

**Minutes  
Santee City Council  
CDC Successor Agency  
Santee Public Financing Authority**

**Council Chamber – Building 2  
10601 Magnolia Avenue  
Santee, California  
November 8, 2017  
7:00 PM**

This Regular Meeting of the Santee City Council, the CDC Successor Agency and the Santee Public Financing Authority was called to order by Mayor/Agency Chair/Authority Chair John W. Minto at 7:05 p.m.

Council Members present were: Mayor/Agency Chair/Authority Chair John W. Minto, Vice Mayor/Agency Vice Chair/Authority Vice Chair Ronn Hall and Council/Agency/Authority Members Stephen Houlahan, Brian W. Jones and Rob McNelis.

Officers present were: City Manager/Agency Executive Director/Authority Secretary Marlene Best, City/Agency/Authority Attorney Shawn Hagerty and City Clerk/Agency Secretary Patsy Bell.

(Note: Hereinafter the titles Mayor, Vice Mayor, Council Member, City Manager, City Attorney and City Clerk shall be used to indicate Mayor/Agency Chair/Authority Chair, Vice Mayor/Agency Vice Chair/Authority Vice Chair, Council/Agency/Authority Member, City Manager/Agency Executive Director/Authority Secretary, City/Agency/Authority Attorney and City Clerk/Agency Secretary.)

The **INVOCATION** was given by Pastor Gary Lawton of Calvary Chapel Church of Santee and the **PLEDGE OF ALLEGIANCE** was led by incoming Sheriff's Captain Daniel Brislin.

**PROCLAMATION: Teacher of the Year – Kathryn Worley**

Mayor Minto presented the proclamation to West Hills High School's Kathryn Worley. Grossmont Union High School District's Human Resources Director Gary Schwartzwald was also in attendance and thanked the Council Members for their support and recognition.

**Added Items:**

With Council consensus, Mayor Minto presented Certificates of Recognition to outgoing Sheriff's Captain Hank Turner, who was promoted to Commander, and Lieutenant Anthony O'Boyle and thanked them for their service to the City. He introduced the incoming Sheriff's Captain Daniel Brislin and Lieutenant Chris Steffen.

Mayor Minto presented a proclamation, a bouquet of roses, a City seal crystal paperweight and an engraved pen to outgoing City Clerk Patsy Bell for her retirement after 31 years of outstanding service to the City and the Santee community. Each Council Member offered reflections and congratulations.

**ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA:** None

**1. CONSENT CALENDAR:**

- (A) Approval of reading by title only and waiver of reading in full of Ordinances and Resolutions on the agenda.
- (B) Approval of Meeting Minutes of the Santee City Council, the CDC Successor Agency and the Santee Public Financing Authority for the Regular Meetings of October 25, 2017.
- (C) Approval of Payment of Demands as presented.
- (D) Approval of the expenditure of \$63,469.24 for October 2017 legal services and related costs.
- (E) Adoption of a Resolution accepting the Citywide Pavement Repair and Rehabilitation Program 2017 (CIP 2017-05) as complete and directing the City Clerk to file a Notice of Completion. **(Reso 116-2017)**
- (F) Rejection of three (3) claims against the City by Regina Marahrens, Marvin Toma and Milagros Jacobs-Kleisli per Government Code Section 913.
- (G) Adoption of a Resolution awarding the Traffic Signal and Communication Systems Maintenance contract for the second half of Fiscal Year 2017-18 to Select Electric, Incorporated, authorizing the City Manager to execute the contract agreement in the pro-rated amount of \$46,408.50, authorizing the Director of Development Services to execute change orders in an amount not to exceed \$6,961.00, and approving a Categorical Exemption pursuant to the guidelines of the California Environmental Quality Act. **(Reso 117-2017)**
- (H) Approval of a Fifth Amendment to the Sports Park Maintenance and Operations Services Agreement with Sportsplex USA, authorizing the City Manager to execute said Fifth Amendment and authorizing any security deposit funds be returned to Sportsplex.

**ACTION:** On motion of Council Member McNelis, seconded by Vice Mayor Hall, the Agenda and Consent Calendar were approved as presented with all voting aye.

2. **PUBLIC HEARINGS:** None

3. **ORDINANCES:** None

4. **CITY COUNCIL REPORTS:**

**(A) Appointment of a member of the City Council to the San Diego River Conservancy Governing Board. (Minto)**

Mayor Minto reported that with the adoption of Senate Bill 214, the number of voting members on the Governing Board of the San Diego River Conservancy (“Conservancy”) was increased from 11 to 15. The Conservancy is requesting Santee make an appointment to the Board before their January 2018 meeting. Mayor Minto nominated Council Member Jones because of his current and past involvement with the Conservancy.

Council Member McNelis nominated Council Member Houlahan, stating he would be a good fit for the Conservancy.

Council Member Jones stated that he has worked on San Diego River Conservancy initiatives in the past and would be honored to serve. Council Member Houlahan stated he was passionate about the San Diego River and would like to serve.

**ACTION:** After further discussion, on motion of Vice Mayor Hall, seconded by Mayor Minto, Council Member Jones was appointed to the Governing Board of the San Diego River Conservancy with all voting aye, except Council Member Houlahan who voted no.

**(B) Resolution agreeing to join Revitalize California Cities by and among municipalities and agencies within the State of California for the purpose of establishing a unified message to advocate for the return of key community and economic development tools that were lost with the dissolution of redevelopment. (Minto) (Reso 118-2017)**

Mayor Minto provided a brief report on Revitalize California Cities and answered Council’s questions regarding participation by other cities, how the funding will be used and the length of commitment.

**PUBLIC SPEAKER:** Jordan Marks of Revitalize California Cities spoke in support and answered Council’s questions.

**ACTION:** After discussion, on motion of Vice Mayor Hall, seconded by Council Member Jones, the Resolution appropriating \$5,000 from the General Fund reserve balance and authorizing Council and staff to participate in activities of the organization was adopted with all voting aye.

**5. CONTINUED BUSINESS:**

- (A) Second public workshop on beekeeping requirements in residential zones. (Continued from 9/6/17)**

**ENTERED INTO THE RECORD:**

Correspondence in support of the item received after issuance of the agenda was distributed.

Director of Development Services Kush introduced the item and Associate Planner Rios presented the staff report utilizing a PowerPoint presentation and answered questions from Council.

**PUBLIC SPEAKERS:**

In Support of beekeeping but not in support of minimum lot size:

- Mark Kukuchek, San Diego Beekeeping Society
- Lindsay Teunis
- Kelly Wright
- Rebecca Wolniewicz, San Diego Beekeeping Society

In Opposition:

- Jan Sherar

During discussion, staff answered Council's questions on topics such as minimum lot sizes, honey production, separation distances, the number of hives to allow, how a registration system might be implemented, bee aggression and safety for citizens with allergies.

**ACTION:** On motion of Council Member McNelis, seconded by Council Member Jones, staff was directed to make no changes to the Santee Municipal Code regarding beekeeping with all voting aye, except Mayor Minto and Council Member Houlahan who voted no.

**6. NEW BUSINESS:**

- (A) Consideration of an application for an amendment to the General Plan to change the land use designation from "Light Industrial (IL)" and "General Commercial (GC)" to "High Density Residential (R-22)" and to change the zone classification from "Light Industrial (IL)" and "General Commercial (GC)" to "High Density Residential (R-22)" of an undeveloped, 1.96-acre parcel on Rockvill Street. (APN: 384-470-09-00) Applicant: M. Grant Real Estate Incorporated**

Director of Development Services Kush introduced the item and Principal Planner O'Donnell presented the staff report utilizing a PowerPoint presentation and answered Council's questions.

**PUBLIC SPEAKER:** The applicant, Michael Grant, spoke regarding the proposed project to be used as housing for employees of Lantern Crest and he answered questions from Council.

During discussion, staff answered questions from Council regarding industrial activities in the area, land use compatibility and the merits of employee housing.

Council discussed the benefits of providing housing for employees of Lantern Crest but debated how that would be handled in the event of an employee being terminated. It was discussed that an occupancy rate be set for workforce housing and any other available units should be sold at market rate.

**ACTION:** No action taken.

- (B) Resolution authorizing an amendment to the professional services agreement with Dokken Engineering for “as needed” engineering services on the Mast Park Improvements Project and approving the acceleration of project funding for design. (Reso 119-2017)**

Director of Development Services Kush introduced the item and Principal Civil Engineer Schmitz presented a brief staff report.

**ACTION:** On motion of Council Member McNelis, seconded by Vice Mayor Hall, the Resolution authorizing the Director of Development Services to execute an amendment with Dokken Engineering in an amount not to exceed \$75,000.00 for a total contract of \$973,360.00 and approving the acceleration of project Park-in-Lieu funding from FY 2018-19 to FY 2017-18 in the amount of \$175,000.00 was adopted with all voting aye.

- (C) Resolution accelerating funding for the SR-67 / Woodside Avenue Interchange Improvement Project, CIP 2015-07. (Reso 120-2017)**

Director of Development Services Kush introduced the item and Principal Civil Engineer Schmitz presented a brief staff report.

**ACTION:** On motion of Council Member Houlahan, seconded by Council Member Jones, the Resolution accelerating \$98,000.00 in Regional Transportation Congestion Improvement Program project funding to FY 2017-18 for the SR-67 / Woodside Avenue Interchange Improvement project was adopted with all voting aye.

## **7. COMMUNICATION FROM THE PUBLIC:**

- (A) Aaron Townsend expressed concern regarding recreational vehicle parking in Santee.**

- (B) Jason Feyen spoke in opposition to the Village Run housing development.
- (C) Paulo Nulud of Senator Joel Anderson's office spoke regarding an upcoming event.
- (D) Ken Shibuya spoke in opposition to the Village Run housing development.
- (E) Tony Renna, San Diego River Park Foundation, asked the Council to help with a foul odor coming from the San Diego River.
- (F) Diana Seneca, representing West Hills High School, spoke regarding an upcoming comedy show.
- (G) Mike Root thanked the Council for addressing some of the vegetation issues at Sky Ranch but stated that more action is needed.

**8. CITY MANAGER REPORTS:**

City Manager Best reported on upcoming community events.

**9. CDC SUCCESSOR AGENCY:**

*(Note: Minutes appear as Item 1(B))*

**10. SANTEE PUBLIC FINANCING AUTHORITY:**

*(Note: Minutes appear as Item 1(B))*

**11. CITY ATTORNEY REPORTS: None**

Council Members recessed at 9:56 p.m. and convened in Closed Session at 10:02 p.m. with all Members present.

**12. CLOSED SESSION:**

**(A) CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION**

(Gov. Code section 54956.9)

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9: One case involving the California Voting Rights Act.

**(B) CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

(Gov. Code section 54956.8)

Property: Parcel 3 of Parcel Map 20177 located north of Town Center  
Parkway between Cuyamaca Street and Riverview Parkway in  
Santee, California (Theater Parcel)

City Negotiator: City Manager

Negotiating Parties: Cinemark USA, Inc. and Kimco Realty Corporation

Under Negotiation: Price and terms of payment

Council Members reconvened in Open Session at 11:10 p.m. with all Members present. Mayor Minto reported that Items 12(A) and 12(B) were discussed and direction was given to staff.

**13. ADJOURNMENT:**

There being no further business, the meeting was adjourned at 11:11 p.m.

Date Approved: December 13, 2017

/s/Sara Real

Sara Real, Deputy City Clerk/Deputy Agency Secretary  
and for Authority Secretary Marlene Best