaggio, Assistant City Manager
Marisol Thorn, Deputy City Manager
Jennifer Lyon, City Attorney
Angela Cortez, City Clerk

CALL TO ORDER: Mayor Bill Wells

ROLL CALL: City Clerk Angela Cortez

PLEDGE OF ALLEGIANCE TO THE FLAG AND MOMENT OF SILENCE

POSTINGS: The City Clerk posted Orders of Adjournment of the July 28, 2026, Meeting and the Agenda of the August 11, 2026, Meeting in accordance to State Law and City Council/Housing Authority/Successor Agency to the Redevelopment Agency Policy.

PRESENTATIONS:

- Downtown El Cajon Business Partners - Alley Cat Art Fest

AGENDA CHANGES:

CONSENT ITEMS:

Consent Items are routine matters enacted by one motion according to the RECOMMENDATION listed below. With the concurrence of the City Council, a Council Member or person in attendance may request discussion of a *Consent Item* at this time.

1. Minutes of the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency Meetings

RECOMMENDATION:

That the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency approves Minutes of the July 28, 2026, Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

2. Warrants

RECOMMENDATION:

That the City Council approves payment of Warrants as submitted by the Finance Department.

3. Approval of Reading Ordinances by Title Only

RECOMMENDATION:

That the City Council approves the reading by title and waives the reading in full of all Ordinances on the Agenda.

4. Monthly Treasurer's Report for the period ended June 30, 2026

RECOMMENDATION:

That the City Council receives the Monthly Treasurer's Report for the period ended June 30, 2026.

5. Acceptance of the Council Chambers Video Management System Upgrades Project

RECOMMENDATION:

That the City Council:

1. Accepts the Council Chambers Video Management System Upgrades Project as completed by EIDIM Group Inc. DBA EIDIM AV Technology (EIDIM); and
2. Authorizes the City Clerk to record a Notice of Completion and release all bonds in accordance with the contract terms.

6. Approval of Resolutions to Award Bid No. 006-27 – Slurry 2025 (Various Locations) Multi-Year Contract and Approve Plans & Specifications

RECOMMENDATION:

That the City Council adopts the next Resolutions, in order, to:

1. Approve Plans and Specifications for Slurry 2025 (Various Locations) Multi-Year Contract, Bid No. 006-27; and
2. Award the bid to the lowest responsive, responsible bidder, American Asphalt South, Inc. (AASI), in the amount of \$1,184,333.33.

7. Approval of Tentative Agreement with the El Cajon Professional Firefighters' Association (ECPFF) and Adoption of Resolution Authorizing the City Manager to Execute the Final Memorandum of Understanding with ECPFF

RECOMMENDATION:

That the City Council approves the tentative agreement reached with the El Cajon Professional Firefighters' Association (ECPFF) and adopts the next Resolution, in order, authorizing the City Manager to execute the final MOU with such changes as approved by the City Manager, provided that no change shall be made contrary to the terms of the tentative agreement.

PUBLIC COMMENT:

At this time, any person may address a matter within the jurisdiction of the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency that is not on the Agenda. Comments relating to items on today's docket are to be taken at the time the item is heard. State law prohibits discussion or action on items not on the Agenda; however, Council, Authority and Agency Members may briefly respond to statements or questions. An item may be placed on a future Agenda.

WRITTEN COMMUNICATIONS:

PUBLIC HEARINGS:

8. Public Hearing to Consider Adoption of a Revised Schedule of Police-Initiated Towing and Storage Charges

RECOMMENDATION:

That the City Council holds the public hearing, considers input, and adopts the next Resolution, in order, approving a revised schedule of Police-initiated towing and storage charges within the City of El Cajon.

ADMINISTRATIVE REPORTS:

9. Homeless Programs and Services Bi-Annual Report

RECOMMENDATION:

That the City Council receives the report on homeless programs and services, and provides feedback, recommendations, and direction regarding homeless-related programming and funding.

10. Discussion Regarding Code Compliance Best Practices

RECOMMENDATION:

That the City Council receives the report and provides feedback and direction to staff.

11. Complimentary Ticket Distribution for Passes to The Magnolia

RECOMMENDATION:

That the City Council receives the report and provides feedback on potential updates to City Council Policy A-28.

COMMISSION REPORTS:

ACTIVITIES REPORTS/COMMENTS OF MAYOR WELLS

SANDAG (San Diego Association of Governments) Board of Directors.

12. Council Activity Report

ACTIVITIES REPORTS/COMMENTS OF COUNCILMEMBERS:

13. **COUNCILMEMBER STEVE GOBLE**

MTS (Metropolitan Transit System Board); East County Advanced Water Purification JPA Board; Chamber of Commerce – Government Affairs Committee; SANDAG – Board of Directors – Alternate.

14. **COUNCILMEMBER GARY KENDRICK**

METRO Commission/Wastewater JPA; Heartland Communications; Heartland Fire Training JPA.

15. **DEPUTY MAYOR MICHELLE METSCHEL**
Harry Griffen Park Joint Steering Committee; METRO Commission/Wastewater JPA – Alternate; Heartland Communications – Alternate; Heartland Fire Training JPA – Alternate.
16. **COUNCILMEMBER PHIL ORTIZ**
League of California Cities, San Diego Division; East County Economic Development Council; MTS (Metropolitan Transit System Board) – Alternate; East County Advanced Water Purification JPA Board – Alternate; Chamber of Commerce – Government Affairs Committee – Alternate; SANDAG – Board of Directors – Alternate.

JOINT COUNCILMEMBER REPORTS:

GENERAL INFORMATION ITEMS FOR DISCUSSION:

ORDINANCES: FIRST READING

ORDINANCES: SECOND READING AND ADOPTION

CLOSED SESSIONS:

ADJOURNMENT: The Regular Joint Meeting of the El Cajon City Council/El Cajon Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 11th day of August 2026, is adjourned to Tuesday, September 8, 2026, at 3:00 p.m.

City Council
Agenda Report
Agenda Item 1.

DATE: 08/11/2026

TO: Honorable Mayor and City Councilmembers

FROM: Angela Cortez, City Clerk

SUBJECT: Minutes of the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency Meetings

RECOMMENDATION:

That the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency approves Minutes of the July 28, 2026, Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

Attachments

07-28-26DRAFTminutes - 3 PM

**PLEASE NOTE: THESE ARE DRAFT MINUTES UNTIL
ADOPTED BY THE CITY COUNCIL.**

**JOINT MEETING OF THE
EL CAJON CITY COUNCIL/HOUSING
AUTHORITY/SUCCESSOR AGENCY
TO THE EL CAJON
REDEVELOPMENT AGENCY**



MINUTES

**CITY OF EL CAJON
EL CAJON, CALIFORNIA**

July 28, 2026

An Adjourned Regular Joint Meeting of the El Cajon City Council/Housing Authority/ Successor Agency to the El Cajon Redevelopment Agency, held Tuesday, July 28, 2026, was called to order by Mayor/Chair Bill Wells at 3:01 p.m., in the Council Chambers, 200 Civic Center Way, El Cajon, California.

ROLL CALL

Council/Agencymembers present:	Goble, Kendrick, and Ortiz
Council/Agencymembers absent:	None
Deputy Mayor/Vice Chair present:	Metschel
Mayor/Chair present:	Wells
Other Officers present:	Mitchell, City Manager/Executive Director DiMaggio, Assistant City Manager Thorn, Deputy City Manager Lyon, City Attorney/General Counsel Cortez, City Clerk/Secretary

PLEDGE OF ALLEGIANCE TO THE FLAG led by Mayor Wells and MOMENT OF SILENCE.

POSTINGS: The City Clerk posted Orders of Adjournment of the July 14, 2026, meetings and the Agenda of the July 28, 2026, meeting in accordance with State Law and El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency Policy.

PRESENTATIONS:

- America 250 Celebration

AGENDA CHANGES: None

CONSENT ITEMS: (1 – 5)

1. Minutes of El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency Meetings

Approve Minutes of the July 14, 2026, Meetings of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

2. Warrants

Approve payment of Warrants as submitted by the Finance Department.

3. Approval of Reading Ordinances by Title Only

Approve the reading by title and waives the reading in full of all Ordinances on the Agenda.

PULLED FOR DISCUSSION BY COUNCILMEMBER GOBLE:

4. Approval of Resolution to Approve the Revised Second Amended and Restated Regional Wastewater Disposal Agreement (SARA)

RECOMMENDATION:

That the City Council adopts the next Resolution, in order, to:

1. Approve the Second Amended and Restated Wastewater Disposal Agreement (SARA), as revised, dated June 12, 2026; and
2. Authorize the Mayor to sign the revised SARA in substantially the form attached to the agenda packet, to allow for potential minor corrections to the document.

DISCUSSION

Councilmember Goble stated this amendment explains how the City will be billed for the Metro Wastewater portion of the wastewater, and that a three-fourths vote of the members will be required for changes.

Adopt Resolution No. 074-26, to Approve the Second Amended and Restated Wastewater Disposal Agreement (SARA), as revised, dated June 12, 2026; and Authorize the Mayor to sign the revised SARA in substantially the form attached to the agenda packet, to allow for potential minor corrections to the document.

5. 2026-2027 Office of Traffic Safety (OTS) Selective Traffic Enforcement Program (STEP) Grant

Authorize the City Manager or his designee to accept, appropriate, and expend the California Office of Traffic Safety (STEP) Grant in the amount of \$83,000 and to execute any grant documents and agreements necessary for the receipt and use of these funds.

MOTION BY WELLS, SECOND BY ORTIZ, to APPROVE Consent Items 1 to 5.

MOTION CARRIED BY UNANIMOUS VOTE.

PUBLIC COMMENT:

Laurie Debus thanked Council and staff, as well as the El Cajon Police Department, the San Diego Sheriff's Department, and California Highway Patrol, for the traffic calming measures at Jamacha Road and Gustavo Street.

Ray Justus spoke about the need for traffic calming on East Chase Avenue.

Brenda Hammond spoke about shopping at Parkway Plaza mall.

Rich Riel requested Mayor Wells to recuse himself from Property Based-Improvement District (PBID) and Community Benefit District (CBD) discussions and votes. Mr. Riel also expressed concerns about the transparency of the PBID.

In response to Mr. Riel's comments, Mayor Wells stated that he has never been a board member of the CDC, or attended any of their meetings.

Dr. Ryan Fan, representing the Madjal Community Center, spoke in support of improved representation of Middle Eastern and North African constituents in official data.

Zamzam Fadhil, representing the Madjal Community Center, spoke about the impacts of inaccurate representation of Middle Eastern and North African constituents in official data.

Truth spoke about the registration process to speak remotely, against salary increases during budget cuts, the new wastewater project, against the housing first model for homeless, and the new tables in Downtown El Cajon.

WRITTEN COMMUNICATIONS: None

PUBLIC HEARINGS:

ADMINISTRATIVE REPORTS:

6. Consideration to Approve Resolution of Intent to Establish a Downtown El Cajon Community Benefit District (CBD); Authorization for City Manager or Designee to vote “Yes” on the ballot; and Acceptance of the Management District Plan and the Engineer’s Report.

RECOMMENDATION:

That the City Council:

1. Receives report and petition drive results;
2. Adopts the next Resolution, in order, to approve the Resolution of Intent to set a public hearing and direct the ballots to be mailed to affected property owners, and authorize the City Manager or designee to vote “Yes” on the City’s ballot in support for the creation of the Downtown El Cajon Community Benefit District; and
3. Accepts the Management District Plan and the Engineer’s Report for the Proposed CBD.

DISCUSSION

Senior Management Analyst, Nate Prescott, provided detailed information of the Item and stated that Marco Li Mandri, President of New City America, was available to answer questions.

Rich Riel requested transparency of the CBD formation process and requested to see the signed petitions.

In response to a question from Mayor Wells, City Manager Mitchell confirmed that the City hired Mr. Li Mandri to perform a general analysis of the PBID, which was approved by the City Council. Mr. Mitchell added that later the PBID issued an RFP and selected New City America to be their Executive Director.

Truth expressed concern about small businesses having additional taxes and in support of transparency of the CBD formation process.

MOTION BY ORTIZ, SECOND BY METSCHEL, to RECEIVE the report and petition drive results; Adopt Resolution No. 075-26, to approve the Resolution of Intent to set a public hearing and direct the ballots to be mailed to affected property owners, and authorize the City Manager or designee to vote “Yes” on the City’s ballot in support for the creation of the Downtown El Cajon Community Benefit District; and Accept the Management District Plan and the Engineer’s Report for the Proposed CBD.

MOTION CARRIED BY UNANIMOUS VOTE.

7. Social Services & Business Incubator Programs Update

RECOMMENDATION:

That the City Council receives the report.

DISCUSSION

Senior Management Analyst, Ryan Villegas, provided detailed information of the Item.

Mayor Wells thanked Dr. Noori Barka and the Chaldean Community Council for their contributions to the community.

Truth spoke in opposition of the small business incubator program and requested transparency.

Mairene Branham expressed concern regarding the application and selection process, as well as fees being charged to participants.

MOTION BY ORTIZ, SECOND BY KENDRICK, to RECEIVE the report.

MOTION CARRIED BY UNANIMOUS VOTE.

8. Approval of Resolutions to Award Bid No. 005-27 – 405 E. Lexington Avenue Tenant Improvements and Approve Plans & Specifications

RECOMMENDATION:

That the City Council approves the next Resolutions, in order, to:

1. Approve Plans and Specifications for 405 E. Lexington Avenue Tenant Improvements, Bid No. 005-27;
2. Find the following:
 - Protest (Ground 1) submitted by GQ Builders, Inc. (GQBI) to be timely and with merit;

- Protest (Grounds 2 through 4) submitted by GQBI to be timely and without merit;
 - The apparent first and fourth low bidders non-responsive for the reasons set forth in the agenda report; and
3. Award the bid to the lowest responsive, responsible bidder, GQ Builders, Inc. (GQBI), in the amount of \$430,000.

DISCUSSION

Deputy Director of Development Services, Senan Kachi, provided detailed information of the Item.

Ammar Ameen, representing Neema General Contracting (NGC), spoke in opposition of the protest (Ground 1), requested to find the protest without merit and to have the bid awarded to NGC.

City Manager Mitchell stated that the contractor was allowed to re-submit a scope of work with the subcontractor. Mr. Mitchell added that the scope of work that was submitted by NGC underestimated the scope of work that the City is anticipating and with the lack of a C-16 Fire Protection Contractor license, NGC was deemed unresponsive.

Discussion ensued amongst City Council and Staff concerning the following:

- Difference in bid amounts;
- Base bid versus cumulative bid;
- Alternatives; and
- Scope of work.

Mayor Wells invited Mr. Ameen back to the podium to provide additional information.

Mr. Ameen stated that the City made their decision before reviewing the scope of work for the subcontractor, which was provided, and that NGC was the lowest cumulative bidder.

Councilmember Goble clarified that the problem is that NGC failed to hold or list a subcontractor with the C-16 license on their bid.

Mr. Ameen stated that based on the solicitation, NGC did not have to list the subcontractor in their bid.

Mr. Kachi explained that NGC was allowed to submit the paperwork for their subcontractor, but it did not change the City's decision which was previously made. Mr. Kachi added that the bid documents stated that the subcontractor must design, build and submit plans to the City's building department for approval; however, the bid submitted by NGC's subcontractor specifically excluded any design work or plans for that work.

In response to a question from Councilmember Goble, Mr. Kachi confirmed that the bid received from NGC was for maintenance to the existing system, whereas the request was for a modification to the existing system, which included rerouting fire sprinklers to new locations.

In response to a question from Councilmember Ortiz, Mr. Kachi confirmed that if NGC's bid was submitted for the correct scope of work, then NGC would have been required to list a subcontractor on their bid because it would have pushed the bid over the one-half of one percent threshold.

Mayor Wells expressed that he is sensitive to the situation and he wanted to make sure that everyone was being treated fairly. Mr. Wells stated that after hearing from City staff that he was comfortable that the situation was handled fairly.

MOTION BY ORTIZ, SECOND BY METSCHEL, to ADOPT Resolution No. 076-26, to Approve Plans and Specifications for 405 E. Lexington Avenue Tenant Improvements, Bid No. 005-27; Find the following: Protest (Ground 1) submitted by GQ Builders, Inc. (GQBI) to be timely and with merit; Protest (Grounds 2 through 4) submitted by GQBI to be timely and without merit; The apparent first and fourth low bidders non-responsive for the reasons set forth in the agenda report; and Adopt Resolution No. 077-26, to Award the bid to the lowest responsive, responsible bidder, GQ Builders, Inc. (GQBI), in the amount of \$430,000.

MOTION CARRIED BY UNANIMOUS VOTE.

COMMISSION REPORTS:

ACTIVITIES REPORTS/COMMENTS OF MAYOR WELLS:

SANDAG (San Diego Association of Governments) Board of Directors.

9. Council Activities Report/Comments

Report as submitted.

Councilmember Kendrick left the Chamber at 5:03 p.m.

Councilmember Kendrick returned to the Chamber at 5:05 p.m.

ACTIVITIES REPORTS OF COUNCILMEMBERS:

10. COUNCILMEMBER STEVE GOBLE
MTS (Metropolitan Transit System Board); East County Advanced Water Purification Joint Powers Authority Board; Chamber of Commerce – Government Affairs Committee; SANDAG – Board of Directors – Alternate.

Council Activities Report/Comments.

In addition to the submitted report, Councilmember Goble added that City staff were at Jamacha Road and Gustavo Street performing new street striping and installing rumble strips. Mr. Goble stated that he is looking forward to the guardrails being installed, which will help with the HOA's property insurance rates and will help to save lives.

11. COUNCILMEMBER GARY KENDRICK
METRO Commission/Wastewater JPA; Heartland Communications; Heartland Fire Training JPA.

Council Activities Report/Comments.

Report as submitted.

12. DEPUTY MAYOR MICHELLE METSCHEL
Harry Griffen Park Joint Steering Committee; Heartland Communications – Alternate; Heartland Fire Training JPA – Alternate; METRO Commission/Wastewater JPA – Alternate.

Council Activities Report/Comments.

In addition to the submitted report, Deputy Mayor Metschel stated that she did not attend the Women in Service Everywhere meeting on July 24, 2026.

13. COUNCILMEMBER PHIL ORTIZ
League of California Cities, San Diego Division; East County Economic Development Council; MTS (Metropolitan Transit System Board) – Alternate; East County Advanced Water Purification Joint Powers Authority Board – Alternate; Chamber of Commerce – Government Affairs Committee – Alternate; SANDAG Board of Directors – Alternate.

Council Activities Report/Comments.

Report as submitted.

JOINT COUNCILMEMBER REPORTS:

14. Sewer Lateral Policy

RECOMMENDATION:

That the City Council directs staff to present an analysis regarding the City's current sewer lateral policy.

DISCUSSION

Councilmember Ortiz and Mayor Wells provided detailed information of the Item.

No public comment was received for the Item.

MOTION BY WELLS, SECOND BY KENDRICK, to DIRECT staff to provide a report including possible options for the sewer lateral policy.

MOTION CARRIED BY UNANIMOUS VOTE.

15. Parkway Plaza Acquisition Options

RECOMMENDATION:

That the City Council directs staff to prepare and return with an analysis of the potential options to acquire the Parkway Plaza property.

DISCUSSION

Mayor Wells and Deputy Mayor Metschel provided detailed information of the Item.

Brenda Hammond spoke about history of Parkway Plaza.

Discussion ensued amongst City Council and Staff concerning the following:

- Making Parkway Plaza more economically viable;
- Impacts on sales tax revenue for the City;
- The City does not decide which businesses are at Parkway Plaza;
- New businesses that are already underlease; and
- Existing lease agreements.

MOTION BY WELLS, SECOND BY METSCHEL, to DIRECT staff to provide a report which outlines the options for moving forward with the Parkway Plaza project, including legal options.

MOTION CARRIED BY UNANIMOUS VOTE.

Councilmember Goble announced that he would recuse himself and not participate on Item 16 due to living within 500 feet of the location to be discussed. Mr. Goble left the Chamber at 5:18 p.m.

16. Kaiser Permanente Acquisition Options

RECOMMENDATION:

That the City Council directs staff to prepare and return with an analysis of the potential options to acquire the Kaiser Permanente property.

DISCUSSION

Mayor Wells and Deputy Mayor Metschel provided detailed information of the Item.

No public comment was received for the Item.

MOTION BY WELLS, SECOND BY ORTIZ, to DIRECT staff to provide a report which outlines the options for the Kaiser property, including legal options.

**MOTION CARRIED BY 4 - 0 VOTE
(GOBLE – Disqualified).**

GENERAL INFORMATION ITEMS FOR DISCUSSION: None

ORDINANCES: FIRST READING – None

ORDINANCES: SECOND READING AND ADOPTION – None

CLOSED SESSIONS:

RECOMMENDATION: That the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency adjourns to Closed Session as follows:

17. Closed Session - Conference with Legal Counsel - Anticipated Litigation - Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Government Code section 54956.9: Three (3) potential cases
18. Closed Session - Conference with Legal Counsel - Existing Litigation pursuant to paragraph (1) of subdivision (d) of Government Code section 54956.9: Haralson vs El Cajon Police Department, et al.

City Attorney Lyon announced that Item 19 was removed from the agenda and would not be discussed.

19. Closed Session - CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION Significant exposure to litigation pursuant to Government Code section 54956.9(d)(2) (1 case) Existing facts and circumstances pursuant to Government Code section 54956.9 (e)(1)

MOTION BY WELLS, SECOND BY KENDRICK, to ADJOURN to Closed Session at 5:22 p.m.

**MOTION CARRIED BY UNANIMOUS VOTE
OF THOSE PRESENT (GOBLE – Absent).**

RECONVENED to Open Session at 5:38 p.m.

City Attorney Lyon reported the following actions:

- Item 17 – Direction was given, no reportable action taken.
- Item 18 – Direction was given, no reportable action taken.

Adjournment: Mayor Wells adjourned the Adjourned Regular Joint Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 28th day of July, 2026, at 5:39 p.m., to Tuesday, August 11, 2026, at 3:00 p.m.

ANGELA L. CORTEZ, CMC
City Clerk/Secretary



City Council Agenda Report

Agenda Item 4.

DATE: 08/11/2026
TO: Honorable Mayor and City Councilmembers
FROM: Clay Schoen, Director of Finance
SUBJECT: Monthly Treasurer's Report for the period ended June 30, 2026

RECOMMENDATION:

That the City Council receives the Monthly Treasurer's Report for the period ended June 30, 2026.

BACKGROUND:

Pursuant to City of El Cajon Municipal Code §3.04.050 L, and the City's Investment Policy, the Director of Finance/Treasurer is required to make a monthly report of investment transactions to the City Council. The report provides an overview of the City's cash balances, investment holdings, and net earnings for the period to ensure transparency and accountability in managing public funds.

The Monthly Treasurer's Report includes a summary of the City's cash and investment balances as of June 30, 2026. The included CAMP statement provides a detailed breakdown of portfolio transactions that occurred during the month, a summary, and a detailed list of securities held, as well as other relevant information related to the portfolio.

The City maintains a portfolio of investments, consistent with the requirements of the investment policy, that prioritizes the preservation of principal, maintains sufficient liquidity, and maximizes yield.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

The current Treasurer's Report is exempt from the California Environmental Quality Act ("CEQA") in accordance with section 15378(b)(5) of the State CEQA Guidelines because it is a governmental administrative activity.

FISCAL IMPACT:

Interest earned for the month of June 2026, on a cash basis, was \$879,976.

Prepared By: Clay Schoen, Director of Finance

Reviewed By: N/A

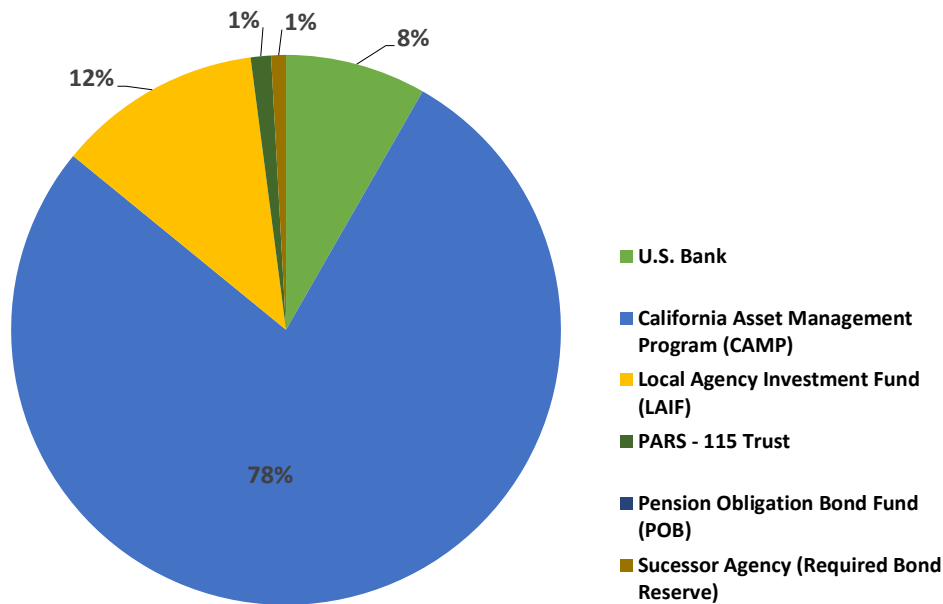
Approved By: Graham Mitchell, City Manager

June 2026 Monthly Treasurers Report



City of El Cajon Monthly Treasurer's Report June 30, 2026

Allocation of Funds



	Balance as of 5/31/2026	Balance as of 6/30/2026	Net Earnings ⁽¹⁾
1) U.S. Bank	\$ 12,108,891	\$ 15,423,797	\$ -
2) California Asset Management Program (CAMP)	143,581,423	144,437,959	873,006
3) Local Agency Investment Fund (LAIF)	22,391,735	22,389,167	-
4) PARS - 115 Trust	2,225,949	2,228,719	2,770
5) Pension Obligation Bond Fund (POB)	6	6	6
6) Sucessor Agency (Required Bond Reserve)	1,532,654	1,606,887	4,194
Total	\$ 181,840,658	\$ 186,086,535	\$ 879,976

Notes:

- 1) US Bank consists of the liquid cash assets in the operating bank accounts.
- 2) CAMP contains both the CAMP cash account, liquid, and the investement accounts, recorded at cost.
Details of the investments held are found in the following pages of this report.
- 3) LAIF is a State of California managed pool. El Cajon's assets are pooled with other state government entities to provide a higher yield. Interest is distributed quarterly. This account is also liquid cash.
- 4) PARS 115 Trust is a semi-liquid account used to generate money to fund pension contributions.
- 5) POB Fund contains the revenue, interest, and principal account for the Pension Obligation Bonds.
Cash is transferred in twice a year for bond payments.
- 6) Sucessor Agency Holdings consists of the bond accounts for both the 2000 and the 2018 Sucessor Agency Bonds. The 2000 bonds require a reserve to be held in addition to the principal and interest accounts of both bonds. Funding to pay for the bonds is requested semi-annually on the Recognized Obligation Payment Schedule submitted to the County.

⁽¹⁾ Net Earnings refers to interest earnings, accrued interest, gain/loss less any fees associated with these accounts.



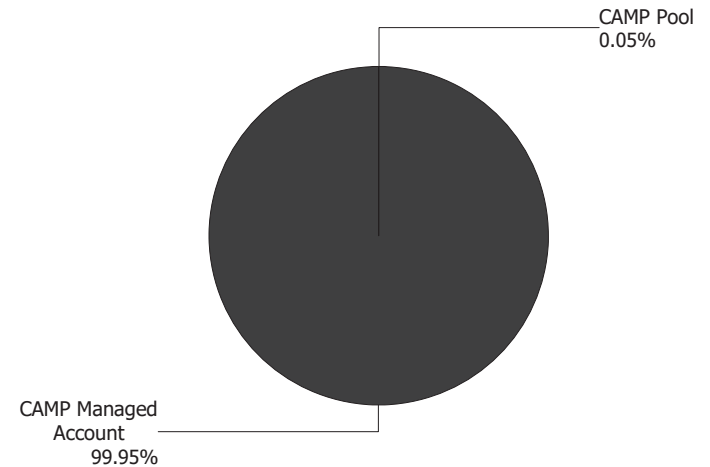
Account Statement - Transaction Summary

For the Month Ending **June 30, 2026**

CITY OF EL CAJON - OPERATING FUNDS - 505-00

CAMP Pool	
Opening Market Value	114,476.11
Purchases	6,261,641.87
Redemptions	(6,305,307.84)
Unsettled Trades	0.00
Change in Value	0.00
Closing Market Value	\$70,810.14
Cash Dividends and Income	1,372.06
CAMP Managed Account	
Opening Market Value	145,691,194.74
Purchases	6,285,321.00
Redemptions	(970,000.00)
Unsettled Trades	0.00
Change in Value	(334,843.23)
Closing Market Value	\$150,671,672.51
Cash Dividends and Income	624,756.13

Asset Summary		
	June 30, 2026	May 31, 2026
CAMP Pool	70,810.14	114,476.11
CAMP Managed Account	150,671,672.51	145,691,194.74
Total	\$150,742,482.65	\$145,805,670.85
Asset Allocation		





Managed Account Summary Statement

For the Month Ending **June 30, 2026**

CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)

Transaction Summary - Money Market		Transaction Summary - Managed Account		Account Total	
Opening Market Value	\$114,476.11	Opening Market Value	\$145,691,194.74	Opening Market Value	\$145,805,670.85
Purchases	6,261,641.87	Maturities/Calls	(970,000.00)		
Redemptions	(6,305,307.84)	Principal Dispositions	0.00		
		Principal Acquisitions	6,285,321.00		
		Unsettled Trades	0.00		
		Change in Current Value	(334,843.23)		
Closing Market Value	\$70,810.14	Closing Market Value	\$150,671,672.51	Closing Market Value	\$150,742,482.65
Dividend	1,372.06				
Earnings Reconciliation (Cash Basis) - Managed Account		Cash Balance		Closing Cash Balance	
Interest/Dividends/Coupons Received	627,688.55				\$0.00
Less Purchased Interest Related to Interest/Coupons	(8,881.25)				
Plus Net Realized Gains/Losses	5,948.83				
Total Cash Basis Earnings	\$624,756.13				
Earnings Reconciliation (Accrual Basis)	Managed Account	Total	Cash Transactions Summary- Managed Account		
Ending Amortized Value of Securities	150,926,111.00	150,996,921.14	Maturities/Calls	970,000.00	
Ending Accrued Interest	1,101,964.34	1,101,964.34	Sale Proceeds	0.00	
Plus Proceeds from Sales	0.00	6,305,307.84	Coupon/Interest/Dividend Income	627,688.55	
Plus Proceeds of Maturities/Calls/Principal Payments	970,000.00	970,000.00	Principal Payments	0.00	
Plus Coupons/Dividends Received	627,688.55	627,688.55	Security Purchases	(6,294,202.25)	
Less Cost of New Purchases	(6,294,202.25)	(12,555,844.12)	Net Cash Contribution	4,696,513.70	
Less Beginning Amortized Value of Securities	(145,566,707.68)	(145,681,183.79)	Reconciling Transactions	0.00	
Less Beginning Accrued Interest	(1,259,495.28)	(1,259,495.28)			
Dividends	0.00	1,372.06			
Total Accrual Basis Earnings	\$505,358.68	\$506,730.74			



Portfolio Summary and Statistics

For the Month Ending **June 30, 2026**

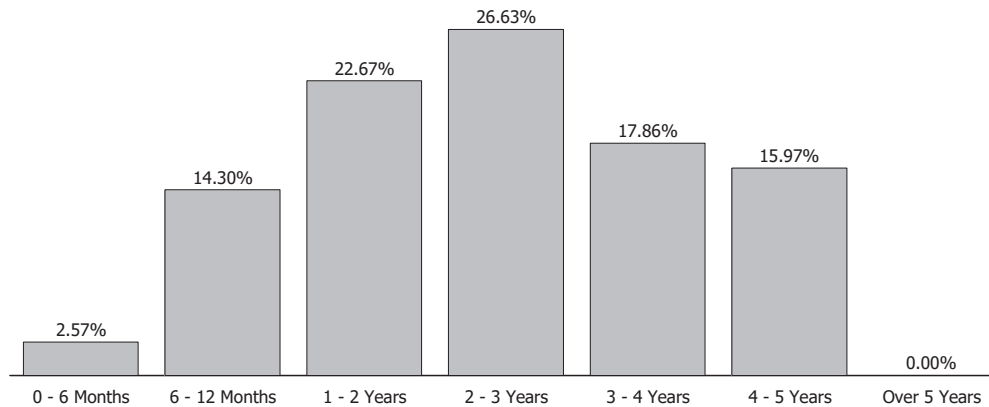
CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)

Account Summary

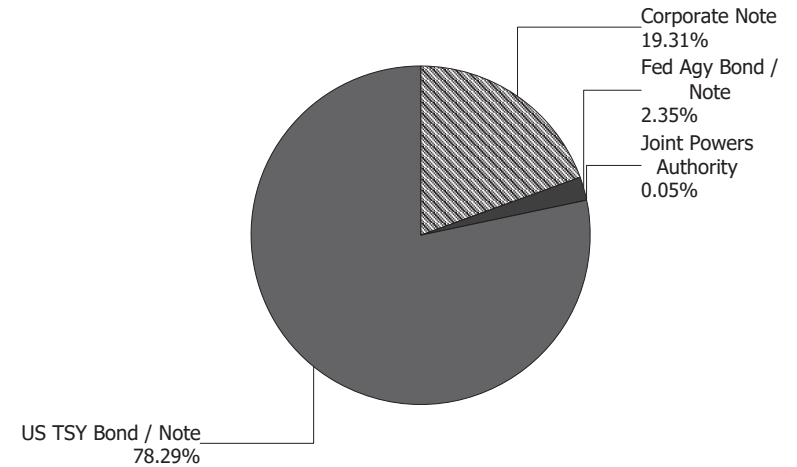
Description	Par Value	Market Value	Percent
U.S. Treasury Bond / Note	118,775,000.00	118,021,060.74	78.29
Federal Agency Bond / Note	3,625,000.00	3,540,556.63	2.35
Corporate Note	29,315,000.00	29,110,055.14	19.31
Managed Account Sub-Total	151,715,000.00	150,671,672.51	99.95%
Accrued Interest		1,101,964.34	
Total Portfolio	151,715,000.00	151,773,636.85	
CAMP Pool	70,810.14	70,810.14	0.05
Total Investments	151,785,810.14	151,844,446.99	100.00%

Unsettled Trades **0.00** **0.00**

Maturity Distribution



Sector Allocation



Characteristics

Yield to Maturity at Cost	4.13%
Yield to Maturity at Market	4.21%
Weighted Average Days to Maturity	899



Managed Account Issuer Summary

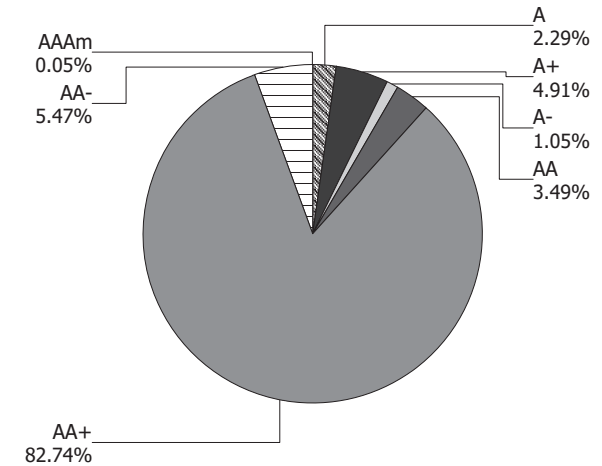
For the Month Ending **June 30, 2026**

CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)

Issuer Summary

Issuer	Market Value of Holdings	Percent
Adobe Inc	1,033,874.24	0.69
Alphabet Inc	1,670,386.00	1.11
Amazon.com Inc	2,348,141.08	1.56
Apple Inc	1,493,979.00	0.99
AstraZeneca PLC	1,111,218.90	0.74
Bank of America Corp	1,584,758.40	1.05
BlackRock Inc	1,085,668.30	0.72
CAMP Pool	70,810.14	0.05
Deere & Co	499,374.50	0.33
Eli Lilly & Co	2,257,489.33	1.50
Federal Farm Credit Banks Funding Corp	1,611,910.63	1.07
Federal Home Loan Banks	1,928,646.00	1.28
Hershey Co	997,396.00	0.66
JPMorgan Chase & Co	1,959,999.63	1.30
Merck & Co Inc	2,278,719.63	1.51
Meta Platforms Inc	1,989,240.00	1.32
NVIDIA Corp	1,743,805.00	1.16
PepsiCo Inc	811,375.60	0.54
Procter & Gamble Co	1,234,741.25	0.82
Salesforce Inc	1,149,404.30	0.76
Toyota Motor Corp	1,014,919.00	0.67
United States Treasury	118,021,060.74	78.28
Visa Inc	1,681,481.90	1.12
Walmart Inc	1,164,083.08	0.77
Total	\$150,742,482.65	100.00%

Credit Quality (S&P Ratings)





Managed Account Detail of Securities Held

For the Month Ending **June 30, 2026**

CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY N/B DTD 08/02/2021 0.625% 07/31/2026	91282CCP4	1,200,000.00	AA+	Aa1	08/20/21	08/23/21	1,192,171.88	0.76	3,128.45	1,199,869.75	1,196,966.40
US TREASURY N/B DTD 11/15/2016 2.000% 11/15/2026	912828U24	2,645,000.00	AA+	Aa1	06/21/22	06/22/22	2,491,569.34	3.43	6,756.25	2,631,919.73	2,625,905.75
US TREASURY N/B DTD 01/31/2025 4.125% 01/31/2027	91282CMH1	1,130,000.00	AA+	Aa1	02/13/25	02/18/25	1,126,115.63	4.31	19,443.34	1,128,806.29	1,130,705.12
US TREASURY N/B DTD 01/31/2025 4.125% 01/31/2027	91282CMH1	4,530,000.00	AA+	Aa1	02/11/25	02/12/25	4,516,197.66	4.29	77,945.41	4,525,793.89	4,532,826.72
US TREASURY N/B DTD 02/15/2017 2.250% 02/15/2027	912828V98	1,000,000.00	AA+	Aa1	09/29/22	09/30/22	925,546.88	4.13	8,453.04	989,337.23	989,217.00
US TREASURY N/B DTD 02/28/2022 1.875% 02/28/2027	91282CEC1	500,000.00	AA+	Aa1	05/09/23	05/11/23	469,062.50	3.63	3,133.49	494,609.88	493,061.50
US TREASURY N/B DTD 03/15/2024 4.250% 03/15/2027	91282CKE0	3,000,000.00	AA+	Aa1	07/01/24	07/02/24	2,970,585.94	4.64	37,418.48	2,991,970.56	3,004,962.00
US TREASURY N/B DTD 05/02/2022 2.750% 04/30/2027	91282CEN7	2,525,000.00	AA+	Aa1	05/30/23	05/31/23	2,411,177.73	4.00	11,698.71	2,500,882.41	2,498,015.32
US TREASURY N/B DTD 06/01/2020 0.500% 05/31/2027	912828ZS2	2,890,000.00	AA+	Aa1	06/13/22	06/14/22	2,502,898.05	3.46	1,223.91	2,818,646.77	2,797,196.32
US TREASURY N/B DTD 06/17/2024 4.625% 06/15/2027	91282CKV2	3,400,000.00	AA+	Aa1	06/28/24	06/28/24	3,411,953.13	4.50	6,874.32	3,404,030.67	3,416,364.20
US TREASURY N/B DTD 06/30/2022 3.250% 06/30/2027	91282CEW7	1,465,000.00	AA+	Aa1	09/15/22	09/15/22	1,437,645.70	3.68	129.38	1,459,307.05	1,452,707.19
US TREASURY N/B DTD 08/15/1997 6.375% 08/15/2027	912810FA1	755,000.00	AA+	Aa1	11/18/22	11/21/22	830,794.92	4.02	18,082.46	772,983.75	773,668.89
US TREASURY N/B DTD 08/15/2017 2.250% 08/15/2027	9128282R0	1,540,000.00	AA+	Aa1	09/15/22	09/15/22	1,440,922.66	3.69	13,017.68	1,517,369.52	1,508,117.38
US TREASURY N/B DTD 08/31/2022 3.125% 08/31/2027	91282CFH9	1,140,000.00	AA+	Aa1	06/28/23	06/30/23	1,095,424.22	4.16	11,907.27	1,127,531.66	1,126,997.16



Managed Account Detail of Securities Held

For the Month Ending **June 30, 2026**

CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY N/B DTD 09/30/2020 0.375% 09/30/2027	91282CAL5	1,950,000.00	AA+	Aa1	11/01/22	11/02/22	1,616,291.02	4.28	1,838.11	1,865,130.34	1,861,411.50
US TREASURY N/B DTD 10/31/2022 4.125% 10/31/2027	91282CFU0	2,460,000.00	AA+	Aa1	03/01/24	03/05/24	2,440,589.06	4.36	17,096.33	2,452,919.01	2,458,558.44
US TREASURY N/B DTD 12/01/2025 3.375% 11/30/2027	91282CPL9	1,455,000.00	AA+	Aa1	12/17/25	12/18/25	1,451,703.52	3.50	4,159.27	1,452,588.45	1,439,370.39
US TREASURY N/B DTD 01/03/2023 3.875% 12/31/2027	91282CGC9	1,075,000.00	AA+	Aa1	06/26/23	06/28/23	1,067,357.42	4.05	113.20	1,072,457.11	1,070,464.58
US TREASURY N/B DTD 01/03/2023 3.875% 12/31/2027	91282CGC9	1,250,000.00	AA+	Aa1	01/17/23	01/17/23	1,265,136.72	3.61	131.62	1,254,585.36	1,244,726.25
US TREASURY N/B DTD 01/03/2023 3.875% 12/31/2027	91282CGC9	3,400,000.00	AA+	Aa1	06/28/24	06/28/24	3,337,710.94	4.45	358.02	3,372,220.30	3,385,655.40
US TREASURY N/B DTD 01/31/2023 3.500% 01/31/2028	91282CGH8	1,630,000.00	AA+	Aa1	01/02/24	01/03/24	1,600,965.63	3.98	23,797.10	1,618,709.94	1,613,191.44
US TREASURY N/B DTD 02/28/2023 4.000% 02/29/2028	91282CGP0	2,200,000.00	AA+	Aa1	05/19/23	05/22/23	2,225,437.50	3.73	29,413.04	2,208,868.12	2,194,156.80
US TREASURY N/B DTD 03/31/2023 3.625% 03/31/2028	91282CGT2	2,425,000.00	AA+	Aa1	05/30/23	05/31/23	2,398,287.11	3.88	22,096.65	2,415,334.35	2,402,833.08
US TREASURY N/B DTD 05/01/2023 3.500% 04/30/2028	91282CHA2	1,045,000.00	AA+	Aa1	05/02/23	05/03/23	1,046,306.25	3.47	6,162.09	1,045,479.10	1,032,712.89
US TREASURY N/B DTD 04/30/2021 1.250% 04/30/2028	91282CBZ3	2,100,000.00	AA+	Aa1	06/20/23	06/21/23	1,849,066.41	3.98	4,422.55	2,005,422.78	1,993,032.30
US TREASURY N/B DTD 06/30/2023 4.000% 06/30/2028	91282CHK0	2,300,000.00	AA+	Aa1	07/13/23	07/17/23	2,306,558.59	3.94	250.00	2,302,645.18	2,292,902.20
US TREASURY N/B DTD 06/30/2023 4.000% 06/30/2028	91282CHK0	3,400,000.00	AA+	Aa1	06/27/24	06/28/24	3,353,914.06	4.37	369.57	3,376,027.71	3,389,507.60
US TREASURY N/B DTD 08/17/1998 5.500% 08/15/2028	912810FE3	1,550,000.00	AA+	Aa1	09/11/23	09/12/23	1,621,505.86	4.45	32,027.62	1,580,844.11	1,592,079.40



Managed Account Detail of Securities Held

For the Month Ending **June 30, 2026**

CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY N/B DTD 08/31/2023 4.375% 08/31/2028	91282CHX2	2,375,000.00	AA+	Aa1	09/14/23	09/15/23	2,373,422.85	4.39	34,729.53	2,374,310.65	2,385,020.12
US TREASURY N/B DTD 10/02/2023 4.625% 09/30/2028	91282CJA0	2,335,000.00	AA+	Aa1	10/30/23	10/31/23	2,314,933.59	4.82	27,145.97	2,325,240.15	2,357,621.48
US TREASURY N/B DTD 11/30/2023 4.375% 11/30/2028	91282CJN2	1,000,000.00	AA+	Aa1	12/07/23	12/08/23	1,011,601.56	4.11	3,705.60	1,005,922.96	1,004,609.00
US TREASURY N/B DTD 11/30/2023 4.375% 11/30/2028	91282CJN2	1,090,000.00	AA+	Aa1	12/01/23	12/04/23	1,100,133.59	4.17	4,039.11	1,095,166.98	1,095,023.81
US TREASURY N/B DTD 11/30/2023 4.375% 11/30/2028	91282CJN2	1,415,000.00	AA+	Aa1	12/17/25	12/18/25	1,447,721.88	3.54	5,243.43	1,442,033.37	1,421,521.74
US TREASURY N/B DTD 01/02/2024 3.750% 12/31/2028	91282CJR3	3,400,000.00	AA+	Aa1	01/30/24	01/31/24	3,358,031.25	4.03	346.47	3,377,652.89	3,366,265.20
US TREASURY N/B DTD 01/02/2024 3.750% 12/31/2028	91282CJR3	3,420,000.00	AA+	Aa1	06/27/24	06/28/24	3,339,710.16	4.33	348.51	3,373,594.89	3,386,066.76
US TREASURY N/B DTD 01/31/2024 4.000% 01/31/2029	91282CJW2	1,670,000.00	AA+	Aa1	02/13/24	02/14/24	1,650,886.33	4.26	27,864.09	1,659,556.95	1,662,824.01
US TREASURY N/B DTD 02/29/2024 4.250% 02/28/2029	91282CKD2	1,000,000.00	AA+	Aa1	03/01/24	03/05/24	999,960.94	4.25	14,205.16	999,980.05	1,002,070.00
US TREASURY N/B DTD 02/29/2024 4.250% 02/28/2029	91282CKD2	1,480,000.00	AA+	Aa1	03/01/24	03/05/24	1,479,653.13	4.26	21,023.64	1,479,808.05	1,483,063.60
US TREASURY N/B DTD 04/30/2024 4.625% 04/30/2029	91282CKP5	500,000.00	AA+	Aa1	05/09/24	05/13/24	503,476.56	4.47	3,896.06	502,076.02	505,976.50
US TREASURY N/B DTD 04/30/2024 4.625% 04/30/2029	91282CKP5	4,800,000.00	AA+	Aa1	04/25/24	04/30/24	4,781,250.00	4.71	37,402.17	4,788,854.27	4,857,374.40
US TREASURY N/B DTD 05/31/2024 4.500% 05/31/2029	91282CKT7	3,375,000.00	AA+	Aa1	06/26/24	06/27/24	3,399,653.32	4.33	12,863.73	3,390,213.22	3,405,587.63
US TREASURY N/B DTD 07/01/2024 4.250% 06/30/2029	91282CKX8	1,650,000.00	AA+	Aa1	07/19/24	07/22/24	1,657,412.11	4.15	190.56	1,654,679.36	1,653,738.90



Managed Account Detail of Securities Held

For the Month Ending **June 30, 2026**

CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY N/B DTD 07/31/2024 4.000% 07/31/2029	91282CLC3	1,375,000.00	AA+	Aa1	08/14/24	08/15/24	1,396,430.66	3.65	22,941.99	1,388,769.87	1,368,446.75
US TREASURY N/B DTD 07/31/2024 4.000% 07/31/2029	91282CLC3	1,700,000.00	AA+	Aa1	07/30/24	07/31/24	1,695,816.41	4.05	28,364.64	1,697,326.18	1,691,897.80
US TREASURY N/B DTD 09/03/2024 3.625% 08/31/2029	91282CLK5	1,485,000.00	AA+	Aa1	09/20/24	09/23/24	1,494,919.34	3.48	17,992.51	1,491,555.14	1,461,216.24
US TREASURY N/B DTD 09/30/2022 3.875% 09/30/2029	91282CFL0	1,900,000.00	AA+	Aa1	12/02/24	12/03/24	1,877,140.63	4.15	18,506.83	1,884,118.80	1,882,782.20
US TREASURY N/B DTD 10/31/2024 4.125% 10/31/2029	91282CLR0	3,000,000.00	AA+	Aa1	11/21/24	11/22/24	2,975,742.19	4.31	20,849.18	2,983,089.92	2,995,194.00
US TREASURY N/B DTD 10/31/2024 4.125% 10/31/2029	91282CLR0	3,200,000.00	AA+	Aa1	10/30/24	10/31/24	3,201,875.00	4.11	22,239.13	3,201,292.37	3,194,873.60
US TREASURY N/B DTD 11/30/2022 3.875% 11/30/2029	91282CFY2	1,440,000.00	AA+	Aa1	12/17/25	12/18/25	1,452,825.00	3.63	4,726.23	1,451,193.29	1,426,106.88
US TREASURY N/B DTD 12/31/2024 4.375% 12/31/2029	91282CMD0	2,290,000.00	AA+	Aa1	01/06/25	01/07/25	2,285,527.34	4.42	272.25	2,286,760.52	2,304,759.05
US TREASURY N/B DTD 02/28/2023 4.000% 02/28/2030	91282CGO8	1,790,000.00	AA+	Aa1	02/28/25	02/28/25	1,785,804.69	4.05	23,931.52	1,786,847.46	1,779,161.55
US TREASURY N/B DTD 04/30/2025 3.875% 04/30/2030	91282CMZ1	3,750,000.00	AA+	Aa1	05/14/25	05/15/25	3,706,201.17	4.14	24,482.00	3,715,407.01	3,709,425.00
US TREASURY N/B DTD 09/02/2025 3.625% 08/31/2030	91282CNX5	1,115,000.00	AA+	Aa1	09/29/25	09/30/25	1,109,250.78	3.74	13,509.53	1,110,067.36	1,090,826.80
US TREASURY N/B DTD 09/02/2025 3.625% 08/31/2030	91282CNX5	1,295,000.00	AA+	Aa1	09/22/25	09/23/25	1,290,801.37	3.70	15,690.44	1,291,411.59	1,266,924.40
US TREASURY N/B DTD 09/02/2025 3.625% 08/31/2030	91282CNX5	3,550,000.00	AA+	Aa1	09/02/25	09/02/25	3,534,330.08	3.72	43,012.40	3,536,746.64	3,473,036.00
US TREASURY N/B DTD 12/01/2025 3.500% 11/30/2030	91282CPN5	1,465,000.00	AA+	Aa1	12/17/25	12/18/25	1,451,666.21	3.70	4,342.96	1,452,995.93	1,423,911.15



Managed Account Detail of Securities Held

For the Month Ending **June 30, 2026**

CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY N/B DTD 12/01/2025 3.500% 11/30/2030	91282CPN5	1,900,000.00	AA+	Aa1	12/10/25	12/11/25	1,877,660.16	3.76	5,632.51	1,879,955.31	1,846,710.70
US TREASURY N/B DTD 12/31/2025 3.625% 12/31/2030	91282CPR6	2,050,000.00	AA+	Aa1	01/05/26	01/06/26	2,041,351.56	3.72	201.94	2,042,129.12	2,001,712.25
Security Type Sub-Total		118,775,000.00					116,998,086.19	4.07	821,147.45	118,255,047.34	118,021,060.74
Federal Agency Bond / Note											
FEDERAL HOME LOAN BANK (CALLABLE) DTD 02/25/2021 0.850% 08/25/2027	3130ALAT1	2,000,000.00	AA+	Aa1	06/20/23	06/21/23	1,738,420.00	4.27	283.33	1,927,995.92	1,928,646.00
FEDERAL FARM CREDIT BANK (CALLABLE) DTD 04/16/2025 4.370% 04/16/2030	3133ETDA2	1,625,000.00	AA+	Aa1	04/21/25	04/22/25	1,623,375.00	4.39	14,794.27	1,623,736.09	1,611,910.63
Security Type Sub-Total		3,625,000.00					3,361,795.00	4.33	15,077.60	3,551,732.01	3,540,556.63
Corporate Note											
PROCTER & GAMBLE CO/THE DTD 02/01/2022 1.900% 02/01/2027	742718FV6	1,250,000.00	AA-	Aa3	02/01/22	02/03/22	1,251,537.50	1.87	9,895.83	1,250,179.57	1,234,741.25
JOHN DEERE CAPITAL CORP DTD 09/08/2022 4.150% 09/15/2027	24422EWK1	500,000.00	A	A1	01/03/23	01/05/23	494,260.00	4.42	6,109.72	498,525.94	499,374.50
JPMORGAN CHASE & CO (CALLABLE) DTD 09/22/2021 1.470% 09/22/2027	46647PCP9	1,000,000.00	A	A1	01/03/23	01/05/23	870,290.00	4.56	4,042.50	966,292.22	993,346.00
TOYOTA MOTOR CREDIT CORP DTD 11/10/2022 5.450% 11/10/2027	89236TKL8	1,000,000.00	A+	A1	01/03/23	01/05/23	1,030,320.00	4.74	7,720.83	1,008,496.55	1,014,919.00
AMAZON.COM INC (CALLABLE) DTD 12/01/2022 4.550% 12/01/2027	023135CP9	1,000,000.00	AA	A1	12/22/22	12/27/22	1,004,660.00	4.44	3,791.67	1,001,282.57	1,004,087.00
JPMORGAN CHASE & CO (CALLABLE) DTD 02/24/2022 2.947% 02/24/2028	46647PCW4	185,000.00	A	A1	09/14/23	09/18/23	169,158.45	5.13	1,923.33	179,114.01	183,144.27
JPMORGAN CHASE & CO (CALLABLE) DTD 04/25/2017 3.540% 05/01/2028	46647PAF3	790,000.00	A	A1	05/16/23	05/18/23	747,529.60	4.77	4,661.00	774,279.04	783,509.36



Managed Account Detail of Securities Held

For the Month Ending **June 30, 2026**

CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
HERSHEY COMPANY (CALLABLE) DTD 05/04/2023 4.250% 05/04/2028	427866BH0	1,000,000.00	A	A1	05/09/23	05/11/23	1,005,460.00	4.13	6,729.17	1,001,960.40	997,396.00
APPLE INC (CALLABLE) DTD 05/10/2023 4.000% 05/10/2028	037833ET3	1,500,000.00	AA+	Aaa	05/10/23	05/11/23	1,501,305.00	3.98	8,500.00	1,500,471.39	1,493,979.00
WALMART INC (CALLABLE) DTD 06/27/2018 3.700% 06/26/2028	931142EE9	1,175,000.00	AA	Aa2	06/26/23	06/28/23	1,142,382.00	4.32	603.82	1,162,028.99	1,164,083.08
BANK OF AMERICA CORP (CALLABLE) DTD 07/21/2017 3.593% 07/21/2028	06051GGR4	505,000.00	A-	A1	07/27/23	07/31/23	469,594.45	5.21	8,064.29	490,363.07	500,189.37
BANK OF AMERICA CORP (CALLABLE) DTD 07/21/2017 3.593% 07/21/2028	06051GGR4	1,095,000.00	A-	A1	07/24/23	07/26/23	1,020,145.80	5.17	17,485.93	1,064,140.89	1,084,569.03
ASTRAZENECA FINANCE LLC (CALLABLE) DTD 02/26/2024 4.850% 02/26/2029	04636NAL7	1,100,000.00	A+	A1	07/18/25	07/21/25	1,121,285.00	4.26	18,524.31	1,115,868.79	1,111,218.90
BLACKROCK FUNDING INC (CALLABLE) DTD 03/14/2024 4.700% 03/14/2029	09290DAA9	1,075,000.00	AA-	Aa3	03/14/24	03/18/24	1,074,989.25	4.70	15,017.15	1,074,994.60	1,085,668.30
SALESFORCE INC (CALLABLE) DTD 03/13/2026 4.650% 03/15/2029	79466LAR5	1,150,000.00	A+	A2	03/13/26	03/16/26	1,154,036.50	4.52	16,042.50	1,153,654.38	1,149,404.30
ADOBE INC (CALLABLE) DTD 02/03/2020 2.300% 02/01/2030	00724PAD1	1,120,000.00	A+	A1	02/13/25	02/18/25	1,001,425.60	4.72	10,733.33	1,031,531.53	1,033,874.24
PEPSICO INC (CALLABLE) DTD 02/07/2025 4.600% 02/07/2030	713448GB8	805,000.00	A+	A1	02/05/25	02/07/25	803,647.60	4.64	14,812.00	803,996.67	811,375.60
VISA INC (CALLABLE) DTD 02/12/2026 4.100% 02/12/2031	92826CAZ5	1,700,000.00	AA-	Aa3	03/02/26	03/03/26	1,715,368.00	3.90	26,911.94	1,714,423.85	1,681,481.90
ALPHABET INC (CALLABLE) DTD 02/13/2026 4.100% 02/15/2031	02079KBK2	1,700,000.00	AA+	Aa2	03/02/26	03/03/26	1,703,791.00	4.05	26,718.33	1,703,561.86	1,670,386.00
AMAZON.COM INC (CALLABLE) DTD 03/13/2026 4.250% 03/13/2031	023135DD5	1,365,000.00	AA	A1	03/13/26	03/16/26	1,355,963.70	4.40	17,403.75	1,356,445.14	1,344,054.08
META PLATFORMS INC (CALLABLE) DTD 05/04/2026 4.550% 05/15/2031	30303MAF9	2,000,000.00	AA-	Aa3	05/20/26	05/21/26	1,981,840.00	4.76	14,408.33	1,982,205.98	1,989,240.00



Managed Account Detail of Securities Held

For the Month Ending **June 30, 2026**

CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
ELI LILLY & CO (CALLABLE) DTD 05/20/2026 4.375% 05/20/2031	532457DL9	2,275,000.00	AA-	Aa3	06/01/26	06/02/26	2,258,142.25	4.54	11,335.50	2,258,393.83	2,257,489.33
MERCK & CO INC (CALLABLE) DTD 05/22/2026 4.650% 05/22/2031	58933YCK9	2,275,000.00	A+	Aa3	06/01/26	06/02/26	2,279,663.75	4.60	11,460.31	2,279,604.09	2,278,719.63
NVIDIA CORP (CALLABLE) DTD 06/18/2026 4.500% 06/15/2031	67066GAR5	1,750,000.00	AA	Aa1	06/26/26	06/30/26	1,747,515.00	4.53	2,843.75	1,747,516.29	1,743,805.00
Security Type Sub-Total		29,315,000.00					28,904,310.45	4.37	265,739.29	29,119,331.65	29,110,055.14
Managed Account Sub-Total		151,715,000.00					149,264,191.64	4.13	1,101,964.34	150,926,111.00	150,671,672.51
Joint Powers Authority											
CAMP Pool		70,810.14	AAAm	NR			70,810.14		0.00	70,810.14	70,810.14
Liquid Sub-Total		70,810.14					70,810.14		0.00	70,810.14	70,810.14
Securities Sub-Total		\$151,785,810.14					\$149,335,001.78	4.13%	\$1,101,964.34	\$150,996,921.14	\$150,742,482.65
Accrued Interest											\$1,101,964.34
Total Investments											\$151,844,446.99



Managed Account Fair Market Value & Analytics

For the Month Ending **June 30, 2026**

CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
U.S. Treasury Bond / Note										
US TREASURY N/B DTD 08/02/2021 0.625% 07/31/2026	91282CCP4	1,200,000.00	Barclays		99.75	1,196,966.40	4,794.52	(2,903.35)	0.08	3.68
US TREASURY N/B DTD 11/15/2016 2.000% 11/15/2026	912828U24	2,645,000.00	Citigrou		99.28	2,625,905.75	134,336.41	(6,013.98)	0.37	3.97
US TREASURY N/B DTD 01/31/2025 4.125% 01/31/2027	91282CMH1	1,130,000.00	Citigrou		100.06	1,130,705.12	4,589.49	1,898.83	0.56	4.01
US TREASURY N/B DTD 01/31/2025 4.125% 01/31/2027	91282CMH1	4,530,000.00	Citigrou		100.06	4,532,826.72	16,629.06	7,032.83	0.56	4.01
US TREASURY N/B DTD 02/15/2017 2.250% 02/15/2027	912828V98	1,000,000.00	HSBC		98.92	989,217.00	63,670.12	(120.23)	0.61	4.01
US TREASURY N/B DTD 02/28/2022 1.875% 02/28/2027	91282CEC1	500,000.00	HSBC		98.61	493,061.50	23,999.00	(1,548.38)	0.64	4.00
US TREASURY N/B DTD 03/15/2024 4.250% 03/15/2027	91282CKE0	3,000,000.00	BMO		100.17	3,004,962.00	34,376.06	12,991.44	0.68	4.00
US TREASURY N/B DTD 05/02/2022 2.750% 04/30/2027	91282CEN7	2,525,000.00	Citigrou		98.93	2,498,015.32	86,837.59	(2,867.09)	0.81	4.07
US TREASURY N/B DTD 06/01/2020 0.500% 05/31/2027	912828ZS2	2,890,000.00	MorganSt		96.79	2,797,196.32	294,298.27	(21,450.45)	0.89	4.11
US TREASURY N/B DTD 06/17/2024 4.625% 06/15/2027	91282CKV2	3,400,000.00	HSBC		100.48	3,416,364.20	4,411.07	12,333.53	0.93	4.10
US TREASURY N/B DTD 06/30/2022 3.250% 06/30/2027	91282CEW7	1,465,000.00	Nomura		99.16	1,452,707.19	15,061.49	(6,599.86)	0.97	4.12
US TREASURY N/B DTD 08/15/1997 6.375% 08/15/2027	912810FA1	755,000.00	BOFAML		102.47	773,668.89	(57,126.03)	685.14	1.06	4.10
US TREASURY N/B DTD 08/15/2017 2.250% 08/15/2027	9128282R0	1,540,000.00	Citigrou		97.93	1,508,117.38	67,194.72	(9,252.14)	1.09	4.15
US TREASURY N/B DTD 08/31/2022 3.125% 08/31/2027	91282CFH9	1,140,000.00	Nomura		98.86	1,126,997.16	31,572.94	(534.50)	1.12	4.13
US TREASURY N/B DTD 09/30/2020 0.375% 09/30/2027	91282CAL5	1,950,000.00	RBS		95.46	1,861,411.50	245,120.48	(3,718.84)	1.22	4.15
US TREASURY N/B DTD 10/31/2022 4.125% 10/31/2027	91282CFU0	2,460,000.00	Citigrou		99.94	2,458,558.44	17,969.38	5,639.43	1.28	4.17
US TREASURY N/B DTD 12/01/2025 3.375% 11/30/2027	91282CPL9	1,455,000.00	GoldmanS		98.93	1,439,370.39	(12,333.13)	(13,218.06)	1.36	4.16



Managed Account Fair Market Value & Analytics

For the Month Ending **June 30, 2026**

CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
U.S. Treasury Bond / Note										
US TREASURY N/B DTD 01/03/2023 3.875% 12/31/2027	91282CGC9	1,075,000.00	GoldmanS		99.58	1,070,464.58	3,107.16	(1,992.53)	1.44	4.17
US TREASURY N/B DTD 01/03/2023 3.875% 12/31/2027	91282CGC9	1,250,000.00	Citigrou		99.58	1,244,726.25	(20,410.47)	(9,859.11)	1.44	4.17
US TREASURY N/B DTD 01/03/2023 3.875% 12/31/2027	91282CGC9	3,400,000.00	HSBC		99.58	3,385,655.40	47,944.46	13,435.10	1.44	4.17
US TREASURY N/B DTD 01/31/2023 3.500% 01/31/2028	91282CGH8	1,630,000.00	MorganSt		98.97	1,613,191.44	12,225.81	(5,518.50)	1.50	4.18
US TREASURY N/B DTD 02/28/2023 4.000% 02/29/2028	91282CGP0	2,200,000.00	HSBC		99.73	2,194,156.80	(31,280.70)	(14,711.32)	1.57	4.16
US TREASURY N/B DTD 03/31/2023 3.625% 03/31/2028	91282CGT2	2,425,000.00	JPMorgan		99.09	2,402,833.08	4,545.97	(12,501.27)	1.66	4.17
US TREASURY N/B DTD 05/01/2023 3.500% 04/30/2028	91282CHA2	1,045,000.00	BNPPSA		98.82	1,032,712.89	(13,593.36)	(12,766.21)	1.74	4.17
US TREASURY N/B DTD 04/30/2021 1.250% 04/30/2028	91282CBZ3	2,100,000.00	Nomura		94.91	1,993,032.30	143,965.89	(12,390.48)	1.78	4.17
US TREASURY N/B DTD 06/30/2023 4.000% 06/30/2028	91282CHK0	2,300,000.00	BNPPSA		99.69	2,292,902.20	(13,656.39)	(9,742.98)	1.90	4.16
US TREASURY N/B DTD 06/30/2023 4.000% 06/30/2028	91282CHK0	3,400,000.00	HSBC		99.69	3,389,507.60	35,593.54	13,479.89	1.90	4.16
US TREASURY N/B DTD 08/17/1998 5.500% 08/15/2028	912810FE3	1,550,000.00	Nomura		102.71	1,592,079.40	(29,426.46)	11,235.29	1.96	4.15
US TREASURY N/B DTD 08/31/2023 4.375% 08/31/2028	91282CHX2	2,375,000.00	Citigrou		100.42	2,385,020.12	11,597.27	10,709.47	2.02	4.17
US TREASURY N/B DTD 10/02/2023 4.625% 09/30/2028	91282CJA0	2,335,000.00	JPMorgan		100.97	2,357,621.48	42,687.89	32,381.33	2.10	4.17
US TREASURY N/B DTD 11/30/2023 4.375% 11/30/2028	91282CJN2	1,000,000.00	BMO		100.46	1,004,609.00	(6,992.56)	(1,313.96)	2.27	4.17
US TREASURY N/B DTD 11/30/2023 4.375% 11/30/2028	91282CJN2	1,090,000.00	BOFAML		100.46	1,095,023.81	(5,109.78)	(143.17)	2.27	4.17
US TREASURY N/B DTD 11/30/2023 4.375% 11/30/2028	91282CJN2	1,415,000.00	BMO		100.46	1,421,521.74	(26,200.14)	(20,511.63)	2.27	4.17
US TREASURY N/B DTD 01/02/2024 3.750% 12/31/2028	91282CJR3	3,400,000.00	Citigrou		99.01	3,366,265.20	8,233.95	(11,387.69)	2.36	4.17



Managed Account Fair Market Value & Analytics

For the Month Ending **June 30, 2026**

CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
U.S. Treasury Bond / Note										
US TREASURY N/B DTD 01/02/2024 3.750% 12/31/2028	91282CJR3	3,420,000.00	HSBC		99.01	3,386,066.76	46,356.60	12,471.87	2.36	4.17
US TREASURY N/B DTD 01/31/2024 4.000% 01/31/2029	91282CJW2	1,670,000.00	BNPPSA		99.57	1,662,824.01	11,937.68	3,267.06	2.39	4.18
US TREASURY N/B DTD 02/29/2024 4.250% 02/28/2029	91282CKD2	1,000,000.00	BNPPSA		100.21	1,002,070.00	2,109.06	2,089.95	2.46	4.17
US TREASURY N/B DTD 02/29/2024 4.250% 02/28/2029	91282CKD2	1,480,000.00	BMO		100.21	1,483,063.60	3,410.47	3,255.55	2.46	4.17
US TREASURY N/B DTD 04/30/2024 4.625% 04/30/2029	91282CKP5	500,000.00	BNP Sec		101.20	505,976.50	2,499.94	3,900.48	2.61	4.17
US TREASURY N/B DTD 04/30/2024 4.625% 04/30/2029	91282CKP5	4,800,000.00	BMO		101.20	4,857,374.40	76,124.40	68,520.13	2.61	4.17
US TREASURY N/B DTD 05/31/2024 4.500% 05/31/2029	91282CKT7	3,375,000.00	JPMorgan		100.91	3,405,587.63	5,934.31	15,374.41	2.70	4.17
US TREASURY N/B DTD 07/01/2024 4.250% 06/30/2029	91282CKX8	1,650,000.00	BOFAML		100.23	1,653,738.90	(3,673.21)	(940.46)	2.79	4.17
US TREASURY N/B DTD 07/31/2024 4.000% 07/31/2029	91282CLC3	1,375,000.00	BOFAML		99.52	1,368,446.75	(27,983.91)	(20,323.12)	2.82	4.17
US TREASURY N/B DTD 07/31/2024 4.000% 07/31/2029	91282CLC3	1,700,000.00	BMO		99.52	1,691,897.80	(3,918.61)	(5,428.38)	2.82	4.17
US TREASURY N/B DTD 09/03/2024 3.625% 08/31/2029	91282CLK5	1,485,000.00	TD Secur		98.40	1,461,216.24	(33,703.10)	(30,338.90)	2.92	4.17
US TREASURY N/B DTD 09/30/2022 3.875% 09/30/2029	91282CFL0	1,900,000.00	Barclays		99.09	1,882,782.20	5,641.57	(1,336.60)	2.99	4.17
US TREASURY N/B DTD 10/31/2024 4.125% 10/31/2029	91282CLR0	3,000,000.00	Citigrou		99.84	2,995,194.00	19,451.81	12,104.08	3.07	4.18
US TREASURY N/B DTD 10/31/2024 4.125% 10/31/2029	91282CLR0	3,200,000.00	Citigrou		99.84	3,194,873.60	(7,001.40)	(6,418.77)	3.07	4.18
US TREASURY N/B DTD 11/30/2022 3.875% 11/30/2029	91282CFY2	1,440,000.00	BNP Sec		99.04	1,426,106.88	(26,718.12)	(25,086.41)	3.16	4.18
US TREASURY N/B DTD 12/31/2024 4.375% 12/31/2029	91282CMD0	2,290,000.00	TD Secur		100.64	2,304,759.05	19,231.71	17,998.53	3.22	4.17
US TREASURY N/B DTD 02/28/2023 4.000% 02/28/2030	91282CGQ8	1,790,000.00	RBC Capi		99.39	1,779,161.55	(6,643.14)	(7,685.91)	3.33	4.18



Managed Account Fair Market Value & Analytics

For the Month Ending **June 30, 2026**

CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
U.S. Treasury Bond / Note										
US TREASURY N/B DTD 04/30/2025 3.875% 04/30/2030	91282CMZ1	3,750,000.00	Nomura		98.92	3,709,425.00	3,223.83	(5,982.01)	3.50	4.18
US TREASURY N/B DTD 09/02/2025 3.625% 08/31/2030	91282CNX5	1,115,000.00	RBC Capi		97.83	1,090,826.80	(18,423.98)	(19,240.56)	3.78	4.20
US TREASURY N/B DTD 09/02/2025 3.625% 08/31/2030	91282CNX5	1,295,000.00	JPMorgan		97.83	1,266,924.40	(23,876.97)	(24,487.19)	3.78	4.20
US TREASURY N/B DTD 09/02/2025 3.625% 08/31/2030	91282CNX5	3,550,000.00	BMO		97.83	3,473,036.00	(61,294.08)	(63,710.64)	3.78	4.20
US TREASURY N/B DTD 12/01/2025 3.500% 11/30/2030	91282CPN5	1,465,000.00	Citigrou		97.20	1,423,911.15	(27,755.06)	(29,084.78)	4.03	4.20
US TREASURY N/B DTD 12/01/2025 3.500% 11/30/2030	91282CPN5	1,900,000.00	RBC Capi		97.20	1,846,710.70	(30,949.46)	(33,244.61)	4.03	4.20
US TREASURY N/B DTD 12/31/2025 3.625% 12/31/2030	91282CPR6	2,050,000.00	BMO		97.64	2,001,712.25	(39,639.31)	(40,416.87)	4.11	4.21
Security Type Sub-Total		118,775,000.00				118,021,060.74	1,022,974.55	(233,986.60)	2.10	4.14
Federal Agency Bond / Note										
FEDERAL HOME LOAN BANK (CALLABLE) DTD 02/25/2021 0.850% 08/25/2027	3130ALAT1	2,000,000.00	KEYB	02/25/27	96.43	1,928,646.00	190,226.00	650.08	1.12	4.06
FEDERAL FARM CREDIT BANK (CALLABLE) DTD 04/16/2025 4.370% 04/16/2030	3133ETDA2	1,625,000.00	TD Secur	04/16/27	99.19	1,611,910.63	(11,464.37)	(11,825.46)	2.04	4.60
Security Type Sub-Total		3,625,000.00				3,540,556.63	178,761.63	(11,175.38)	1.54	4.31
Corporate Note										
PROCTER & GAMBLE CO/THE DTD 02/01/2022 1.900% 02/01/2027	742718FV6	1,250,000.00	MFG		98.78	1,234,741.25	(16,796.25)	(15,438.32)	0.57	4.04
JOHN DEERE CAPITAL CORP DTD 09/08/2022 4.150% 09/15/2027	24422EWK1	500,000.00	JPMorgan		99.87	499,374.50	5,114.50	848.56	1.16	4.25
JPMORGAN CHASE & CO (CALLABLE) DTD 09/22/2021 1.470% 09/22/2027	46647PCP9	1,000,000.00	GoldmanS	09/22/26	99.33	993,346.00	123,056.00	27,053.78	0.23	4.42
TOYOTA MOTOR CREDIT CORP DTD 11/10/2022 5.450% 11/10/2027	89236TKL8	1,000,000.00	Barclays		101.49	1,014,919.00	(15,401.00)	6,422.45	1.30	4.30



Managed Account Fair Market Value & Analytics

For the Month Ending **June 30, 2026**

CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
Corporate Note										
AMAZON.COM INC (CALLABLE) DTD 12/01/2022 4.550% 12/01/2027	023135CP9	1,000,000.00	JPMorgan	11/01/27	100.41	1,004,087.00	(573.00)	2,804.43	1.32	4.25
JPMORGAN CHASE & CO (CALLABLE) DTD 02/24/2022 2.947% 02/24/2028	46647PCW4	185,000.00	BOFAML	02/24/27	99.00	183,144.27	13,985.82	4,030.26	0.63	4.70
JPMORGAN CHASE & CO (CALLABLE) DTD 04/25/2017 3.540% 05/01/2028	46647PAF3	790,000.00	FTNF	05/01/27	99.18	783,509.36	35,979.76	9,230.32	0.81	5.00
HERSHEY COMPANY (CALLABLE) DTD 05/04/2023 4.250% 05/04/2028	427866BH0	1,000,000.00	JPMorgan	04/04/28	99.74	997,396.00	(8,064.00)	(4,564.40)	1.71	4.40
APPLE INC (CALLABLE) DTD 05/10/2023 4.000% 05/10/2028	037833ET3	1,500,000.00	MorganSt	04/10/28	99.60	1,493,979.00	(7,326.00)	(6,492.39)	1.73	4.22
WALMART INC (CALLABLE) DTD 06/27/2018 3.700% 06/26/2028	931142EE9	1,175,000.00	BOFAML	03/26/28	99.07	1,164,083.08	21,701.08	2,054.09	1.81	4.14
BANK OF AMERICA CORP (CALLABLE) DTD 07/21/2017 3.593% 07/21/2028	06051GGR4	505,000.00	MAXE	07/21/27	99.05	500,189.37	30,594.92	9,826.30	1.01	4.94
BANK OF AMERICA CORP (CALLABLE) DTD 07/21/2017 3.593% 07/21/2028	06051GGR4	1,095,000.00	BOFAML	07/21/27	99.05	1,084,569.03	64,423.23	20,428.14	1.01	4.94
ASTRAZENECA FINANCE LLC (CALLABLE) DTD 02/26/2024 4.850% 02/26/2029	04636NAL7	1,100,000.00	Citigrou	01/26/29	101.02	1,111,218.90	(10,066.10)	(4,649.89)	2.39	4.44
BLACKROCK FUNDING INC (CALLABLE) DTD 03/14/2024 4.700% 03/14/2029	09290DAA9	1,075,000.00	SEEL	02/14/29	100.99	1,085,668.30	10,679.05	10,673.70	2.44	4.30
SALESFORCE INC (CALLABLE) DTD 03/13/2026 4.650% 03/15/2029	79466LAR5	1,150,000.00	GoldmanS	02/15/29	99.95	1,149,404.30	(4,632.20)	(4,250.08)	2.45	4.67
ADOBE INC (CALLABLE) DTD 02/03/2020 2.300% 02/01/2030	00724PAD1	1,120,000.00	Citigrou	11/01/29	92.31	1,033,874.24	32,448.64	2,342.71	3.33	4.65
PEPSICO INC (CALLABLE) DTD 02/07/2025 4.600% 02/07/2030	713448GB8	805,000.00	MorganSt	01/07/30	100.79	811,375.60	7,728.00	7,378.93	3.20	4.36
VISA INC (CALLABLE) DTD 02/12/2026 4.100% 02/12/2031	92826CAZ5	1,700,000.00	RBC Capi	01/12/31	98.91	1,681,481.90	(33,886.10)	(32,941.95)	4.08	4.29
ALPHABET INC (CALLABLE) DTD 02/13/2026 4.100% 02/15/2031	02079KBK2	1,700,000.00	MorganSt	01/15/31	98.26	1,670,386.00	(33,405.00)	(33,175.86)	4.08	4.52
AMAZON.COM INC (CALLABLE) DTD 03/13/2026 4.250% 03/13/2031	023135DD5	1,365,000.00	JANE	02/13/31	98.47	1,344,054.08	(11,909.62)	(12,391.06)	4.13	4.62
META PLATFORMS INC (CALLABLE) DTD 05/04/2026 4.550% 05/15/2031	30303MAF9	2,000,000.00	NBCCM	04/15/31	99.46	1,989,240.00	7,400.00	7,034.02	4.27	4.67



Managed Account Fair Market Value & Analytics

For the Month Ending **June 30, 2026**

CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
Corporate Note										
ELI LILLY & CO (CALLABLE) DTD 05/20/2026 4.375% 05/20/2031	532457DL9	2,275,000.00	JANE	04/20/31	99.23	2,257,489.33	(652.92)	(904.50)	4.30	4.55
MERCK & CO INC (CALLABLE) DTD 05/22/2026 4.650% 05/22/2031	58933YCK9	2,275,000.00	BOFAML	04/22/31	100.16	2,278,719.63	(944.12)	(884.46)	4.28	4.61
NVIDIA CORP (CALLABLE) DTD 06/18/2026 4.500% 06/15/2031	67066GAR5	1,750,000.00	TD Secur	05/15/31	99.65	1,743,805.00	(3,710.00)	(3,711.29)	4.36	4.58
Security Type Sub-Total		29,315,000.00				29,110,055.14	205,744.69	(9,276.51)	2.81	4.49
Managed Account Sub-Total		151,715,000.00				150,671,672.51	1,407,480.87	(254,438.49)	2.23	4.21
Joint Powers Authority										
CAMP Pool		70,810.14			1.00	70,810.14	0.00	0.00	0.00	
Liquid Sub-Total		70,810.14				70,810.14	0.00	0.00	0.00	
Securities Sub-Total		\$151,785,810.14				\$150,742,482.65	\$1,407,480.87	(\$254,438.49)	2.23	4.21%
Accrued Interest						\$1,101,964.34				
Total Investments						\$151,844,446.99				



Managed Account Security Transactions & Interest

For the Month Ending **June 30, 2026**

CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)

Transaction Type		Security Description	CUSIP	Par	Principal	Accrued	Total	Realized G/L	Realized G/L	Sale
Trade	Settle				Proceeds	Interest		Cost	Amort Cost	Method
BUY										
06/01/26	06/02/26	MERCK & CO INC (CALLABLE)	58933YCK9	2,275,000.00	(2,279,663.75)	(2,938.54)	(2,282,602.29)			
		DTD 05/22/2026 4.650% 05/22/2031								
06/01/26	06/02/26	ELI LILLY & CO (CALLABLE)	532457DL9	2,275,000.00	(2,258,142.25)	(3,317.71)	(2,261,459.96)			
		DTD 05/20/2026 4.375% 05/20/2031								
06/26/26	06/30/26	NVIDIA CORP (CALLABLE)	67066GAR5	1,750,000.00	(1,747,515.00)	(2,625.00)	(1,750,140.00)			
		DTD 06/18/2026 4.500% 06/15/2031								

Transaction Type Sub-Total				6,300,000.00	(6,285,321.00)	(8,881.25)	(6,294,202.25)			
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INTEREST										
06/01/26	06/01/26	AMAZON.COM INC (CALLABLE) DTD 12/01/2022 4.550% 12/01/2027	023135CP9		0.00	22,750.00	22,750.00			
06/15/26	06/15/26	US TREASURY N/B DTD 06/17/2024 4.625% 06/15/2027	91282CKV2		0.00	78,625.00	78,625.00			
06/25/26	06/25/26	FEDERAL HOME LOAN BANK (CALLABLE) DTD 02/25/2021 0.850% 08/25/2027	3130ALAT1		0.00	1,416.67	1,416.67			
06/26/26	06/26/26	WALMART INC (CALLABLE) DTD 06/27/2018 3.700% 06/26/2028	931142EE9		0.00	21,737.50	21,737.50			
06/30/26	06/30/26	US TREASURY N/B DTD 06/30/2021 0.875% 06/30/2026	91282CCJ8		0.00	4,243.75	4,243.75			
06/30/26	06/30/26	US TREASURY N/B DTD 01/03/2023 3.875% 12/31/2027	91282CGC9		0.00	110,921.88	110,921.88			
06/30/26	06/30/26	US TREASURY N/B DTD 06/30/2023 4.000% 06/30/2028	91282CHK0		0.00	114,000.00	114,000.00			
06/30/26	06/30/26	US TREASURY N/B DTD 12/31/2025 3.625% 12/31/2030	91282CPR6		0.00	37,156.25	37,156.25			
06/30/26	06/30/26	US TREASURY N/B DTD 12/31/2024 4.375% 12/31/2029	91282CMD0		0.00	50,093.75	50,093.75			
06/30/26	06/30/26	US TREASURY N/B DTD 07/01/2024 4.250% 06/30/2029	91282CKX8		0.00	35,062.50	35,062.50			
06/30/26	06/30/26	US TREASURY N/B DTD 01/02/2024 3.750% 12/31/2028	91282CJR3		0.00	127,875.00	127,875.00			
06/30/26	06/30/26	US TREASURY N/B DTD 06/30/2022 3.250% 06/30/2027	91282CEW7		0.00	23,806.25	23,806.25			



Managed Account Security Transactions & Interest

For the Month Ending **June 30, 2026**

CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)

Transaction Type					Principal	Accrued		Realized G/L	Realized G/L	Sale
Trade	Settle	Security Description	CUSIP	Par	Proceeds	Interest	Total	Cost	Amort Cost	Method
Transaction Type Sub-Total					0.00	627,688.55	627,688.55			
MATURITY										
06/30/26	06/30/26	US TREASURY N/B DTD 06/30/2021 0.875% 06/30/2026	91282CCJ8	970,000.00	970,000.00	0.00	970,000.00	5,948.83	0.00	
Transaction Type Sub-Total				970,000.00	970,000.00	0.00	970,000.00	5,948.83	0.00	
Managed Account Sub-Total					(5,315,321.00)	618,807.30	(4,696,513.70)	5,948.83	0.00	
Total Security Transactions					(\$5,315,321.00)	\$618,807.30	(\$4,696,513.70)	\$5,948.83	\$0.00	



Account Statement

For the Month Ending **June 30, 2026**

CITY OF EL CAJON - OPERATING FUNDS - 505-00

Trade Date	Settlement Date	Transaction Description	Share or Unit Price	Dollar Amount of Transaction	Total Shares Owned
CAMP Pool					
Opening Balance					114,476.11
06/01/26	06/01/26	Purchase - Interest 912828ZS2	1.00	7,225.00	121,701.11
06/01/26	06/01/26	Purchase - Interest 023135CP9	1.00	22,750.00	144,451.11
06/01/26	06/01/26	Purchase - Interest 91282CPN5	1.00	58,887.50	203,338.61
06/01/26	06/01/26	Purchase - Interest 91282CPL9	1.00	24,553.13	227,891.74
06/01/26	06/01/26	Purchase - Interest 91282CKT7	1.00	75,937.50	303,829.24
06/01/26	06/01/26	Purchase - Interest 91282CJN2	1.00	76,671.88	380,501.12
06/01/26	06/01/26	Purchase - Interest 91282CFY2	1.00	27,900.00	408,401.12
06/01/26	06/01/26	Purchase - Interest 91282CCF6	1.00	16,406.25	424,807.37
06/01/26	06/01/26	Purchase - Principal 91282CCF6	1.00	500,000.00	924,807.37
06/01/26	06/01/26	Purchase - Principal 91282CCF6	1.00	2,500,000.00	3,424,807.37
06/01/26	06/01/26	Purchase - Principal 91282CCF6	1.00	1,375,000.00	4,799,807.37
06/02/26	06/02/26	Redemption - Interest 532457DL9	1.00	(3,317.71)	4,796,489.66
06/02/26	06/02/26	Redemption - Principal 532457DL9	1.00	(2,258,142.25)	2,538,347.41
06/02/26	06/02/26	Redemption - Principal 58933YCK9	1.00	(2,279,663.75)	258,683.66
06/02/26	06/02/26	Redemption - Interest 58933YCK9	1.00	(2,938.54)	255,745.12
06/15/26	06/15/26	Purchase - Interest 91282CKV2	1.00	78,625.00	334,370.12
06/25/26	06/25/26	Purchase - Interest 3130ALAT1	1.00	1,416.67	335,786.79
06/26/26	06/26/26	Purchase - Interest 931142EE9	1.00	21,737.50	357,524.29
06/29/26	06/29/26	IP Fees May 2026	1.00	(10,663.63)	346,860.66
06/29/26	06/29/26	U.S. Bank Fees April 2026	1.00	(441.96)	346,418.70
06/30/26	06/30/26	Purchase - Interest 91282CCJ8	1.00	4,243.75	350,662.45



Account Statement

For the Month Ending **June 30, 2026**

CITY OF EL CAJON - OPERATING FUNDS - 505-00

Trade Date	Settlement Date	Transaction Description	Share or Unit Price	Dollar Amount of Transaction	Total Shares Owned
CAMP Pool					
06/30/26	06/30/26	Purchase - Interest 91282CEW7	1.00	23,806.25	374,468.70
06/30/26	06/30/26	Purchase - Interest 91282CGC9	1.00	110,921.88	485,390.58
06/30/26	06/30/26	Purchase - Interest 91282CHK0	1.00	114,000.00	599,390.58
06/30/26	06/30/26	Purchase - Interest 91282CJR3	1.00	127,875.00	727,265.58
06/30/26	06/30/26	Purchase - Interest 91282CKX8	1.00	35,062.50	762,328.08
06/30/26	06/30/26	Purchase - Interest 91282CMD0	1.00	50,093.75	812,421.83
06/30/26	06/30/26	Purchase - Interest 91282CPR6	1.00	37,156.25	849,578.08
06/30/26	06/30/26	Purchase - Principal 91282CCJ8	1.00	970,000.00	1,819,578.08
06/30/26	06/30/26	Redemption - Principal 67066GAR5	1.00	(1,747,515.00)	72,063.08
06/30/26	06/30/26	Redemption - Interest 67066GAR5	1.00	(2,625.00)	69,438.08
06/30/26	07/01/26	Accrual Income Div Reinvestment - Distributions	1.00	1,372.06	70,810.14



Account Statement

For the Month Ending **June 30, 2026**

CITY OF EL CAJON - OPERATING FUNDS - 505-00

Trade Date	Settlement Date	Transaction Description	Share or Unit Price	Dollar Amount of Transaction	Total Shares Owned
Closing Balance					70,810.14
		Month of June	Fiscal YTD January-June		
Opening Balance		114,476.11	2,109,129.75	Closing Balance	70,810.14
Purchases		6,261,641.87	14,287,363.25	Average Monthly Balance	443,126.12
Redemptions (Excl. Checks)		(6,305,307.84)	(16,325,682.86)	Monthly Distribution Yield	3.77%
Check Disbursements		0.00	0.00		
Closing Balance		70,810.14	70,810.14		
Cash Dividends and Income		1,372.06	6,902.13		

City Council
Agenda Report
Agenda Item 5.

DATE: 08/11/2026

TO: Honorable Mayor and City Councilmembers

FROM: Grabiél Elenes, Network Administrator

SUBJECT: Acceptance of the Council Chambers Video Management System Upgrades Project

RECOMMENDATION:

That the City Council:

1. Accepts the Council Chambers Video Management System Upgrades Project as completed by EIDIM Group Inc. DBA EIDIM AV Technology (EIDIM); and
2. Authorizes the City Clerk to record a Notice of Completion and release all bonds in accordance with the contract terms.

BACKGROUND:

SB 707 was signed into law on October 3, 2025, and updates the Ralph M. Brown Act (Brown Act), which governs open meetings for local government bodies. The bill mandates that local governments allow for remote public comments, translation, and outreach requirements for public meetings, including City Council meetings. SB 707 went into effect July 1, 2026.

On January 13, 2026, the City Council authorized the City to waive public bidding requirements pursuant to El Cajon Municipal Code Section 3.20.010(C), finding contracting with EIDIM to be in the best interests of the City to ensure the City met the new requirements of SB 707.

On April 9, 2026, the City entered into an agreement with EIDIM. The final scope included a replacement of all video screens, microphones, and video switching equipment within the El Cajon Council Chambers room. The new system now supports remote public comments and reasonable translation assistance, as well as being more resilient to internet disruptions. As of July 22, 2026, the contractor has successfully completed all work. Staff now requests formal project acceptance to close out the project.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

This action is exempt from the California Environmental Quality Act (CEQA) in accordance with State CEQA Guidelines section 15378(b)(2). It does not result in any direct or indirect physical change in the environment and is limited to the maintenance and servicing of a video management system and purchase of related equipment.

FISCAL IMPACT:

The project was budgeted with Citywide IT Services funds. The original contract amount with EIDIM Group, Inc., DBA EIDIM AV Technology was \$394,520. Subsequent approvals of three contract change orders in the amount were \$8,666. The final construction contract expenditure is \$403,186.

Prepared By: Sara Diaz, Director of Information Technology

Reviewed By: N/A

Approved By: Graham Mitchell, City Manager

City Council
Agenda Report
Agenda Item 6.

DATE: 08/11/2026

TO: Honorable Mayor and City Councilmembers

FROM: Mara Romano, Purchasing Agent

SUBJECT: Approval of Resolutions to Award Bid No. 006-27 – Slurry 2025 (Various Locations) Multi-Year Contract and Approve Plans & Specifications

RECOMMENDATION:

That the City Council adopts the next Resolutions, in order, to:

1. Approve Plans and Specifications for Slurry 2025 (Various Locations) Multi-Year Contract, Bid No. 006-27; and
2. Award the bid to the lowest responsive, responsible bidder, American Asphalt South, Inc. (AASI), in the amount of \$1,184,333.33.

BACKGROUND:

The Slurry 2025 project encompasses resurfacing of thoroughfares, collector and local streets (using crack seal and rubberized slurry seal), and City-owned parking lots. The bid includes an opportunity for the City to renew the contract for up to four optional terms, each not to exceed one year in length.

The bid was advertised on June 1, 2026. The City received six bids on July 13, 2026, and evaluated the three lowest bid submissions.

In accordance with California Labor Code §3700, employers must possess valid Workers Compensation (WC) insurance which is verified through the California Contractors State License Board. The apparent low bidder, AASI, listed PAL General Engineering, Inc. (PGEI) as a subcontractor. PGEI's WC insurance is canceled. If City Council approves the award of this service, PGEI may not commence work until a valid Workers Compensation insurance policy is in place.

Staff recommends the City Council adopts Resolutions, in order, to: (1) Approve the plans and specifications for the project; and (2) Award the bid to the lowest responsive, responsible bidder, AASI, in the amount of \$1,184,333.33. The summary of bids is attached, and complete proposals are on file in the Purchasing Division.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

This project is exempt from the California Environmental Quality Act ("CEQA") pursuant to the State CEQA Guidelines section 15301(c) exemption for existing facilities. Section 15301(c) provides an exemption for maintenance and minor alterations of existing streets, including installation of bicycle lanes and pedestrian crossing safety improvements. None of the exemption exceptions listed under CEQA Guidelines section 15300.2 apply.

FISCAL IMPACT:

The fiscal impact for the initial one-year term is \$1,184,333.33. Sufficient funds are included in Slurry 2025 (253852PWCP) budget. Subsequent four-year costs are estimated to total \$6,046,140.08, based on a projected increase of 10% annually.

Prepared By: Mara Romano, Purchasing Agent

Reviewed By: Yazmin Arellano, Director of Development Services

Approved By: Graham Mitchell, City Manager

Attachments

Resolution - Plans & Specs

Resolution - Award

Bid Summary - 006-27

RESOLUTION NO.____-26

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF EL CAJON APPROVING PLANS
AND SPECIFICATIONS FOR
SLURRY 2025 (VARIOUS LOCATIONS)
MULTI-YEAR CONTRACT
(Bid No. 006-27)

WHEREAS, the Director of Development Services has submitted plans and specifications for Bid No. 006-27 for the Slurry 2025 (Various Locations) Multi-Year Contract project (the "Project"); and

WHEREAS, it appears to be in the best interests of the City of El Cajon that the plans and specifications for the Project should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL CAJON AS FOLLOWS:

1. That the plans and specifications for the Project submitted by the Director of Development Services are hereby approved and adopted as the official plans and specifications for said Project.

2. Said plans and specifications are directed to be filed in the office of the Director of Development Services of the City of El Cajon.

A RESOLUTION OF THE
CITY COUNCIL OF THE CITY OF EL CAJON
AWARDING BID FOR SLURRY 2025 (VARIOUS LOCATIONS)
MULTI-YEAR CONTRACT
(Bid No. 006-27)

WHEREAS, the Slurry 2025 (Various Locations) Multi-Year Contract project (the "Project") provides for preventative maintenance of roads by using slurry seals to resurface street collectors (areas with limited traffic that have feeder roads to major streets) and residential streets; and

WHEREAS, City of El Cajon (the "City") staff advertised the Project on June 1, 2026 as a multi-year contract with an option to renew for four (4) additional one-year terms; and

WHEREAS, the City received six (6) responses on July 13, 2026, and Staff evaluated the three (3) lowest bid submissions; and

WHEREAS, the Purchasing Division, in concurrence with the Director of Development Services, recommends award of the bid to the lowest responsive, responsible bidder, American Asphalt South, Inc., in the amount of \$1,184,333.33; and

WHEREAS, prior to commencement of the Project, City staff shall confirm that all subcontractors have obtained and provided proof of valid Worker's Compensation insurance; and

WHEREAS, sufficient funds are included in the Slurry 2025 (253852PWCP) project budget, and subsequent four-year costs are estimated to total \$6,046,140.08 (based on a projected increase of 10% annually); and

WHEREAS, the proposed Project is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines section 15301(c) exemption for existing facilities, which includes maintenance and minor alterations of existing streets, and installation of bicycle lanes and pedestrian crossing safety improvements; and

WHEREAS, the City Council believes it to be in the best interests of the City to award the contract to the lowest responsive, responsible bidder as recommended by the Purchasing Division.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL CAJON AS FOLLOWS:

1. The above recitals are true and correct, and are the findings of the City Council.

2. The proposed Project is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines section 15301(c).

3. The City Council hereby awards the bid for the Slurry 2025 (Various Locations) Multi-Year Contract to American Asphalt South, Inc. in the amount not to exceed \$1,184,333.33 for an initial one-year term with up to four (4) additional one-year renewal options, and rejects all other bids.

4. The Mayor and City Clerk are authorized and directed to execute a contract for said Project on behalf of the City of El Cajon.



City of El Cajon – Purchasing Division

BID EVALUATION

(To be included as an attachment to the agenda report.)

Bid No. 006-27	Bid Name: Slurry 2025 (Various Locations) Multi-Year Contract
Solicitation Due Date/Time: July 13, 2026/ 2:00 p.m.	Initial Date of Advertisement: June 1, 2026
Number of Responses Received: 6	Bid Estimate: \$1,850,000

SUMMARY OF BIDS (INCLUDE ANY ADD. ALTS.):

Vendor	Vendor Type	Bid Amount	Format	Submit Date
American Asphalt South, Inc		\$1,184,333.33	Electronic	07/13/2026 1:43:09 PM
Roy Allan Slurry Seal, Inc.		\$1,189,539.43	Electronic	07/13/2026 1:31:36 PM
J&S Asphalt, Inc.	CADIR	\$1,219,061.98	Electronic	07/13/2026 1:52:24 PM
Pavement Coatings Co	CADIR	\$1,221,558.70	Electronic	07/13/2026 1:35:18 PM
Union Pavement Services, Inc.	CADIR	\$1,279,673.61	Electronic	07/13/2026 1:42:31 PM
All American Asphalt	CADIR	\$1,531,037.00	Electronic	07/13/2026 1:47:54 PM

BID EVALUATION (TOP FOUR LOWEST RESPONSES):

Bidder	Bid Responsiveness	Notes
American Asphalt South, Inc.	Yes	Subcontractor's Workers Compensation insurance is canceled. If awarded, subcontractor cannot commence work until a valid Workers Compensation insurance policy is in place.
Roy Allen Slurry Seal, Inc.	Yes	One of the two date fields was left blank on the Bidder's Bond form. Since the bid bond contains one field that is dated, it is still valid, therefore, this is a minor irregularity since it does not materially change the bid response and provides no advantage.
J&S Asphalt, Inc.	Yes	Additional time was provided to submit complete California Air Resources Board (CARB) In-Use Off-Road Diesel-Fueled Fleets form and provide Certificates of Reported Compliance for subcontractors subject to CARB. Prime contractor complied. This is a minor irregularity since it does not materially change the bid response and provides no advantage.

LEGAL REVIEW REQUIRED: YES ☒ NO ☐ IF YES, DATE LEGAL REVIEW COMPLETED: July 20, 2026

RENEWAL OPTIONS: YES ☒ NO ☐ IF YES, SPECIFY TERM W/RENEWAL OPTIONS: INITIAL ONE YEAR TERM WITH THE OPTION TO RENEW FOR FOUR ADDITIONAL ONE-YEAR PERIODS

LOWEST, RESPONSIVE, RESPONSIBLE BIDDER NAME AND AMOUNT: AMERICAN ASPHALT SOUTH, INC, \$1,184,333.33

PURCHASING DIVISION:

Review Completed By: Mara Romano

Date: August 3, 2026

City Council
Agenda Report
Agenda Item 7.

DATE: 08/11/2026

TO: Honorable Mayor and City Councilmembers

FROM: Marisol Thorn, Deputy City Manager

SUBJECT: Approval of Tentative Agreement with the El Cajon Professional Firefighters' Association (ECPFF) and Adoption of Resolution Authorizing the City Manager to Execute the Final Memorandum of Understanding with ECPFF

RECOMMENDATION:

That the City Council approves the tentative agreement reached with the El Cajon Professional Firefighters' Association (ECPFF) and adopts the next Resolution, in order, authorizing the City Manager to execute the final MOU with such changes as approved by the City Manager, provided that no change shall be made contrary to the terms of the tentative agreement.

BACKGROUND:

Tentative agreement was reached within settlement authority for ECPFF as follows and as attached:

- Through June 30, 2027,
- Salary increase of two and a half percent (2.5%) effective the first full pay period following City Council approval,
- Incorporate Engine 208 Side Letter dated June 4, 2025,
- Temporary Upgrade - delete 96 hour annual cumulative waiting period and change to 8 hours per occurrence,
- Correct any constructive receipt issues in vacation cash conversion section - mandatory payout or irrevocable election,
- Update non-discrimination language to be legally compliant,
- Increase of \$100 per month in cafeteria plan allotment effective January 1, 2027,
- Retire Medical Trust – agree to add language that each member will make a \$50 contribution per pay period with no cost to the City, and
- Other minor operational, clean up and/or non-economic items.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

The proposed tentative agreement is not a "Project" as defined under section 15378 of the State CEQA Guidelines, because it is a governmental fiscal/administrative activity which does not result in a physical change in the environment.

FISCAL IMPACT:

The tentative agreement was reached within the settlement authority provided by the City Council.

Prepared By: Marisol Thorn, Deputy City Manager

Reviewed By: N/A

Approved By: Graham Mitchell, City Manager

Attachments

Resolution

ECPFF Tentative Agreement

RESOLUTION NO. ____-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CAJON
APPROVING THE TENTATIVE AGREEMENT AND AUTHORIZING THE CITY
MANAGER TO EXECUTE THE MEMORANDUM OF UNDERSTANDING
BETWEEN THE CITY OF EL CAJON AND THE
EL CAJON PROFESSIONAL FIREFIGHTERS' ASSOCIATION
FOR THE PERIOD OF JULY 1, 2026 THROUGH JUNE 30, 2027,
IN ACCORDANCE WITH GOVERNMENT CODE SECTION 3500, ET SEQ.
(MEYERS-MILIAS-BROWN ACT)

WHEREAS, the City Council has approved changes in the terms and conditions of employment of employees in the classifications represented by the El Cajon Professional Firefighters' Association for the period of July 1, 2026 through June 30, 2027, as hereinafter set forth:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL CAJON AS FOLLOWS:

1. The City Council hereby finds that the proposed action is not subject to the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines section 15378(b)(5), as it is an organizational activity of government that will not result in direct or indirect physical changes in the environment.

2. The City Council hereby approves the tentative agreement to revise and update the Memorandum of Understanding By and Between the City of El Cajon and the El Cajon El Cajon Professional Firefighters' Association (the "Memorandum") containing provisions for changes in the terms and conditions of employment for fiscal years 2026 through 2027. A summary of said changes to the Memorandum is attached hereto as Exhibit "A," and made a part hereof by this reference.

3. The City Council hereby finds that approval of the revisions to the Memorandum satisfies the City's obligations regarding the Meet and Confer process in accordance with the Meyers-Milias-Brown Act (Government Code section 3500 et seq.).

4. The City Council authorizes the City Manager to finalize and execute the final Memorandum with such changes as approved by the City Manager, provided that no change shall be made contrary to the terms of the tentative agreement.

EXHIBIT "A"

Summary of Revised Terms and Conditions of El Cajon Professional Firefighters' Association (ECPFF) Memorandum of Understanding:

- Term of Contract: July 1, 2026 – June 30, 2027;
- Salary increase of two and a half percent (2.5%) effective the first full pay period following City Council approval;
- Incorporate Engine 208 Side Letter dated June 4, 2025;
- Temporary Upgrade - delete 96-hour annual cumulative waiting period and change to 8 hours per occurrence;
- Correct any constructive receipt issues in vacation cash conversion section - mandatory payout or irrevocable election;
- Update non-discrimination language to be legally compliant;
- Increase of \$100 per month in cafeteria plan allotment effective January 1, 2027;
- Retire Medical Trust – agree to add language that each member will make a \$50 contribution per pay period with no cost to the City; and
- Other minor operational, clean up and/or non-economic items.

TENTATIVE AGREEMENT

~~LAST, BEST, AND FINAL PROPOSAL~~

CITY OF EL CAJON PROPOSAL EL CAJON PROFESSIONAL FIREFIGHTERS' ASSOCIATION NEGOTIATIONS

~~April 27, 2026~~

~~May 4, 2026~~

May 28, 2026

June 25, 2026

August 4, 2026

Some portions of this proposal are in concept format; final language will be drafted as appropriate. This proposal is a comprehensive package/proposal. The provisions contained herein are not separate proposals but are part of a package, ~~(which does not prohibit reaching tentative agreement on individual items while working to reach agreement on all items).~~ MOU language not changed in this comprehensive proposal shall remain unchanged; however, language that has sunset will be deleted. This proposal is not retroactive and is effective on a go forward basis.

1. ~~Two~~ One years through June 30, 2027~~8~~
2. ~~4%-~~ 2.5% base wage increase effective the first full pay period following Council approval of new MOU but no sooner than first full pay period following July 1, 2026; ~~1% 1.5% based wage increase effective first full pay period following July 1, 2027.~~
3. ~~Change 3 to 4 on vacation spots in department policy number 105.00, adding language to policy that City Manager has discretion to modify number of vacation spots based on City Manager's determination of unexpected financial circumstances.~~
4. Incorporate Engine 208 6/4/25 staffing side letter into MOU.
5. ~~Change "Preceptor Pay" title to "Training Premium."~~
6. Temporary Upgrade – delete 96 hour annual cumulative waiting period and change to 8 hours per occurrence.
7. Correct any constructive receipt issues in vacation cash conversion section – mandatory pay out or irrevocable election.
8. Update non-discrimination language to be legally compliant.
9. ~~Additional MOU audit items currently under review and potentially to be included in future proposals.~~

10. Cafeteria Contribution – Increase City contribution \$100 effective January 2027.

11. Retire Medical Trust – agree to add language that each member will make a \$50 contribution per pay period with no cost to the City.



City

8-4-26

Date

Joshua Royer

Association

8/4/2026

Date

City Council
Agenda Report
Agenda Item 8.

DATE: 08/11/2026

TO: Honorable Mayor and City Councilmembers

FROM: Jeremiah Larson, Chief of Police

SUBJECT: Public Hearing to Consider Adoption of a Revised Schedule of Police-Initiated Towing and Storage Charges

RECOMMENDATION:

That the City Council holds the public hearing, considers input, and adopts the next Resolution, in order, approving a revised schedule of Police-initiated towing and storage charges within the City of El Cajon.

BACKGROUND:

On May 27, 2026, the City received a request on behalf of the consortium of tow providers operating within the City, to consider increases to the current fee schedule, which is reflected in the table below.

CURRENT SCHEDULE OF CHARGES (effective May 1, 2008)

	Towing	Storage
<u>Class A Vehicles</u> Gross Vehicle Weight up to 10,000 lbs.	\$180/hr.	\$45/day
<u>Class B Vehicles</u> Gross Vehicle Weight 10,001 to 26,000 lbs.	\$190/hr.	\$48/day
<u>Class C Vehicles</u> Gross Vehicle Weight 26,000 to 80,000 lbs.	\$200/hr.	\$50/day
<u>Class D Vehicles</u> Gross Vehicle Weight Over 80,000 lbs., or an oversize load	\$220/hr.	\$100/day
Yard Labor	\$60/hr.	

The Police Department analyzed and compared fees charged by regional agencies and recommends increasing rates to align with the schedule used by surrounding jurisdictions, such as Santee, Lakeside, and Rancho San Diego. Staff further recommends that rates be categorized by Gross Vehicle Weight Rating (GVWR), which is the manufacturer-established standard for classifying vehicle size (Standard, Medium, Heavy).

The following proposed fee schedule identifies the proposed tow charges:

PROPOSED SCHEDULE OF CHARGES

	Towing	Storage
<u>Light Duty</u> Gross Vehicle Weight up to 10,000 lbs.	\$ 260/hr.	\$ 65/day
<u>Medium Duty</u> Gross Vehicle Weight 10,001 to 26,000 lbs.	\$ 290/hr.	\$ 75/day
<u>Heavy Duty</u> Gross Vehicle Weight >26,001 lbs.	\$ 330/hr.	\$ 85/day
Yard Labor	\$ 75/hr.	

With City Council approval, these rates will take effect on September 1, 2026.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

The proposed action is not subject to the California Environmental Quality Act ("CEQA") because it does not constitute a project pursuant to State CEQA Guidelines section 15378(b)(5). This section applies to government funding mechanisms provided they are unrelated to any specific projects that may have significant impacts on the environment.

FISCAL IMPACT:

Approval of this Resolution would result in increased fees paid by consumers to the tow contractors for Police-initiated tow and storage services. There is no fiscal impact to the City.

Prepared By: Jennifer Lytle, Senior Management Analyst

Reviewed By: Jeremiah Larson, Police Chief

Approved By: Graham Mitchell, City Manager

Attachments

Resolution

Tow Consortium Letter

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL CAJON
ADOPTING A REVISED SCHEDULE OF
POLICE-INITIATED TOWING AND STORAGE CHARGES

WHEREAS, by Resolution No. 161-00 City Council adopted regulations for police-initiated towing and storage services within the City of El Cajon (the "City"); and

WHEREAS, Resolution No. 161-00 provides that tow companies on the police-initiated towing list shall base their charges according to the rate schedule for police initiated towing and storage (the "Schedule of Charges") adopted by City Council resolution, and that City Council previously established said Schedule of Charges by Resolution Nos. 189-00, 141-04, and 36-08; and

WHEREAS, due to rising costs and a review of regional fair market rates charged in neighboring communities in San Diego County, it has become necessary to modify the Schedule of Charges for towing, storage and other services provided in connection with police-initiated towing and storage activities; and

WHEREAS, this action is exempt from the California Environmental Quality Act ("CEQA") in accordance with State CEQA Guidelines section 15378(b)(2), as it solely provides authorization for the purchase of equipment will not result in any direct or indirect physical change in the environment; and

WHEREAS, the City Council has determined that it is in the best interest of the City to approve the revised schedule of police-initiated towing and storage charges, in the form presented in this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL CAJON AS FOLLOWS:

1. The above recitals are true and correct, and are the findings of the City Council.
2. The City Council hereby determines this action is exempt from the California Environmental Quality Act ("CEQA"), in accordance with State CEQA Guidelines section 15378(b)(2).
3. That the revised Schedule of Charges for police-initiated towing and storage services within the City of El Cajon as set forth below is hereby adopted, and is established as the current schedule of charges for said services effective September 1, 2026. The charges hereby established for towing services shall be a flat hourly rate and shall include all costs associated with the tow

(including mileage). The charges hereby established for storage services shall be a flat daily rate.

SCHEDULE OF CHARGES

	<u>Towing</u>	<u>Storage</u>
<u>Light Duty</u> Gross Vehicle Weight up to 10,000 lbs.	\$ 260/hr.	\$ 65/day
<u>Medium Duty</u> Gross Vehicle Weight 10,001 to 26,000 lbs.	\$ 290/hr.	\$ 75/day
<u>Heavy Duty</u> Gross Vehicle Weight > 26,001 lbs.	\$330/hr.	\$ 85/day
<u>Yard Labor</u>	\$75.00/hr.	

May 27, 2026

Jeremiah Larson, Chief of Police
El Cajon Police Department
100 Civic Center Way
El Cajon, CA 92020

Re: Tow Fee Schedule

We are requesting approval of an adjustment to the authorized tow rates related to El Cajon Police Department tows. The rates have not increased since at least **2008** and attention is now critically important. This request is made on behalf of each of the individual tow providers towing for the Department. A single request is made in order to maintain a uniformed rate schedule for the public. Currently the tow rates in El Cajon are the lowest of any law enforcement agency in the County.

We believe the rates requested below are reasonable and in a competitive range with other agencies in the area. Rates reflect what would have occurred over time with normal CPI increases over the last 18 years. We are seeking approval of the rates as below:

	Light Duty	Medium Duty	Heavy Duty
Towing:	\$300/Hr	\$360/Hr	\$420/Hr
Storage:	\$85/Day	\$100/Day	\$110/Day

Tow rates are hourly and inclusive of all basic requirements (dollies, flatbed etc). An alternative approach used by some agencies is to tie the rates to the CHP average rates. This avoids the need for annual adjustments.

We are happy to discuss this request if that would be helpful or to provide any additional information as needed. Please contact Brad Ramsey at 858-492-5201 or any of the tow providers below.

Approved by:

 Angelo's Towing	 ASAP Towing	 C&D Towing	 Claracy's Towing
 Countywide Towing	 Quality Towing	 RoadOne Towing	 USA Towing

City Council
Agenda Report
Agenda Item 9.

DATE: 08/11/2026
TO: Honorable Mayor and City Councilmembers
FROM: Deyanira Brito, Senior Management Analyst
SUBJECT: Homeless Programs and Services Bi-Annual Report

RECOMMENDATION:

That the City Council receives the report on homeless programs and services, and provides feedback, recommendations, and direction regarding homeless-related programming and funding.

BACKGROUND:

This agenda item presents the biannual homeless programs and services report summarizing how the City of El Cajon ("City") continues to address homelessness through the use of federal, state, and local funding, as well as active collaboration with service providers. This report outlines key accomplishments and highlights, and describes the services carried out by service providers and City Departments during the reporting period from January 1, 2026 through June 30, 2026.

Key Accomplishments and Highlights

Over the course of the past six-months:

- The City has managed fourteen active homeless-related programs and services;
- These programs and services were implemented by seven service providers and City Departments;
- Funding sources included Community Development Block Grant (CDBG), Low and Moderate Income Housing Asset Fund (LMIHAF) and Permanent Local Housing Allocation (PLHA) and the General Fund;
- The City's first employee-led Point-in-Time Count was completed on January 22, 2026;
- The FY 2025-26 budget allocated \$1,379,890 for these programs and a total of \$738,826 was expended in the last six months;
- 290 individuals were placed into permanent housing, 167 were placed into bridge/transitional housing, and 329 were placed in emergency shelter in the past six months.

Homeless Services Programs by Provider (Alphabetical Order)

The following summarizes the work of the service providers contracted with the City, which manage twelve of the fourteen active homeless programs:

Crisis House

Crisis House implemented two programs: *Case Management Services with Rapid Re-Housing for the Emergency Sleeping Cabins and Homeless Outreach.*

The Emergency Sleeping Cabins program is designed to provide transitional housing, not to exceed 90 days, for individuals and families residing in the cabins located at Meridian Baptist Church. Extensions may be provided on a case-by-case basis. This program not only assists with temporary housing but also provides essential services such as food, restrooms, shower facilities, case management, and wrap-around services to successfully overcome housing barriers and secure housing. City Council was able to hear success stories and see the accomplishments of the cabins at the presentation made by Amikas on July 14, 2026.

Although Crisis House has implemented this program since May 2024, the cabins were constructed by Amikas in partnership with Meridian Baptist Church and the City of El Cajon to successfully open in December 2022. Since then, the cabins have served a total of 42 women and 22 children, as presented by Amikas. In the last 6 months, Crisis House continued to provide rapid re-housing services, assisting individuals and families with security deposits to more easily access permanent housing solutions. They received an allocation of \$20,721 in PLHA funding during FY 2025-2026.

Homeless Outreach has been provided by Crisis House since 2021, following City Council's approval of \$700,000 in CDBG funds to support Crisis House in acquiring a new site to serve the El Cajon community. In exchange for the City's assistance, Crisis House agreed to serve El Cajon residents for a ten-year period, expiring in 2031. Crisis House provides services to homeless persons and victims of domestic violence. Individuals assisted through Crisis House's homeless outreach have been connected with other resources provided by El Cajon service providers.

For FY 2026-2027, Crisis House will no longer have PLHA funds available for the above mentioned programs. However, they have received a HOME allocation of \$300,000 to administer a new program, the Tenant-Based Rental Assistance Program, approved on March 24, 2026. Additional information will be detailed in the New Programs section of this report.

East County Homeless Task Force (ECHTF)

ECHTF is a program of community action service and advocacy that has four main areas of focus: to convene, inform, and engage community members about issues and potential solutions related to homelessness and housing insecurity, and to advocate for policies that can result in a decent home for all of our neighbors. They do this partly by holding regular stakeholder gatherings. Additionally, they connect individuals experiencing homelessness with resources through their website, ecassist.org. On February 24, 2026, the ECHTF presented important website updates to the City Council. Through FY 2025-2026, the City allocated \$5,000 to the ECHTF to continue with these efforts.

East County Transitional Living Center (ECTLC)

ECTLC implemented the *Emergency Shelter Program and Homeless Outreach Program*.

The Emergency Shelter Program offers emergency shelter, with an initial maximum stay of 90 days, for individuals and families. Extensions can be granted on a case-by-case basis. In addition to temporary housing, this program also provides essential services such as food, shelter, life skills, case management, and other wraparound services to successfully overcome housing barriers and secure housing. This program will continue implementation through FY 2026-2027.

The Homeless Outreach Program consists of street-based outreach and case management services. Outreach is provided through pop-up events throughout the City to highlight the various programs and resources available at ECTLC, in addition to street-based outreach.

Individuals who utilize services at ECTLC and who engage in outreach also receive person-centered case management that leads to a path of self-sufficiency. This program's funding concluded on June 30, 2026. While City funding is no longer available, ECTLC will continue conducting outreach activities through alternative sources.

In addition to the City-funded programs listed above, ECTLC implements three other programs that are faith-based: Family Restoration One-Year Program, Single Men's One-Year Program, and Single Women's One-Year Program. Program participants also have access to ECTLC's six-month job training program.

Home Start, Inc.

Home Start, Inc. implemented four programs: *Homeless Outreach*, *Case Management Services*, *Rapid Re-Housing Rental Assistance*, and *Emergency Housing Placements*.

The Homeless Outreach Program consists of street-based outreach in collaboration with the City Police Department's Homeless Outreach Team. This included engaging with individuals seeking services to transition from living on the streets to being housed in an emergency shelter, transitional housing or permanent housing. Individuals who engaged with the homeless outreach team received case management services.

The Case Management Services Program provides individuals who were contacted during an outreach event or through an intake process with options to access wraparound services for self-sufficiency, access to mental health and substance abuse programs, childcare referrals, and employment training.

The Rapid Re-Housing/Rental Assistance Program provides rental assistance for a minimum of six months or one-time rental assistance or rapid re-housing assistance to homeless individuals or families earning less than thirty-percent of the area median income (\$34,750 for a household of one and \$49,600 for a household of four). The purpose of this program was to support housing stability and allow a household to move into permanent housing.

The Emergency Housing Placement Program assists individuals by temporarily housing them until their permanent housing unit is ready for occupancy.

The programs mentioned above will no longer be available through Home Start in FY 2026-2027. Funding for these programs concluded on June 30, 2026, using PLHA funds. Home Start did not apply for the new PLHA Notice of Funding Availability that included a new allocation for FY 2026-2027. As a result, these services will now be provided by other service providers selected through the City's competitive funding process and will be detailed under the New Programs section of this report.

Interfaith Shelter Network (ISN)

ISN implemented the *Rotational Shelter Program* during the reporting period. This program consists of providing seasonal, nighttime shelter for homeless individuals and families at East County area places of worship that volunteer to provide shelter, meals, and support. Seasonal shelter takes place between the end of January and the end of March each year. Family Health Centers of San Diego serves as the intake coordinator for this program. This program

will continue into FY 2026-2027 using CDBG funding.

The Salvation Army

The Salvation Army (TSA) implemented the *A Way Back Home Program* that provides assistance with transportation, food, and, sometimes, an overnight stay while en route. Each individual who is reunited with family is provided follow-up case management at 3 and 6 months after reunification to ensure a successful outcome and long-term stability. During FY 2025-2026, TSA encountered challenges in approving eligible clients for the program. However, they are hopeful that with their current outreach marketing efforts in El Cajon, they will be able to use the FY 2026-2027 allocation to reunite more individuals with their families.

Homeless Services Programs by City Department (Alphabetical Order)

El Cajon Police Department

As part of the City's ongoing commitment to addressing homelessness, the Police Department collaborates weekly with homeless service providers to support outreach and engagement efforts. These coordinated operations take place every Friday and focus on building rapport, providing services, and connecting individuals experiencing homelessness with available resources.

When law enforcement personnel are unavailable, service providers proceed with planned outreach events independently to ensure consistent service delivery. The City contributes to these efforts by allocating up to six police officers to each event, typically for a duration of three hours. Staffing levels may vary based on operational demands and officer availability, with a minimum of two officers present when possible. Funding for this program is provided through the City's General Fund, with total costs dependent on the number of outreach events attended and staffing levels, along with other related expenses such as required equipment, training, or meetings related to homelessness. These outreach operations continue to be a key component of the City's broader strategy to promote public safety and connect vulnerable individuals with housing and support services.

El Cajon Police Department Special Enforcement Unit (SEU)

The Police Department's Special Enforcement Unit conducts a Homeless Task Force every week on Tuesdays and Thursdays in partnership with the City of El Cajon Public Works and Parks and Recreation Departments (the Quality of Life Team). The Homeless Task Force is also supported by Caltrans and the California Highway Patrol, as needed. They focus on the enforcement of local laws, addressing quality-of-life issues, and the cleanup of illegal encampments. Working together with other departments, the team removes tons of trash and debris each week, improving public safety, restoring public spaces, and keeping parks, streets, and other public areas clean and accessible. Funding for this program is provided through the City's General Fund, with total costs dependent on staffing levels, along with other related expenses such as required equipment, training, or meetings related to homelessness.

Information Technology (IT) Department

The City's IT Department created the City's "Addressing Homelessness" dashboard in collaboration with other departments. They first presented the dashboard to the City Council on September 23, 2025. This dashboard was developed to answer key questions from the community on steps taken to address homelessness, resources used, and any progress made. Additionally, the IT Department has updated this dashboard to provide updated data on homelessness incidents received over time, encampment cleanup locations, resources,

program information, expenditures and now the point-in-time count results. A summary of the point-in-time count results was also presented to City Council on February 24, 2026, and can be viewed as part of the dashboard. As additional counts are completed, and additional data is gathered, the dashboard will be updated.

Quality of Life Team

The neighborhood Quality of Life team ensures that the City's parks, right-of-ways, and drainage channels are clear of debris and trash. This team is supported by a contract for cleaning services with Urban Corps. In the fall of 2025, staff placed into service a brand-new Grapple Truck that allows for the retrieval of bulky items. With the use of this truck, City streets are cleaner and safer. The Quality of Life team is a collaboration between Public Works, Parks and Recreation, and the Police Department Special Enforcement Unit.

New Programs

Crisis House

Through the HOME Notice of Funding Availability for FY 2026-2027, Crisis House has received a HOME allocation of \$300,000 to administer a new program, the Tenant-Based Rental Assistance Program. This allocation was approved on March 24, 2026. This program is designed to provide rental assistance (including security deposits, monthly rental subsidies, and eligible move-in costs), supportive services, and a dedicated housing specialist. Participants must be low-income households earning less than 60% of the area median income (\$73,500 for a household of one and \$104,940 for a household of four) and will be referred through other existing housing programs at Crisis House, including the emergency sleeping cabins.

Family Health Centers of San Diego (FHCS)

Through the PLHA Notice of Funding Availability for FY 2026-2027 and FY 2027-2028, FHCS has received a two-year PLHA allocation of \$500,000 for a Housing Navigation and Street Outreach Program. This allocation was approved on June 9, 2026. FHCS will conduct outreach in coordination with the El Cajon Police Department to locate, engage, and connect unsheltered individuals experiencing homelessness to supportive services and develop comprehensive housing-focused street-based case management to transition individuals to housing options. This program will begin during the first quarter of FY 2026-2027 and accomplishments will be reported during the next homeless update.

San Diego Rescue Mission (SDRM)

Through the PLHA Notice of Funding Availability for FY 2026-2027 and FY 2027-2028, the SDRM has received a two-year PLHA allocation of \$210,261 for the Operation of an Emergency Shelter/Navigation Center Program. This allocation was approved on June 9, 2026. SDRM will serve eligible homeless individuals and families that are within El Cajon City limits with emergency shelter at its South County Lighthouse located in National City. The SDRM Navigation Center houses people facing homelessness while helping them to move towards permanent housing that leads to a path of self-sufficiency. This program will begin during the first quarter of FY 2026-2027 and accomplishments will be reported during the next homeless update.

Programmatic Information and Other Updates

A summary report of accomplishment data for the past six months is included in Attachment 1 and provides an overview of how funds are expended, program goals and objectives, and data. In addition to the six months of data, we are providing a 2.5 year look back for

expenditures and accomplishments, also included in Attachment 1. Below is a summary of how staff monitors programmatic performance, a description of the City's dashboard, recommendations for the next reporting period, and an overall conclusion.

Monitoring of Programs

The City contracted with RSG, Inc. to perform the required monitoring visits of all City-funded programs that were active during FY 2025-2026 with CDBG and PLHA funds. Monitoring has been completed for all programs.

Other Updates

- The next City-managed Point-in-Time Count is pending scheduling,
- City Council withdrew their application for the Encampment Resolution Grant Fund, and
- Additional PLHA allocations will become available in the near future.

Recommendations

Staff suggests the following recommendations:

- Continue the homeless programs described above, administered by service providers and City departments, contingent upon available funding;
- Continue to seek new funding opportunities that align with City priorities when feasible to augment existing efforts;
- Continue financial support for the East County Homeless Task Force;
- Continue support for the Emergency Sleeping Cabins and their expansion efforts;
- Continue to provide updates on all programs to the City Council every six months; and
- Continue to maintain and update the "Addressing Homelessness" dashboard created by the City's Information Technology Department.

Conclusion

The City of El Cajon remains committed to addressing homelessness through a coordinated network of programs, dedicated service providers, and City Departments working collaboratively to deliver a continuum of services. City Council's feedback, recommendations, and direction will guide staff in refining and enhancing these efforts to best serve the community's needs and achieve positive outcomes for individuals experiencing homelessness in El Cajon.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

The action being considered by the City Council is exempt from the California Environmental Quality Act ("CEQA") because it is not a "project" under Section 15378(b)(5) of the State CEQA Guidelines. The action involves an organizational or administrative activity of government that will not result in a direct or indirect physical change in the environment.

FISCAL IMPACT:

This is an administrative report and there is no fiscal impact.

Prepared By: Deyanira Pelayo-Brito, Senior Management Analyst

Reviewed By: Yazmin Arellano, Director of Development Services

Approved By: Graham Mitchell, City Manager

Attachments

ATTACHMENT 1 - Homeless Bi-Annual Report



HOMELESS BI-ANNUAL REPORT

August 2026



EXECUTIVE SUMMARY

City staff began delivering a Homeless Update to the El Cajon City Council in 2019. This update summarizes the strategies implemented to address homelessness and was designed to facilitate feedback from both the public and City Council. The inaugural report, presented in August 2019, showcased only two active programs and one funding source.

The report features a diverse range of programs and funding sources that leverage additional service providers. This report details the accomplishments achieved during the reporting period from January 1, 2026 to June 30, 2026. This report also includes an overview of the last 2.5 years, showcasing expenditures and accomplishments.

ACCOMPLISHMENTS

During the reporting period of January 1, 2026 to June 30, 2026, the following accomplishments were achieved through seven service providers.

Crisis House  Case Management Emergency Sleeping Cabins Outreach	East County Transitional Living Center  Emergency Shelter Housing Navigation Outreach
Home Start  Case Management Housing Navigation and Outreach Rapid Re-Housing/Rental Assistance	Interfaith Shelter Network  Rotational Emergency Shelter
The Salvation Army  Reunification	Quality of Life Team  Clean-Ups Encampments Outreach

Homeless Outreach Team  Outreach	Information Technology  Homeless Dashboard
East County Homeless Task Force Convene, inform, engage community members Advocate for policies 	

Clients Served

A total of 1,548 clients received some type of service during the six-month period.

Out of those:



A total of 290 individuals were placed into permanent housing.



A total of 167 individuals were placed into bridge/transitional housing.



A total of 329 individuals were placed in emergency shelter.

Quality of Life Clean Ups in the City



63 clean up events completed during the six-month period.

✓ 42 City streets

✓ 21 City storm channels.



264.5 tons of debris were removed from the City during the six-month period.

✓ 164 tons from City streets

✓ 70.5 tons from City storm channels

FINANCIALS

The City was able to use an array of funding sources in the last six months to address homelessness. This includes funding from local, state, and federal sources. The following is a list of these sources.

Federal: United States Department of Housing and Urban Development (HUD)

- ✓ Community Development Block Grant Program (CDBG)

State: State of California Department of Housing and Community Development (HCD)

- ✓ Permanent Local Housing Allocation (PLHA)

Local: City of El Cajon (City)

- ✓ General Fund
- ✓ Successor Housing Agency funds through the Low and Moderate Income Housing Fund

ALLOCATIONS

The FY 2025-26 budget allocation was \$1,379,890.

EXPENDITURES

The expenditures for the last six months totaled to \$738,826.

**Accomplishments and Expenditures in the last 2.5 Years
January 1, 2024 - June 30, 2026**

Active Programs	Expenditures*	Outcomes
A Way Back Home Program (The Salvation Army) (LMIHAF)	\$10,987	27 persons permanently housed (average of about \$407 per person)
East County Homeless Task Force (General Fund)	\$10,000	Assists in regional coordination
Emergency Cabins (Crisis House)	\$0	92 persons sheltered 92 persons permanently housed
Emergency (Scatter-Site) Motel Program (Home Start) (CDBG-CV)	\$124,061	20 persons sheltered 5 persons permanently housed 15 persons housed in bridge housing
Emergency Shelter Program (ECTLC) (CDBG)	\$280,220	850 individuals sheltered 20 persons permanently housed 127 persons housed in bridge housing
Emergency Shelter Program (ECTLC) (PLHA)	\$359,342	974 individuals sheltered 47 persons permanently housed 521 persons housed in bridge housing
Emergency Shelter and Outreach Program (Home Start) (PLHA)	\$31,477	31 individuals sheltered 3 persons housed in bridge housing
Emergency Shelter and Outreach Program (Home Start) (CDBG)	\$135,806	479 individuals sheltered 46 persons permanently housed 6 persons housed in bridge housing
Homeless Case Management Services Program (Crisis House) (PLHA)	\$9,197	32 individuals were assisted 18 individuals moved toward permanent housing
Homeless Case Management Services Program (Home Start) (PLHA)	\$300,735	322 individuals were assisted 299 individuals moved toward permanent housing
Homeless Housing Navigation and Outreach Program (ECTLC) (PLHA)	\$111,842	841 individuals were assisted 2 individuals moved toward permanent housing 14 persons housed in bridge housing

Homeless Housing Navigation and Outreach Program (Crisis House) (PLHA)	\$10,081	• 33 individuals were assisted
Homeless Housing Navigation and Outreach Services Program (Home Start, Inc.) (PLHA)	\$372,483	• 1,404 individuals were assisted • 187 were placed into permanent housing • 66 were placed in some sort of bridge housing • bridge/transitional housing
Homeless Outreach Team (General Fund)	\$39,275	• Outreach events conducted on Fridays with service providers
Homeless Task Force (General Fund)	\$102,569	• Clean up events conducted on Tuesdays and Thursdays with Public Works, Parks and Rec and Caltrans
Neighborhood Quality of Life Team (General Fund)	\$646,671	• Clean up events conducted on Tuesdays and Thursdays with Public Works, Parks and Rec and Caltrans • 302 events completed • 1,415 tons from City streets removed • 783 tons from City storm channels removed
Outreach Program (Crisis House) (CDBG)	\$0**	• 2,839 individuals were assisted • 229 were placed into permanent housing • 61 were placed in some sort of bridge housing
Outreach Support Services Program (Home Start, Inc.) (CDBG-CV)	\$11,424	• 473 individuals contacted
Rental Assistance and Rapid Re-Housing Program (Home Start, Inc.) (PLHA)	\$689,030	• 144 individuals were assisted • 144 were placed into permanent housing
Rental Assistance and Rapid Re-Housing Program (Crisis House) (PLHA)	\$20,721	• 20 individuals were assisted • 20 were placed into permanent housing
Rotational Shelter Program (Interfaith Shelter Network) (CDBG)	\$32,753	• 44 individuals were assisted • 10 were placed into permanent housing • 25 were placed in some sort of bridge housing

*Expenditures based on paid invoices through June 30, 2026 and does not include COVID-19 related funding

**Funding for acquisition of property and related costs for a new location.

CONCLUSION

The City of El Cajon remains committed to addressing homelessness through a coordinated network of programs, dedicated service providers, and City Departments working collaboratively to deliver a continuum of services. City Council's feedback, recommendations, and direction will guide staff in refining and enhancing these efforts to best serve the community's needs and achieve positive outcomes for individuals experiencing homelessness in El Cajon.

CONTACT US

Development Services Department – Housing Division

www.elcajon.gov/housing | 200 Civic Center Way, El Cajon, CA 92020 | 619-441-1710

City Council
Agenda Report
Agenda Item 10.

DATE: 08/11/2026
TO: Honorable Mayor and City Councilmembers
FROM: Noah Alvey, Deputy Director of Development Services
SUBJECT: Discussion Regarding Code Compliance Best Practices

RECOMMENDATION:

That the City Council receives the report and provides feedback and direction to staff.

BACKGROUND:

In 2023, a Code Compliance Policy Manual (Manual) was adopted by the Director of Development Services. The Manual sets priorities for complaints, addresses reactive versus proactive cases, confirms procedures, and establishes expedited enforcement for repeat violations. Cases with an immediate risk to public health and safety are the highest priority, followed by those with a high risk to health and safety through potential environmental impacts, and lastly, aesthetic and nuisance violations.

DISCUSSION

The purpose of this discussion is to review best practices in the San Diego County region and to solicit feedback from the City Council regarding current procedures and priorities for Municipal Code violations. As part of this review, staff conducted full-day ride-alongs with La Mesa and Santee staff and completed interviews with Escondido and Carlsbad staff.

Staffing Levels and Priorities

Within the East County region, El Cajon has the highest number of residents per Code Compliance Officer, followed by La Mesa and Santee. Both Escondido and Carlsbad have larger Code Compliance staffing numbers with nine and seven officers, respectively. Please note that these numbers do not account for administrative support staff.

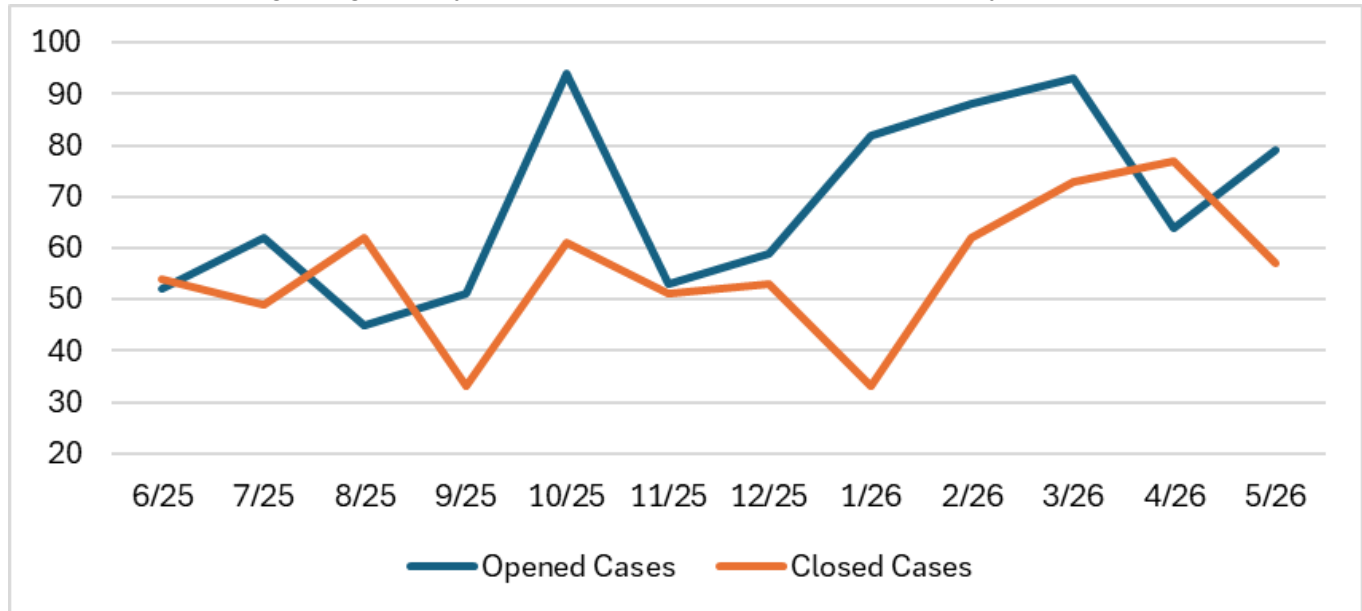
City	Staff	Resident Ratio
El Cajon	2	50,000:1
La Mesa	2	30,000:1
Santee	2	30,000:1
Escondido	9	17,000:1
Carlsbad	7	16,000:1

Approaches to Code Compliance enforcement vary widely across jurisdictions, making it difficult to compare staffing levels directly. One unique example is the City of Santee, where parking enforcement is handled by Code Compliance, rather than law enforcement. However, many similarities exist relative to priorities between cities, with the most common enforcement issues including:

- Property maintenance,
- Graffiti, and
- Illegal signs.

El Cajon Case Data

Staff reviewed all opened and closed cases over the past year. The following table shows 822 cases were opened and 665 cases closed, or an average of 4.11 opened cases and 3.33 closed cases per working day based on 200 working days. Additionally, staff observed notable increases in the number of new cases at the beginning of the year and at the end of the summer holidays.



Closed case data was also analyzed to better understand which step in the process cases are being closed. The table below illustrates that 95.8% of cases over the past year were resolved prior to monetary citations. It is also important to note that in instances of a repeat /reoccurring violation, an officer is not required to send additional courtesy notice(s) and may proceed directly to citations.

Month	No Courtesy Letter	Courtesy Letter	Formal Warning	First Citation	Second Citation	Third Citation	Fourth Citation
6/25	18	14	22	0	0	0	0
7/25	11	13	24	1	0	0	0
8/25	16	15	26	3	1	0	1
9/25	10	9	12	1	1	0	0
10/25	24	12	24	1	0	0	0
11/25	11	24	15	0	0	1	0
12/25	20	12	21	0	0	0	0
1/26	21	3	7	1	0	0	1
2/26	21	20	18	2	0	0	1
3/26	27	22	20	4	0	0	0
4/26	15	27	32	2	0	0	1
5/26	19	17	15	2	2	1	1
Total	213	188	236	17	4	2	5

During the review of closed cases, staff noted that more than 100 of the closed cases were for trash cans left at the curb for more than 24 hours after trash pick-up day. These cases were typically closed without a courtesy letter because they were resolved when staff visited the property the following day, and the trash cans were removed.

Case Loads and Procedures

Case loads vary between cities, with El Cajon officers managing 60-70 cases each, the highest of the surveyed cities. The smallest case loads were in Carlsbad, with 35-45 cases per officer. The table below includes the case loads for each jurisdiction that was surveyed and also includes a comparison of procedures for how complaints are accepted and processed. As an example, some cities prefer to issue multiple courtesy letters and warnings to achieve compliance, while others, like Carlsbad, tend to take a more regimented approach.

	El Cajon	La Mesa	Santee	Escondido	Carlsbad
Cases per staff	60-70	40-50	40-50	35-45	35-45
Standardized courtesy letters		X	X	X	X
Flexible compliance approach	X	X	X	X	X
Anonymous complaints accepted	X				
Electronic complaint submittal required		X	X		X
Primarily reactive enforcement	X	X	X		X
Record violations on property title			X	X	X

From the data compiled, staff noted that El Cajon was the only city that issued custom courtesy notices and that accepts anonymous complaints. Additionally, staff noted that Carlsbad, Escondido, and Santee record violations with the County Recorder so that potential new property owners are aware of any pending enforcement issues prior to purchasing a property.

Findings

After reviewing case data and best practices in other jurisdictions, staff found that the City's current approach with code compliance is business- and customer friendly, can adapt to unique situations, and results in compliance in more than 95% of cases without monetary citations. However, staff noted that this approach does periodically lead to public frustration with repeat violators that do the minimum to avoid citations. Staff also found that the City's case loads are higher than other jurisdictions and a significant amount of time is being allocated to custom courtesy letters.

Opportunities and Process Enhancements

Based on the findings from this review, staff identified the following opportunities and potential process enhancements:

- Eliminate anonymous complaints;
- Standardize the complaint intake process to require a form or electronic application submittal;
- Simplify and standardize letters and notices;
- Eliminate enforcement of trash can violations which are often resolved on their own; and
- Propose changes to the Municipal Code that provide for adjudication of citations by an administrative law judge as opposed to using the Superior Court process.

City Council Feedback and Direction

To facilitate the discussion, staff seeks feedback and direction on the following items:

- Eliminate enforcement for trash cans and allocate time to proactive priorities identified during annual City Council goal-setting?
- Should staff bring forth to the City Council the necessary amendments to the Municipal Code to allow citations to be adjudicated through a process using an administrative law judge as opposed to the Superior Court?
- Should enforcement procedures for property maintenance be less flexible and include a mandatory compliance schedule?
- Explore opportunities for expedited enforcement and cost recovery for non-life safety issues (landscaping, trash, etc.)?
- Adopt a new ordinance for expedited enforcement for vacant or abandoned properties?

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

This action is not subject to the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines section 15378(b)(5), because it is an organizational activity of government that will not result in direct or indirect physical changes in the environment. Any future actions directed by the City Council related to Code Compliance will be assessed in accordance with CEQA.

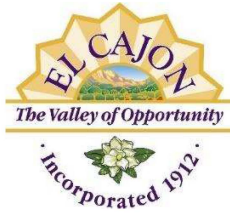
Prepared By: Noah Alvey, Deputy Director of Development Services

Reviewed By: Yazmin Arellano, Director of Development Services

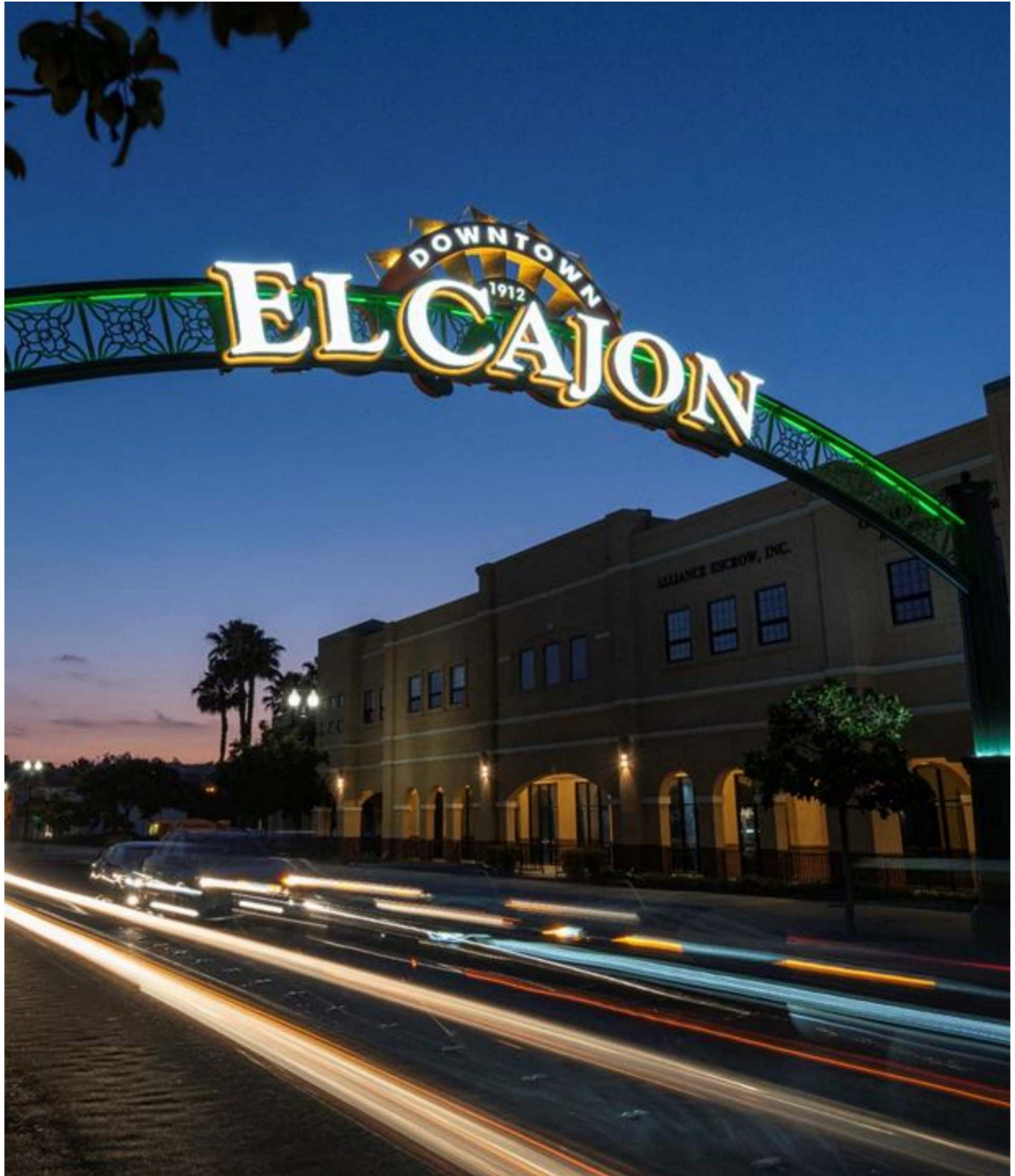
Approved By: Graham Mitchell, City Manager

Attachments

Code Compliance Manual



City of El Cajon Code Compliance Manual



November 2023

TABLE OF CONTENTS

SECTION I – INTRODUCTION.....	Page 3
SECTION II – PRIORITIZATION OF COMPLAINTS.....	Page 3
SECTION III – REACTIVE/PROACTIVE COMPLAINTS.....	Page 3
A. Reactive (Complaint Based) Enforcement	
B. Proactive Enforcement	
SECTION IV – COURTESY NOTICES.....	Page 3
SECTION V – ADMINISTRATIVE CITATION ISSUANCE POLICY.....	Page 4
A. To Whom Citations Can Be Issued	
B. Form of Citation	
C. Service of Citation Procedures	
D. Fine Schedule	
E. Payment of Fine	
SECTION VI – ADMINISTRATIVE HEARINGS.....	Page 5
A. Request for Administrative Hearing	
B. Hearing Procedure	
C. Hearing Officer's Decision	
D. Recovery of Administrative Fines and Costs	
E. Administrative Citation Remedy Not Exclusive	
F. Right to Judicial Review	
SECTION VII – SAFETY.....	Page 7
A. Hostile Encounters	
B. Entry Upon Private Property	
SECTION VIII – OTHER PROCEDURES.....	Page 9
A. Release of Information	
B. Retributive Complaints	
C. Excessive Complaints	
D. Repeat / Recurring Violations	
<i>EXHIBIT A – Administrative citation.....</i>	<i>Page 11</i>
<i>EXHIBIT B – Code Enforcement Contract or Agreement.....</i>	<i>Page 13</i>
<i>EXHIBIT C – Request for an Appeal Hearing form.....</i>	<i>Page 14</i>
<i>EXHIBIT D – Request for a Hardship Waiver.....</i>	<i>Page 15</i>
<i>EXHIBIT E – Work Program.....</i>	<i>Page 16</i>

SECTION I – INTRODUCTION

The City of El Cajon Municipal Code provides the authority to issue administrative citations for violations of the Municipal Code (hereafter “City Code or “Code”). The Code provides for escalating fines for noncompliance. The Code also defines the service procedures for issuing a citation, addresses hardship waivers, and identifies the process for appeals. The Code encourages compliance by applying a monetary penalty for continued non-compliance.

The purpose of this Procedures Manual is to establish the process by which code compliance is implemented by the City. The operational policies and procedures identified in this Procedures Manual comply with applicable Municipal Code sections.

SECTION II – PRIORITIZATION OF COMPLAINTS

City staff inspects every complaint it receives. When a violation is confirmed, the appropriate action is taken. Due to staff and time constraints, it is sometimes necessary to prioritize complaints and violations. When this happens, complaints are prioritized as follows:

- Immediate risk to public health and safety
- High risk to health and safety through potential environmental impacts
- Work begun, or actions taken without the necessary permits
- Aesthetic and nuisance violations

SECTION III – REACTIVE/PROACTIVE COMPLAINTS

A. REACTIVE (COMPLAINT BASED) ENFORCEMENT

The Zoning Code, and other regulatory codes adopted by the City are principally enforced on a complaint basis. This is designed to encourage a resident, neighborhood associations, block watch programs, or other City departments to actively participate in the enforcement/compliance process. In the interest of providing improved customer service, all complainants will be asked to provide a name, phone number and email address. Note: all recorded complainant contact information is maintained confidential to the extent allowed by law. If a complaint is not patently obvious, the City may require the complainant to provide additional evidence of the violation such as photographs, a survey or access to their property to visually confirm a violation exists.

B. PROACTIVE ENFORCEMENT

The City may observe and respond to code violations during regular business hours, when visiting areas for reactive enforcement, or proactive code enforcement sweeps (e.g. temporary signs). Proactive enforcement is commonly associated with programmatic City Council goals or priorities.

SECTION IV – COURTESY NOTICES

Prior to issuing an administrative citation, if a violation of a provision of this code does not create an imminent danger to health or safety, the owner(s) and/or other responsible party, shall be informed of the violation, and provided a reasonable amount of time to correct, or otherwise remedy said violation. Typical courtesy notices may provide up two weeks to resolve a violation.

For complex violations, a Code Compliance Officer may require a contract or agreement (Exhibit C) that outlines the necessary steps and time periods needed to address the violation(s). As an

example, a Responsible Party constructed an addition to a home without obtaining a building permit. In order to resolve the violation, the Responsible Party may submit a schedule for preparing building plans, submitting for permits, and completing any necessary work. In the event the Responsible Party does not meet the agreed upon schedule, the Code Compliance Officer may issue an administrative citation. Any agreements shall be documented through a contract or agreement (Exhibit C) and signed by the Responsible Party.

SECTION V – ADMINISTRATIVE CITATION ISSUANCE POLICY

A. To Whom Citations Can Be Issued

An administrative citation may be issued to the party responsible for the violation. In general, the Responsible Party as defined in the Municipal Code section 1.14.020 will be one or more of the following:

1. The owner, tenant, or occupant of real property;
2. The holder or the agent of the holder of any permit, entitlement, or review;
3. The owner or the authorized agent of any business, company, or entity; or
4. Any or all of these persons or entities may be cited for the violation when a citation is justified.

B. Form of Citation

Whenever a Code Compliance Officer determines that a violation of a provision of the Municipal Code has occurred, the officer shall have the authority to issue an administrative citation to each owner and/or any person responsible for the violation. The administrative citation form shall include the following information as specified in Municipal Code section 1.14.050.B:

1. Date of the violation;
2. Address or a definite description of the location where the violation occurred;
3. The section of the code violated and a description of the violation;
4. The name of the owner(s) and/or person responsible for the violation;
5. The amount of fine for the code violation;
6. A description of the fine payment process, including a description of the time within which, and the place where the fine is to be paid;
7. An order requiring compliance with the municipal code;
8. A description of the administrative citation hearing process, including the time within which the administrative citation may be contested;
9. Name and signature of the code enforcement officer.

A separate administrative citation may be issued to each owner and/or party responsible for the violation, for each and every day, or portion thereof, during which a violation of any provision of this code is committed, maintained, continued, or permitted to exist.

C. Service of Citation Procedures

The issuance of an administrative citation should be on the appropriate City form (Exhibit A). The form should be completed in full and should be delivered to the Responsible Party in accordance with Municipal Code section 1.14.060 in the following manner:

1. Personal service upon the owner or person responsible for the violation; or
2. Certified mail with return receipt requested; or
3. Posting the administrative citation in a conspicuous place on the property.

Service to each property owner by certified mail shall be addressed to the address shown on the last available tax assessment roll, or as otherwise known. Service to each responsible party by certified mail, other than the property owner, shall be addressed to such person at his last known business or residence address as the same appears in the public records, or as otherwise known. The failure of any property owner or other person responsible for the violation to receive a properly addressed citation shall not affect the validity of the citation in accordance with Municipal Code section 1.14.060.

D. Fine Schedule

Except as otherwise provided in Chapter 8.33 of the Municipal Code, which shall apply to violations of that chapter, and except as otherwise provided in Chapter 17.243 of the Municipal Code, which shall apply to violations of that chapter, the amount of administrative fine, which may be imposed for each separate violation of the same provision of the code, shall be established by resolution of the city council within the following limits and as specified in Municipal Code Section 1.14.070:

1. For a first violation a fine not to exceed one hundred dollars per day, per violation;
2. For a second violation of the same code section within a twelve-month period, a fine not to exceed two hundred dollars per day, per violation; and
3. For a third violation of the same code section within a twelve-month period, a fine not to exceed five hundred dollars per day, per violation;
4. For a fourth violation of the same code section within a twelve-month period, a fine not to exceed one thousand dollars per day, per violation; and
5. For any additional violation of the same code section within a twelve-month period, a fine not to exceed two thousand five hundred dollars per day, per violation.
6. The schedule of fines shall specify the amount of any late payment charges imposed for the payment of a fine after its due date.

E. Payment of Fine

The payment of the administrative citation fine may be made in person or by mailing said sum, within ten days of the date of service of the citation, to the city of El Cajon (Attention: Finance Dept.), 200 Civic Center Way, El Cajon, CA, 92020. Any administrative citation fine paid shall be refunded if it is determined after a hearing that the person charged in the administrative citation was not responsible for the violation, or that there was no violation as charged in the administrative citation. Payment of a fine under this chapter shall not excuse or discharge the continuation or repeated occurrence of the code violation that has been charged in the administrative citation.

A person who has received an administrative citation and requests an administrative hearing, may request a deferral of the fine deposit required in Municipal Code section 1.14.100, if he or she is financially unable to make the advance deposit. Request for deferral of an administrative citation fine deposit based upon financial hardship shall be made on the form approved by the city manager (Exhibit D). The city manager shall determine whether deposit of the administrative fine amount shall be deferred due to financial hardship. If a deferral of the deposit is granted and the hearing officer subsequently upholds the administrative citation, the recipient(s) of the citation shall be required to pay the amount of the fine within ten days of the date the written decision of the hearing officer is mailed.

SECTION VI – ADMINISTRATIVE HEARINGS

A. Request for Administrative Hearing

Any person receiving an administrative citation may contest that there was a violation of the code, or that he or she is the person responsible for the violation, by submitting a written request for a hearing. Such a request must be submitted within ten calendar days from the date the administrative citation is served and must be accompanied by the full amount of the fine (except as provided in Municipal Code section 1.14.090). The person requesting the hearing shall be notified of the time and place set for the hearing at least ten days prior to the date of the hearing. If the code enforcement officer submits an additional written report with respect to the administrative citation to the hearing officer for consideration at the hearing, then a copy of the report shall also be served on the person requesting the hearing at least five days prior to the date of the hearing.

B. Hearing Procedure

No hearing to contest an administrative citation before a hearing officer shall be held unless the fine has been deposited in advance in accordance with Municipal Code section 1.14.100, or deferred pursuant to Municipal Code section 1.14.090. A hearing before the hearing officer shall be set for a date that is not less than ten calendar days and not more than thirty calendar days from the date that the request is filed. The hearing officer may consolidate administrative citations issued for violations of the same code section to the same owner or responsible party. At the hearing, the party contesting the administrative citation shall be given the opportunity to testify and present evidence concerning the administrative citation. The failure of any recipient of an administrative citation to appear at the administrative citation hearing shall constitute a forfeiture of the fine and a failure to exhaust their administrative remedies. The administrative citation and any additional report submitted by the Code Compliance Officer shall constitute prima facie evidence of the respective facts stated therein. The hearing officer may continue the hearing and request additional information from the code enforcement officer or the recipient of the administrative citation prior to issuing a written decision.

C. Hearing Officer's Decision

After considering all of the testimony and evidence submitted at the hearing, the hearing officer shall issue a written decision to either uphold, modify, or cancel the administrative citation(s) and shall list the reasons for that decision in the decision. The decision of the hearing officer shall be final. If the hearing officer determines that the administrative citation should be upheld, the city shall retain the fine amount on deposit with the city. If the hearing officer determined that the administrative citation should be canceled and the fine was deposited with the city, the city shall promptly refund the amount of the deposited fine. The recipient of the administrative citation shall be served with a copy of the hearing officer's written decision. The employment, performance evaluation, compensation and benefits of the hearing officer shall not be directly or indirectly conditioned upon the number of administrative citation fines upheld by the hearing officer.

D. Recovery of Administrative Fines and Costs

Administrative citation fines which are not paid within ten days of the date the citation is served, or, where an administrative hearing is held, within ten days of the date the hearing

officer mails the written decision upholding the citation, shall be subject to late payment penalties and administrative fees charged to cover the costs incurred by the city in enforcing the provisions of the chapter. The city may collect any past due administrative citation fine, late penalty, or administrative fee by use of all available legal means.

E. Administrative Citation Remedy Not Exclusive

The administrative citation remedy provided in this chapter is in addition to any existing remedy authorized by law, and is not to be construed as superseding or limiting any other remedies, civil or criminal. The administrative remedy herein provided shall be cumulative and not exclusive.

F. Right to Judicial Review

Any person aggrieved by an administrative decision of a hearing officer with respect to an administrative citation may obtain judicial review by filing an appeal within twenty days after the mailing or personal delivery of the hearing officer's final decision. The procedure for appeal of the hearing officer's decision shall be as provided in California Government Code section 53069.4

SECTION VII – SAFETY

A. SB 296

In 2021 the State Legislature found and declared in SB 296 (adding section 829.7 to the California Penal Code) that code compliance officers are disproportionately at risk for threat, assault, injury and homicide due to the nature of their obligations. The new safety standards contained within this section place emphasis on situational awareness, avoiding conflict, and communication. This section also identifies training resources that help achieve safe outcomes. SB 296 permits jurisdictions to retain the control to design and implement training and safety protocols consistent with the dynamics and needs of their own community and the following subsections fulfill the City's obligations.

B. Expectations

1. The safety and welfare of personnel is extremely important and a high priority for management and supervision. You are never expected to knowingly put yourself into dangerous or harmful situations.
2. Code Compliance Officers are expected to act in a professional manner when dealing with the public; however, if they are dealing with hostile individuals, officers are expected to avoid confrontation and remove themselves from the situation as quickly and safely as possible.
3. Many potential safety issues can be avoided by following these techniques:
 - a. Reviewing prior cases to determine any potential safety hazards or potential hostile individuals.
 - b. Becoming familiar with the geographical area of the complaint, prior to initial contact.
 - c. Speaking with others who investigated previous complaints.
 - d. Having additional resources available, such as a second Code Compliance Officer, a supervisor, law enforcement or animal control when warranted.

4. Supervisors will be made aware of all potentially harmful situations, prior to any initial contact, in order to develop strategies to best address those hazards.
5. A Code Compliance Officer shall not utilize their personal vehicle in the performance of job duties when an agency-provided vehicle is available for the Code Compliance Officer's use.

C. Communications

Code Compliance Officers may communicate with the public and provide verbal instructions related to potential violations. However, after a written warning is issued, all following verbal correspondence, shall be documented in the form of e-mails, additional warnings, citations, internal memorandums, or written letter.

D. Hostile Encounters

Code Compliance Officers will exercise good judgment at all times. The ability to leave a location prior to any confrontation taking place is the best course of action. A Code Compliance Officer shall not initiate physical force to halt, restrain or attempt to physically engage a code violator. If a compliance officer is threatened by hostile or aggressive behavior or with bodily harm during the course of performing his or her duties, the compliance officer shall leave the scene immediately, retreat to a safe place, contact the El Cajon Police Department, contact his or her immediate supervisor, and document the incident as part of the code case file.

If there is or has been past aggressiveness or hostility related to the site of a violation, the Code Compliance officer shall not attempt to personally deliver notices and/or citations without the presence of a Police Officer. Otherwise, the Code Compliance Officer may deliver notices and/or citations by way of mail as specified in this manual.

D. Entry Upon Private Property

No Code Compliance Officer shall enter upon private property except in an attempt to contact the owner or occupant of the property or to post or deliver a notice and/or citation. The Code Compliance Officer may access the property with the consent of the property owner or occupant or with an inspection warrant issued by the court.

E. Training

1. Continual training is essential for Code Compliance staff to maintain the skills required for their individual positions. All Code Compliance staff will receive initial training essential to perform their duties. This will be on-the-job training provided by supervisors and experienced staff. All Code Compliance Officers are required to successfully complete the peace officer introductory training course prescribed by the Commission on Peace Officer Standards and Training as set out in California Penal Code section 832. The initial 40-hour course shall be completed within one year of their date of hire as a code compliance officer. Furthermore, the Community Development Department encourages Code Compliance staff to attend training opportunities provided by the California Association of Code Enforcement Officers (CACEO) and become Certified Code Enforcement Officers.
2. Additional Resources
 - a. California Association of Code Enforcement Officers: <https://www.caceo.us/>
 - b. Code Enforcement Officer Safety Foundation:
<https://www.codeofficersafety.org/training>

SECTION VIII – OTHER PROCEDURES

A. Release of Information

In order to preserve effectiveness and not jeopardize investigative activities and to protect the privacy of residents, the following procedures apply to the release of information, once a case file is created:

1. Except in accordance with the direction of the City Attorney or to comply with a subpoena, the City shall not disclose:
 - a. That a complaint about a particular incident has been filed,
 - b. The fact that a case is pending, or
 - c. That a particular complaint is under investigation.
2. The City shall advise the complaining party that the complaint has been received and is under investigation.
3. Upon request, in accordance with the Public Records Act, the City shall disclose:
 - a. The date on which a citation has been set for court trial,
 - b. The date which has been set for a hearing before a Hearing Officer,
 - c. The fact that a civil lawsuit has been filed and served.
4. Upon the closing of a case initiated by a private party's complaint, the complainant will be advised of the result, if so requested by the complainant.
5. Any information developed during the investigation shall be released only to City personnel actively and directly involved in the enforcement action.

B. Retributive Complaints

In instances when a complaint is filed, found to be valid, and a warning is issued, the Code Compliance Officer shall not act on any retributive complaints (unless the retributive complaint is found to be an immediate safety issue) from the Responsible Party until the original violation is corrected.

C. Excessive Complaints

The purpose of this section is to address situations where one individual or group inappropriately use the Code Complaint system. As an example, a single complaint expands into multiple complaints to address a priority issue area for the individual or group.

The City has limited resources, in both staffing and funding, to manage complaints and code violations. The City has the right to choose how to best use these resources in a fashion that prudently utilizes taxpayer resources. In instances of multiple complaints from an individual or group addressing a single issue, the City may choose to address one complaint at a time, rather than responding to all of the complaints simultaneously. As an example, if a single complainant reports fence height violations at 10 different properties, the enforcement officer may process the 10 complaints over a 60-day period, rather than addressing all of the complaints within 72 hours.

The City does not intend to ignore complaints; staff will continue to take the appropriate enforcement action when a legitimate City Code violation exists. Depending on the nature of the Code violation and the impact the Code violation has on the health, welfare and safety of the City and its residents, the City staff will prioritize the list of pending complaints it receives.

D. Repeat / Recurring Violations

The Repeat / Recurring Violation process is designed to provide resolution through an expedited enforcement / compliance mechanism for responsible parties who repeatedly violate City ordinances and who have demonstrated an inability, or unwillingness, to responsibly maintain their property. Repeat / Recurring violators are deemed to be those properties that receive more than two written warnings within a six month period.

In instances of a repeat /reoccurring violation, the Code Compliance Officer is not required to send additional courtesy notice(s) and may proceed directly to citations.

**CITY OF EL CAJON**
 200 Civic Center Way
 El Cajon, CA 92020

Citation No. _____

Case No. _____

- ☐
- Code Compliance
-
- ☐
- Storm Water
-
- ☐
- Fire Department
-
- ☐
- Building Safety

ADMINISTRATIVE CITATION

☐ **1st CITATION**

\$100 per day per violation

☐ **3rd CITATION**

\$500 per day per violation

☐ **2nd CITATION**

\$200 per day per violation

☐ **4th CITATION**

\$1,000 per day per violation

CORRECTION OF THE VIOLATION(S) LISTED BELOW MUST BE COMPLETED BY: _____

CITATION FINE OF \$_____ PER DAY IS ASSESSED UNTIL COMPLIANCE. IF THE VIOLATION(S) ARE NOT CORRECTED BY THE COMPLIANCE DATE THE FINE WILL BE \$_____.
 PAYMENT DOES NOT EXCUSE CORRECTION OF THE VIOLATION(S).

FINES WILL BE ISSUED PER DAY, PER VIOLATION UNTIL COMPLIANCE IS MET. IF YOU FAIL TO CORRECT THE VIOLATION(S) BY THE ABOVE DATE, THE NEXT LEVEL OF CITATION MAY BE ISSUED.

PERSON CITED

Name _____

Mailing Address _____

City / State _____

Zip Code _____

Violation Address _____

- ☐
- Property Owner
- ☐
- Tenant
-
- ☐
- Business Owner
- ☐
- Other

Business Name _____

Assessor's Parcel Number _____

Code Section(s) Violated**Date of Violation****Description of Violation**

Correction(s) Required

☐ See attached for additional violations, fines summary, and/or corrections required

Issuing Officer: _____ Phone: 619 _____ Date Issued: _____

 Signature of Person Cited: _____
(Signing this citation acknowledges receipt only, and is not an admission of guilt)

 Citation Served: ☐ In person to: _____ ☐ By Mail ☐ Posted on Property ☐ Other _____
Summary of Citations Issued

Citation No.	Citation Level	Date Issued	Date Inspected

SEE REVERSE SIDE FOR PAYMENT INFORMATION, APPEAL RIGHTS AND OTHER IMPORTANT INFORMATION

ADMINISTRATIVE CITATIONS

City of El Cajon Municipal Code Chapter 1.14 provides for the issuance of administrative citations for violations of the Municipal Code. There are four levels of citations that may be issued progressively for a violation. The fine amounts for a violation of the same Municipal Code section are as follows: (1) \$100 for a first violation; (2) \$200 for a second violation; (3) \$500 for a third violation and (4) \$1,000 for a fourth violation. **Pursuant to El Cajon Municipal Code section 1.14.070, these fines are calculated per day, per violation and are cumulative. There is no fine for the issuance of a Warning.**

IF YOU FAIL TO PAY A FINE

The amount of the assessed fine is shown on the administrative citation. If you fail to pay the fine assessed by the citation or request an administrative hearing within the time specified on the citation, the City may pursue any legal remedy to collect such amounts including, but not limited to filing a Small Claims action. In addition, the City has the authority under Section 1.14.130 of the El Cajon Municipal Code to recover all costs incurred to collect administrative citation fines.

IF YOU FAIL TO CORRECT VIOLATIONS

There are numerous enforcement options that the City may use to encourage correction of Municipal Code violations. These options include, but are not limited to, civil penalties, abatement, criminal prosecution, civil litigation, recording a notice of the violation with the County Recorder, and forfeiture of certain State tax benefits for substandard residential rental property. These options empower the City to collect fines and penalties, demolish structures or make necessary repairs at the property owner's expense, and incarcerate violators. Any of these options or others that are available to the City may be used to gain compliance.

HOW TO PAY A FINE

The amount of the fine is shown on the administrative citation. Payment of the fine may be personal check, cashier's check or money order, and made payable to the "City of El Cajon". Please include the administrative citation number on the front of the check or money order. You may mail your payment to or pay in person at the following address:

City of El Cajon
Attn: Finance Department
200 Civic Center Way
El Cajon, CA 92020

If the fine is not paid by the date shown on the administrative citation, or you do not file a request for an administrative hearing in accordance with instructions given below, you will receive an invoice from the City. Please follow the instructions on the invoice to ensure proper processing of your payment. If you do not pay the fine amount by the indicated due date, additional penalties will apply. **Payment of the fine does not excuse the failure to correct the violation, nor shall it bar further enforcement by the City.**

RIGHT TO REQUEST AN ADMINISTRATIVE HEARING

You have the right to request a hearing on the administrative citation. A request for an administrative hearing must be filed within ten calendar days from the date the administrative citation is served. The request must be made on a "Request for Appeal Hearing" form and must include a deposit of the full amount of the fine. If you do not deposit the full amount of the fine, the request will not be processed and you may lose your right to an administrative hearing. If you have a financial hardship (as determined by the City Manager), you may request the deposit be deferred. To request a deferral you must complete a "Request for Temporary Deferral of an Administrative Citation Fine". Forms to request an administrative hearing and/or request deferral of the fine deposit may be obtained from the issuing department, or from the City's website at: <http://www.elcajon.gov>.

FAILURE TO PROPERLY FILE A WRITTEN APPEAL WITHIN TEN CALENDAR DAYS FROM THE DATE THE ADMINISTRATIVE CITATION IS SERVED SHALL CONSTITUTE A WAIVER OF THE RIGHT TO AN ADMINISTRATIVE HEARING AND ADJUDICATION OF THE CITATION, AND WILL ALSO CONSTITUTE A WAIVER OF THE RIGHT TO CONTEST ANY PORTION OF THE TOTAL AMOUNT OF THE FINE.



City of El Cajon
200 Civic Center Way
El Cajon CA 92020
619-441-1742

CONTRACT/AGREEMENT TO RESOLVE A VIOLATION

Name: _____

Address of Violation: _____

Phone number: _____ Email address: _____

Mailing Address (if different) _____

Violation of Code (see Citation) _____

Please state the steps necessary to resolve the violation and timeframe to complete each step:

Example:

Step 1: Sign contract with architect and submit contract to City – 2 weeks (DATE)

Step 2: Architect prepares plans – 4 weeks (DATE)

Step 3: Submit plans to City for plan check – 1 week (DATE)

Step 4: Permit Issuance – 6 weeks (DATE)

Step 5: Complete construction/inspection process – 8 weeks (DATE)

Step 6: Violation Resolved – 1 week (DATE)

Appellant's Statement

I declare under penalty of perjury that the facts stated are true and correct to the best of my knowledge and that I understand and acknowledge that failure to meet the timelines specified above will result in a monetary citation.

 Signature

 Date

OFFICIAL USE ONLY

Received on: _____
 Date

Within Deadline? _____
 Yes or No

Completed form? _____
 Yes or No



City of El Cajon

Community Development Department
ADMINISTRATIVE CITATION
Request for Appeal Hearing

Citation #: _____
 Name (Appellant): _____
 Address: _____
 Phone: _____ Email: _____
 Address of Violation: _____

ALL PENALTY AMOUNTS MUST ACCOMPANY THIS APPEAL. ALL APPEALS MUST BE FILED WITHIN (10) CALENDAR DAYS FROM THE ISSUANCE DATE OF THE CITATION. PLEASE SUPPLY TWO SETS OF DOCUMENTS TO SUPPORT YOUR CLAIM, SUCH AS PHOTOS, DIAGRAMS, COPIES OF PERMITS, AND TESTIMONY OF WITNESSES.

Amount Enclosed: \$ _____ ☐ Check ☐ Money Order ☐ Cash

REASON(S) FOR APPEAL:

You are entitled to have legal representation at the Appeal Hearing.

Will you have an attorney present? ☐ Yes ☐ No

Number of witnesses to appear at the hearing on your behalf: _____

I declare under penalty of perjury that the foregoing statement and information provided by me is correct.

Signature (Appellant): _____

Appellant will be notified of time, date and location of the hearing by first class mail. Please mail appeal, supporting documentation, and payment to:

City of El Cajon
 Department of Community Development
 200 Civic Center Way
 El Cajon, CA 92020

City Staff Use Only

Received By: _____	Date Appeal Received: _____
Received Via: ☐ Mail ☐ Personal Delivery ☐ Other: _____	



City of El Cajon

Community Development Department
Request for Temporary Deferral of an Administrative Citation Fine

Name (Appellant): _____ Citation #: _____

Address: _____

Phone: _____ Email: _____

I hereby request a temporary deferral of the required fine amount and/or a payment schedule, and that the City of El Cajon proceed with the review process on Citation # _____ for the following reasons: _____

Please complete the following:

1. EMPLOYMENT

- ☐ Employed
 ☐ Full-time
 ☐ Part-time
☐ Unemployed
☐ Disabled
☐ Student
☐ Homemaker
☐ Military
☐ Other

2. SUPPORTED BY

- ☐ Self
☐ Spouse
☐ Parents
☐ Welfare
☐ S.S.I.
☐ A.F.D.C.
☐ Unemployed
☐ Other _____

3. PERSONS SUPPORTED

- ☐ Self
☐ Spouse
☐ Children # _____
☐ Other _____
 Total _____

4. Your NET MONTHLY INCOME (take home pay, welfare, etc.) \$ _____

5. If unemployed, months of unemployment _____ Occupation _____

6. ASSETS (Value)

Motor Vehicles(s) \$ _____
 Home \$ _____
 Property \$ _____
 Savings Account(s) \$ _____
 Checking Account(s) \$ _____
 Cash on Hand \$ _____
 All Other \$ _____
 TOTAL ASSETS \$ _____

7. MONTHLY EXPENSES

Rent/Mortgage \$ _____
 Utilities \$ _____
 Loans/Credit Cards \$ _____
 Food/Clothing \$ _____
 Transportation \$ _____
 Medical/Dental \$ _____
 Child Support \$ _____
 All Other \$ _____
 TOTAL EXPENSES \$ _____

8. If a fine is imposed, how much could you afford to pay each month? \$ _____ (a minimum of \$25 a month is required)

I declare under penalty of perjury that the foregoing statement and information provided by me is correct.

Signature (Appellant): _____ Date: _____

City Staff Use OnlyRequest: ☐ Granted ☐ Denied

Authorized Signature: _____

Date: _____

Code Enforcement Work Program		
Goals:	1. Define expectations related to the Code Compliance Manual 2. Increase independence of the Code Compliance Officer 3. Reduce backlog of “on hold” Code Enforcement cases	
Actions	Objectives	Measurements
Complete contracts for all warnings that will not be resolved in 14 days	Identify steps and deadlines to resolve contract cases	Independently monitor and advise responsible person of deadlines 72 hours prior to expiration
Set reminders in Outlook for contract deadlines	Independently manage open cases	No cold cases that do not have a pending deadline (after all contracts have been created)
Proactive site visits and contacts	Reduce the backlog of “on hold” cases through proactive contacts	Seek to have no more than 50 open code cases per week
Schedule a periodic Friday, Saturday, or Sunday work day quarterly	Reduce weekend code violations	Measure, track, and reduce weekend code violations
Follow the warning and citation process in the Manual	Reduce questions for when to issue a citation	No cold cases; issue citations for missed contract deadlines

City Council
Agenda Report
Agenda Item 11.

DATE: 08/11/2026
TO: Honorable Mayor and City Councilmembers
FROM: Ryan Villegas, Senior Management Analyst
SUBJECT: Complimentary Ticket Distribution for Passes to The Magnolia

RECOMMENDATION:

That the City Council receives the report and provides feedback on potential updates to City Council Policy A-28.

BACKGROUND:

At the 2026 Goal Setting Workshop, the City Council established a goal of exploring a possible program for distributing complimentary tickets to residents and businesses of the City.

City Council Policy A-28 governs the distribution of tickets and passes that are received by the City from contractors, vendors, venue operators, or other third parties. This policy, which conforms to the Fair Political Practices Commission (FPPC) Section 18944.1, was adopted in the early 2000s as it related to the East County Performing Arts Center and was revised in 2019 in anticipation of the opening of The Magnolia. A-28 states that complimentary tickets may be distributed by the City Manager, or designee, for several specific governmental purposes, including economic development, community outreach, promotion of City programs and events, engagement with community stakeholders, employee morale and retention efforts, and other City public and governmental purposes.

Under the City of El Cajon's agreement with Live Nation, the City is entitled to receive a maximum of 300 complimentary tickets to The Magnolia each year to any Live Nation-sponsored event, with no more than 10 tickets for each single event. This policy does not apply to rental events at the space —over the past two years, approximately 30 percent of the events were non-Live Nation sponsored (a total of 50 events).

Currently, complimentary tickets are distributed in the following ways:

1. City offers pairs of tickets, provided by The Magnolia management, to City events for giveaways to help promote the venue. In the past, these events have included American on Main Street, Hauntfest, and Concerts in the Park;
2. City has offered tickets to Downtown El Cajon Business Partners, which they have raffled at their events and held contests on their social media accounts to the public; and
3. As an effort to support employee morale, an employee raffle is conducted every other month in which employees may enter for an opportunity to receive two complimentary tickets to any Live Nation-sponsored event.

These practices all conform with City Council Policy A-28.

Staff researched various cities to compare ticket distribution practices to venues within their cities. These examples include:

Pasadena — The City of Pasadena utilizes a resident-focused distribution model for Rose Bowl Game tickets on New Year's Day. Tickets are provided to Councilmembers, who typically conduct district-based raffles for residents within their respective districts, who are required to verify residency. This approach provides residents access to the tickets through a lottery-style distribution for this single event.

Anaheim — Anaheim utilizes complimentary tickets as a community engagement and recognition tool. Tickets may be distributed by Councilmembers to neighborhood leaders, volunteers, community organizations, and participants in City-sponsored programs to support civic involvement and recognize contributions to the community. This approach focuses on advancing a public purpose through outreach, appreciation, and community partnership efforts.

Chula Vista — The City of Chula Vista allocates complimentary event tickets to community serving non-profit organizations rather than directly to elected officials or the general public. Of the 12 pairs received for each event at the Amphitheatre, one pair is provided to each of the four affiliated non-profit organizations: the Police Foundation, Firefighters Foundation, Library Foundation, and Animal Care Foundation. The remaining two pairs are distributed to other non-profit organizations located within the City on a rotating basis. Recipient organizations may use the tickets for fundraising activities, volunteer recognition, donor appreciation, or other community-benefit purposes. This approach utilizes non-profit partnerships to maximize the community benefit derived from the tickets.

Staff found examples in other cities that also rely on local non-profits to distribute tickets to communities in need and for fundraising strategies.

As demonstrated in the examples above, local agencies utilize a variety of approaches to distribute complimentary event tickets:

- Resident raffles,
- Community recognition programs, and
- Partnerships with non-profit organizations.

CONCLUSION:

While the specific distribution methods vary, each program is in conformance with FPPC regulations and is structured to advance a public purpose and provide a community benefit. Staff seeks direction from the City Council on whether it wishes to modify the existing distribution policy. If it wishes to distribute tickets more broadly, staff seeks City Council input on evaluating a potential ticket distribution program, which would determine whether a formal policy update to A-28 would be appropriate to guide future distributions. With that direction, staff can return with a policy, along with any direct or indirect costs of operating the distribution program.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

This is an informational item being considered by the City Council. Therefore, it is exempt from the California Environmental Quality Act (CEQA) because it is not a “project” under Section 15378(b)(5) of the State CEQA Guidelines. Future actions directed by the City Council will be assessed in accordance with CEQA.

FISCAL IMPACT:

No fiscal impact.

Prepared By: Ryan Villegas, Senior Management Analyst

Reviewed By: N/A

Approved By: Graham Mitchell, City Manager

Attachments

City Council Policy A-28

CITY OF EL CAJON

CITY COUNCIL POLICY

SUBJECT: DISTRIBUTION OF CITY TICKETS AND PASSES

POLICY

A-28

REFERENCE: Adopted 5/26/09
Revised 9/10/19

EFFECTIVE
9/10/19

PAGE
1 of 4

PURPOSE

To ensure that all tickets or passes to entertainment events, received by the City and provided by City contractors, vendors, or other third parties, are distributed to City officials in furtherance of governmental and/or public purposes.

BACKGROUND

Title 2 California Code of Regulations section 18944.1 is a part of the regulations promulgated by the Fair Political Practices Commission for the Political Reform Act (the "Act"), and applies to the City of El Cajon, and its public officials. The Act requires that public officials (as defined in the Act) comply with the City's conflict of interest code, as well as the Act and the regulations found in Title 2.

Section 18944.1 establishes the circumstances under which the receipt of tickets and passes by a public official would need to be disclosed by the City and the circumstances under which they would be distributed to public officials and not trigger disclosure requirements for the purposes of the public official's Statement of Economic Interests (the "Form 700"). In many cases the use of the tickets or passes for entertainment events, received by the City and distributed to City officials, further the City's governmental and public purposes, in which cases the receipt of the tickets or passes by the officials should not be deemed receipt of gifts on the part of the officials. Section 18944.1 requires, among other things, that if the tickets or passes are not to be considered gifts to City officials, they must be distributed in accordance with a written policy that has been adopted by the City Council.

POLICY

The City Manager, or a person designated by the City Manager, shall be responsible for the implementation of distribution of tickets or passes to entertainment events acquired by, or otherwise provided to, the City, and thereafter provided to City officials and employees, and to distribute tickets and passes pursuant to the following policy:

1. Limitation. This Policy shall only apply to the City's distribution of tickets and/or passes to a public official or at the request of a public official, for which no consideration of equal or greater value is provided by the public official. Consideration of equal or greater value shall be presumed if the tickets and/or passes are distributed pursuant to this policy.
2. Disproportionate Use of Tickets or Passes. The distribution of tickets or passes pursuant to this policy shall ensure no disproportionate use of tickets or passes occurs by any single public employee of the City of El Cajon, including the chief administrative officer, political appointee, elected official, or department head.

**CITY OF EL CAJON
CITY COUNCIL POLICY**

SUBJECT: DISTRIBUTION OF CITY TICKETS AND PASSES

POLICY

A-28

REFERENCE: Adopted 5/26/09
Revised 9/10/19

EFFECTIVE
9/10/19

PAGE
2 of 4

3. Official Duties; Ceremonial Roles. Tickets provided to public officials as part of their official duties, or tickets provided so that the public official may perform a ceremonial role or function on behalf of the City shall not be subject to this Tickets and Passes Distribution Policy. These tickets are exempt from any disclosure or reporting requirements.
4. Public Purpose. The City shall only provide a ticket and/or pass to or at the request of a public official, under any of the following City public and governmental purposes:
- a. Promotion of local and regional businesses, economic development and tourism activities within the City, including conventions and conferences.
 - b. Promotion of City-controlled or sponsored events, activities, or programs.
 - c. Promotion of community programs and resources available to City residents, including nonprofit organizations and youth programs.
 - d. Marketing promotions highlighting the achievements of local residents and businesses.
 - e. Promotion and marketing of private facilities available for City resident use, including charitable and nonprofit facilities.
 - f. Promotion of public facilities available for City resident use.
 - g. Promotion of City growth and development, including economic development and job creation opportunities.
 - h. Promotion of City landmarks and/or community events.
 - i. Promotion of special events in accordance with any City contract.
 - j. Exchange programs with foreign officials and dignitaries.
 - k. Promotion of City recognition, visibility, and/or profile on a local, state, national or worldwide scale.
 - l. Promotion of open government by public official appearances, participation and/or availability at business or community events.

**CITY OF EL CAJON
CITY COUNCIL POLICY**

SUBJECT: DISTRIBUTION OF CITY TICKETS AND PASSES		POLICY A-28
REFERENCE: Adopted 5/26/09 Revised 9/10/19	EFFECTIVE 9/10/19	PAGE 3 of 4

- m. Sponsorship agreements involving private events where the City specifically seeks to enhance the City's reputation both locally and regionally by serving as hosts providing the necessary opportunities to meet and greet visitors, dignitaries, and residents.
 - n. All written contracts where the City as a form of consideration has required that a certain number of tickets or suites be made available for City use.
 - o. Employment retention programs, such as drawings or raffles, which aim to support overall employee morale.
 - p. Special outreach programs for veterans, teachers, emergency services, medical personnel, and other civil service occupations.
 - q. Spouses of or immediate dependents of public officials in order to accompany him or her to any of the items listed above.
 - r. For the oversight or inspection of facilities, which shall be subject to a report stating findings and recommendations.
 - s. Any purpose similar to above included in any City contract.
5. City Manager. The City delegates the authority to distribute any tickets and/or passes in accordance with this policy to the City Manager or his or her designee. In such case, where the City Manager desires to obtain a ticket or pass, the City Council authorizes the City Manager to exercise the City's sole discretion in determining whether the City Manager's use or behest of tickets and/or passes is in accordance to the terms of this policy.
6. Transfer Prohibition. The transfer by any public official of any tickets and/or passes distributed pursuant to this policy to any other person is prohibited, except:
- a. To members of the public official's immediate family for their personal use, for which the familial relationship must be identified.
 - i. Government Code Section 82029 has defined immediate family to mean spouse and dependent children.
 - b. To one guest, solely for their attendance of the event.

**CITY OF EL CAJON
CITY COUNCIL POLICY**

SUBJECT: DISTRIBUTION OF CITY TICKETS AND PASSES

POLICY

A-28

REFERENCE: Adopted 5/26/09
Revised 9/10/19

EFFECTIVE
9/10/19

PAGE
4 of 4

7. Return of— or Reimbursement for Tickets and/or Passes. Any public official or any member of the public official's immediate family may return any ticket and/or pass unused to the City for redistribution pursuant to this policy. Under no circumstances may either the public official or a member of his or her immediate family sell or further transfer any ticket and/or pass provided under this policy.
8. Website Disclosure and Posting. The distribution of tickets or passes pursuant to this policy shall be posted on the City website in a prominent fashion within forty-five (45) days after the event and shall remain posted for a minimum of twelve (12) months. Any such posting shall use FPPC Form 802 and include all information as required under Section 18944.1 (d)(1), including the recipient(s) name and the fair value of the ticket or pass.
9. The Magnolia (Formerly East County Performing Arts Center). Tickets and/or passes received under the Agreement for The Magnolia between the City of El Cajon and Live Nation Worldwide, Inc. are subject to this policy.
 - a. At the City Manager's discretion, complimentary tickets to events at the Magnolia shall be distributed to City employees, City elected officials, local business people, economic development prospects, City commissioners, members of other government entities, or third parties in accordance with this policy.
 - i. Not all events will have available tickets.

City Council
Agenda Report
Agenda Item 12.

DATE: 08/11/2026
TO: Honorable Mayor and City Councilmembers
FROM: Mayor Wells
SUBJECT: Council Activity Report

RECOMMENDATION:

That the City Council accepts and files the following report of Council/Mayor activities attended during the current agenda period.

BACKGROUND:

Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body. This City Administrative Activity is not a project and therefore not subject to CEQA.

REPORT:

Since the last City Council meeting, I have attended the following events on behalf of the City of El Cajon:

July 7, 2026 - Meeting with Bob R., Christian Unified School District
July 13, 2026 - Meeting with San Diego Police Officers Association
July 21, 2026 - Republican Women's Association Meeting
August 3, 2026 - San Diego Rescue Mission Mayors Symposium
August 4, 2026 - Meeting with Pastor Mark H.
August 11, 2026 - City Council Meeting(s)

I am available to answer questions.

Submitted By: Bill Wells, Mayor

City Council
Agenda Report
Agenda Item 13.

DATE: 08/11/2026

TO: Honorable Mayor and City Councilmembers

FROM: Councilmember Goble

SUBJECT: COUNCILMEMBER STEVE GOBLE

MTS (Metropolitan Transit System Board); East County Advanced Water Purification JPA Board; Chamber of Commerce – Government Affairs Committee; SANDAG – Board of Directors – Alternate.

RECOMMENDATION:

That the City Council accepts and files the following report of Council/Mayor activities attended during the current agenda period.

BACKGROUND:

Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body. This City Administrative Activity is not a project and therefore not subject to CEQA.

REPORT:

Since the last City Council meeting, I have attended the following events on behalf of the City of El Cajon:

July 23, 2026 - Phone call with Nora H. re: Traffic
July 23, 2026 - Emails with Jeremy O. re: Waymo
July 23, 2026 - Emails with Assistant City Manager re: new pharmacy
July 29, 2026 - Sent letter to Caltrans re: I-8
July 30, 2026 - Emails with Nathan C. re: Parkway Plaza
July 30, 2026 - MTS Board Meeting
July 31, 2026 - On-site visit with HOA President re: Parking Issues
August 4, 2026 - Waymo Meeting
August 4, 2026 - National Night Out Event
August 10, 2026 - Meeting with City Manager
August 11, 2026 - City Council Meeting(s)

I am available to answer questions.

Submitted By: Steve Goble, Councilmember

City Council
Agenda Report
Agenda Item 14.

DATE: 08/11/2026

TO: Honorable Mayor and City Councilmembers

FROM: Councilmember Kendrick

SUBJECT: COUNCILMEMBER GARY KENDRICK

METRO Commission/Wastewater JPA; Heartland Communications;
Heartland Fire Training JPA.

RECOMMENDATION:

That the City Council accepts and files the following report of Council/Mayor activities attended during the current agenda period.

BACKGROUND:

Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body. This City Administrative Activity is not a project and therefore not subject to CEQA.

REPORT:

Since the last City Council meeting, I have attended the following events on behalf of the City of El Cajon:

Nothing to report.

I am available to answer questions.

Submitted By: Gary Kendrick, Councilmember

City Council
Agenda Report
Agenda Item 15.

DATE: 08/11/2026

TO: Honorable Mayor and City Councilmembers

FROM: Deputy Mayor Metschel

SUBJECT: DEPUTY MAYOR MICHELLE METSCHEL

Harry Griffen Park Joint Steering Committee; METRO
Commission/Wastewater JPA – Alternate; Heartland Communications –
Alternate; Heartland Fire Training JPA – Alternate.

RECOMMENDATION:

That the City Council accepts and files the following report of Council/Mayor activities attended during the current agenda period.

BACKGROUND:

Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body. This City Administrative Activity is not a project and therefore not subject to CEQA.

REPORT:

Since the last City Council meeting, I have attended the following events on behalf of the City of El Cajon:

August 6, 2026 - Metro Wastewater JPA Meeting
August 11, 2026 - City Council Meeting(s)

I am available to answer questions.

Submitted By: Michelle Metschel, Deputy Mayor

City Council
Agenda Report
Agenda Item 16.

DATE: 08/11/2026

TO: Honorable Mayor and City Councilmembers

FROM: Councilmember Ortiz

SUBJECT: COUNCILMEMBER PHIL ORTIZ

League of California Cities, San Diego Division; East County Economic Development Council; MTS (Metropolitan Transit System Board) – Alternate; East County Advanced Water Purification JPA Board – Alternate; Chamber of Commerce – Government Affairs Committee – Alternate; SANDAG – Board of Directors – Alternate.

RECOMMENDATION:

That the City Council accepts and files the following report of Council/Mayor activities attended during the current agenda period.

BACKGROUND:

Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body. This City Administrative Activity is not a project and therefore not subject to CEQA.

REPORT:

Since the last City Council meeting, I have attended the following events on behalf of the City of El Cajon:

August 11, 2026 - ECEDC Gillespie Field Committee Meeting

August 11, 2026 - City Council Meeting(s)

I am available to answer questions.

Submitted By: Phil Ortiz, Councilmember
