

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

**Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
December 13, 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 Deputy City Clerk/Deputy Agency Secretary Sara Real.

(Note: Hereinafter the titles Mayor, Vice Mayor, Council Member, City Manager, City Attorney and Deputy 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 Deputy City Clerk/Deputy Agency Secretary.)

The **INVOCATION** was given by Pastor Christian DeMent of Santee United Methodist Church and the **PLEDGE OF ALLEGIANCE** was led by Ken Fox, Chairman of the Santee Park and Recreation Committee.

PROCLAMATION: Recognition of City employee Ed Ruiz retiring with 30 years of service to the City

Mayor Minto and Director of Community Services Maertz presented the Proclamation to Ed Ruiz and thanked him for 30 years of outstanding service to the City and the Community.

PRESENTATION: Recognition of Santana High School Academic League Varsity Team

Council Member Houlahan presented each team member and team coach with individual Certificates of Recognition.

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 November 8, 2017.
- (C) Approval of Payment of Demands as presented.
- (D) Approval of the expenditure of \$44,900.80 for November 2017 legal services and related costs.
- (E) Annual Presentation of Local Appointments List – Boards, Commissions and Committees.
- (F) Adoption of Resolutions approving reduced payment of Employer Paid Member Contributions for Miscellaneous and Fire Management Employee Groups and for Employer Pick Up as required by CalPERS and approving an amended salary schedule. (Resos 121-2017, 122-2017, 123-2017, 124-2017 & 125-2017)
- (G) Approval of a Professional Services Agreement with Daley & Heft, LLP for On-Call Legal Services related to Insurance Defense.
- (H) Authorization of a Professional Services Agreement with Fireworks & Stage FX America in an amount not to exceed \$23,500.00 and authorization for the City Manager to execute three optional one-year extensions.
- (I) Adoption of a Resolution accepting the Citywide Slurry Seal and Roadway Maintenance 2017 (CIP 2017-06) as complete. (Reso 126-2017)
- (J) Adoption of a Resolution approving the Final Map for the Las Olivitas Project (TM 2005-14) and authorizing the City Manager to execute the associated Subdivision Improvement Agreement. Location: 8850 Olive Lane. Applicant: New Pointe Investment 36, LLC. (Reso 127-2017)
- (K) Adoption of a Resolution authorizing the City Manager to apply for Housing Related Parks Program Funding, authorizing the expenditure of Grant Funds not to exceed \$321,431.00 and authorizing the City Manager to enter into a State of California Standard Agreement to secure the grant. (Reso 128-2017)

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

2. PUBLIC HEARINGS:

- (A) **Public Hearing for a Tentative Map (TM2015-4), Development Review Permit (DR2015-8), and Mitigated Negative Declaration (AEIS2015-14) and a Mitigation Monitoring and Reporting Program pursuant to the California Environmental Quality Act for 40 multi-family dwelling units, developed on a two-acre site located on the northeast corner of Buena Vista Avenue and Mission Greens Road, in the Medium-High Density Residential (R-14) Land Use Designation and Zone (APN 384-042-22-00 & 384-042-23-00). Applicant: Village Run Homes, LLC. (Resos 129-2017, 130-2017 & 131-2017)**

ENTERED INTO THE RECORD: Staff provided a replacement Resolution reflecting an update to condition 20. g. on page 13 of the Tentative Map Resolution and correspondence related to this item that was received after the issuance of the agenda.

The Public Hearing was opened at 7:31 p.m. Director of Development Services Kush introduced the item and Associate Planner Rios presented the staff report utilizing a PowerPoint presentation and answered Council's questions.

PUBLIC SPEAKERS:

In Opposition:

- Jason Feyen, who provided a handout to Council
- Ken Shibuya
- Norma James

During discussion, Council Members asked questions relating to parking and traffic mitigation.

ACTION: On motion of Council Member McNelis, seconded by Council Member Jones, the Public Hearing was closed at 8:21 p.m.; the Resolution finding that Tentative Map (TM2015-4) and Development Review Permit (DR2015-8) would not have a significant effect on the environment with mitigation, approving the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program as complete and in compliance with the provisions of the California Environmental Quality Act and authorizing the filing of a Notice of Determination; and the Resolutions approving the Tentative Map (TM2015-4) and Development Review Permit (DR2015-8) were adopted with all voting aye, except Vice Mayor Hall and Council Member Houlahan who voted no.

3. ORDINANCES: None

4. CITY COUNCIL REPORTS:

(A) Selection of Mayor Pro Tempore (Vice Mayor).

Mayor Minto presented the staff report. Before recommending the next Vice Mayor, Mayor Minto thanked outgoing Vice Mayor Hall for his past year of service as Vice Mayor.

ACTION: On motion of Vice Mayor Hall, seconded by Council Member Jones, Council Member McNelis was selected as the next Vice Mayor for a term beginning December 14, 2017, with all voting aye.

5. CONTINUED BUSINESS: None

6. NEW BUSINESS:

(A) Adoption of a Resolution appointing Peggy Johns as Interim City Clerk and approving the employment agreement. (Reso 132-2017)

Director of Human Resources and Risk Management Bishop presented the staff report.

ACTION: On motion of Council Member Jones, seconded by Vice Mayor Hall, the Resolution appointing Peggy Johns as Interim City Clerk and approving the employment agreement was adopted with all voting aye.

(B) Adoption of a Resolution appointing Linda Christensen as Interim Senior Management Analyst and approving the employment agreement. (Reso 133-2017)

Director of Community Services Maertz presented the staff report.

ACTION: On motion of Council Member Jones, seconded by Council Member McNelis, the Resolution appointing Linda Christensen as Senior Management Analyst and approving the employment agreement was adopted with all voting aye.

(C) Accept the donation of two Automated External Defibrillators (AED) from the Santee Firefighters Association.

Director of Community Services Maertz presented the staff report and Members of the Santee Firefighters Association presented a check to Special Events Supervisor Humphrey.

ACTION: On motion of Council Member McNelis, seconded by Vice Mayor Hall, the donation of two Automated External Defibrillators from the Santee Firefighters Association was accepted with all voting aye.

(D) Resolution authorizing an open market purchase of one new 2018 Braun North Star 171-3 Ambulance on a 2018 Ford E450 Chassis and the appropriation of funds. (Reso 134-2017)

Director of Fire and Life Safety Smith presented the staff report.

ACTION: On motion of Council Member McNelis, seconded by Vice Mayor Hall, the Resolution finding that open market purchasing is in the City's best interest and authorizing such purchase of one new 2018 Braun North Star 171-3 Ambulance on a 2018 Ford E-450 chassis from Braun Northwest, Incorporated, in the amount of \$211,501.46; and finding that open market purchases for select add-ons in the amount of \$10,373.64 is in the City's best interest and authorizing such purchasing; and authorizing the City Manager to approve additional expenditures for unforeseen changes in an amount not to exceed \$9,526.75 (5%); and authorizing the City Manager to execute all necessary documents; and appropriating \$231,401.85 from the Vehicle Replacement Fund available balance was adopted with all voting aye.

(E) Resolution awarding a contract to Dudek in the amount of \$245,353.50 for the Walker Preserve Restoration and Monitoring Design/Build Project RFP 17/18-40011. (Reso 135-2017)

ENTERED INTO THE RECORD: Staff provided an amended Resolution reflecting the correct amount for the contract award.

Director of Community Services Maertz presented the staff report utilizing a PowerPoint presentation and answered Council's questions.

PUBLIC SPEAKER:

In Support:

- Art Ballantyne, who provided a hand out to Council

ACTION: On motion of Council Member Jones, seconded by Council Member Houlahan, the Resolution awarding a contract to Dudek in the amount of \$245,353.50 for the Walker Preserve Restoration and Monitoring Design/Build Project RFP 17/18-40011 was adopted with all voting aye.

(F) Santee Hotel Market Analysis Presentation.

Economic Development Manager White presented the staff report and introduced Patrick Bursey from HVS Consulting and Valuation who presented an overview of the preliminary findings utilizing a PowerPoint presentation.

During discussion, Mr. Bursey answered Council's questions relating to potential site locations, planned attraction developments and what criteria developers look at when selecting a location to build a hotel.

PUBLIC SPEAKER:

- Art Ballantyne, who provided a handout to Council

7. COMMUNICATION FROM THE PUBLIC:

- (A) Dustin Webster expressed concern about an individual named Chris Browning that is often near Santana High School and asked Council to help address the issue.
- (B) Kris Haeusler asked Council to help the community with the issues they are having with Chris Browning.
- (C) Robert Dean Velasco updated Council about the Riverwalk Grill and plans he has for the future.
- (D) Bob Campbell talked about the activities of Chris Browning in the condo complex he lives in and asked for help.
- (E) Kenneth Rowlands talked about issues he and his family have had with Chris Browning.
- (F) Susan Tibbetts spoke about her history with Chris Browning and issues she has seen relating to him.
- (G) Hildy Straightiff expressed her concern about Chris Browning and issues she has had with him.
- (H) Mike Root spoke about fire hazard issues relating to vegetation growth at Sky Ranch.
- (I) Bill Halsey talked about his concern with Chris Browning.

Each Council Member thanked all members of the public for coming to speak, briefly talked about next steps that could address the concerns that were spoken about and asked that they keep calling the Sheriff when issues arise.

8. CITY MANAGER REPORTS:

City Manager Best thanked everyone for coming to speak, thanked outgoing Vice Mayor Hall for his service as Vice Mayor, and thanked staff for their work on the lobby window.

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 10:12 p.m. and convened in Closed Session at 10:18 p.m. with all Members present.

12. CLOSED SESSION:

(A) CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

(Gov. Code section 54956.9(d)(1))

Name of case: Ellis v. City of Santee (San Diego Superior Court Case No. 37-2016-00020416-CU-PO-CTL)

(B) CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

(Gov. Code section 54956.9(d)(2))

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

(C) CONFERENCE WITH LABOR NEGOTIATORS

(Gov. Code § 54957.6)

City designated representative: City Manager

Unrepresented employees: All unrepresented City executive employees

Council Members reconvened in Open Session at 10:58 p.m. with all Members present. Mayor Minto reported that for Item 12(A), direction was given to legal counsel including settlement authority, on Item 12(B), direction was given to legal counsel and on Item 12(C), direction was given to labor negotiator.

13. ADJOURNMENT:

There being no further business, the meeting was adjourned at 10:58 p.m.

Date Approved: January 10, 2018

/s/Sara Real

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