

**Minutes
Santee City Council
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
July 25, 2018**

This Regular Meeting of the Santee City Council was called to order by Mayor John W. Minto at 7:00 p.m.

ROLL CALL: Present: Mayor John W. Minto, Vice Mayor Rob McNelis and Council Members Ronn Hall, Stephen Houlahan and Brian W. Jones – 5.

Absent: None

Officers present: City Manager Marlene Best, City Attorney Shawn Hagerty and City Clerk Annette Ortiz.

The **INVOCATION** was given by Senior Pastor Todd Tolson of Riverview Community Church and the **PLEDGE OF ALLEGIANCE** was led by James Woodhead.

CONSENT CALENDAR:

AGENDA CHANGES:

City Clerk Ortiz reported that a revised Council Agenda Statement for Item 3 was provided on the dais to reflect a lower billing amount. She also reported that a speaker slip was submitted for Item 2.

- (1) **Approval of Meeting Minutes of the Santee City Council for the June 27, 2018 Regular and Special Meetings, and the July 11, 2018 Cancelled Meeting. (City Clerk – Ortiz)**
- (2) **Item removed for discussion.**
- (3) **Approval of the expenditure of \$91,319.32 for June 2018 legal services and related costs. (Revised) (Finance – McDermott)**
- (4) **Adoption of a Resolution authorizing the investment of monies in the Local Agency Investment Fund (LAIF). (Finance – McDermott) (Reso 079-2018)**
- (5) **Adoption of a Resolution levying special taxes to be collected during Fiscal Year 2018-19 to pay the annual cost of Municipal Maintenance Services within Community Facilities District No. 2015-1 (Municipal Maintenance Services) of the City of Santee. (Finance – McDermott) (Reso 080-2018)**

- (6) Adoption of a Resolution levying special taxes to be collected during Fiscal Year 2018-19 to pay costs related to the authorized public improvements within Community Facilities District No. 2017-1 (Weston Infrastructure) of the City of Santee. (Finance – McDermott) **(Reso 081-2018)**
- (7) Adoption of a Resolution levying special taxes to be collected during Fiscal Year 2018-19 to pay the annual cost of Municipal Services within Community Facilities District No. 2017-2 (Weston Municipal Services) of the City of Santee. (Finance – McDermott) **(Reso 082-2018)**
- (8) Adoption of a Resolution levying charges for Fire Suppression Service (“Fire Benefit Fee”) for Fiscal Year 2018-19. (Fire – Smith) **(Reso 083-2018)**
- (9) Second Reading and adoption of an Ordinance amending Title 17 (“Zoning Ordinance”) of the Santee Municipal Code to define “Micro-Brewery” and add “Micro-Breweries” as a permitted use in the General Commercial Zone, and approving an Exemption from the California Environmental Quality Act (CEQA) in accordance with Section 15305 of the CEQA Guidelines (Case File: ZOA 2018-2). (City Clerk – Ortiz) **(Ord 553)**
- (10) Adoption of a Resolution accepting the Magnolia Avenue Bridge Foundation Repairs Project (CIP 2018-16) as complete. (Development Services – Kush) **(Reso 084-2018)**
- (11) Adoption of a Resolution accepting the award of a State Transportation Planning Grant for the City of Santee Comprehensive Active Transportation Strategy and authorizing the City Manager to enter into agreements with Caltrans to receive the grant funding, appropriating grant funds in the amount of \$240,802.00 and appropriating \$31,198.00 in Traffic Mitigation Fees. (Development Services – Kush) **(Reso 085-2018)**
- (12) Adoption of a Resolution accepting the Citywide Crack Sealing Program 2018 Project (CIP 2018-14) as complete. (Development Services – Kush) **(Reso 086-2018)**
- (13) Adoption of a Resolution awarding the Design-Build Construction Contract for the Town Center Community Park HVAC Upgrades (CIP 2018-46) to Johnson Controls, Inc. for a total amount of \$27,593.00 and determining a Categorical Exemption pursuant to Section 15301(d) of the California Environmental Quality Act. (Development Services – Kush) **(Reso 087-2018)**

ACTION: Vice Mayor McNelis moved approval of the amended Consent Calendar.

Council Member Hall seconded the motion, which carried by unanimous vote – 5.

Item Removed from Consent Calendar:

- (2) **Approval of Payment of Demands as presented. (Finance – McDermott)**

PUBLIC SPEAKER: Michele Perchez questioned specific expenditures in the Payment of Demands.

City Manager Best provided an overview of how developer deposits are distributed.

ACTION: Vice Mayor McNelis moved approval of Item 2.

Council Member Hall seconded the motion, which carried by unanimous vote – 5.

PUBLIC HEARINGS:

- (14) **Public Hearing for the FY 2018-19 Town Center Landscape Maintenance District annual levy of assessments. (Finance – McDermott) (Reso 088-2018)**

The Public Hearing was opened at 7:12 p.m. Council Member Hall recused himself and left the dais.

Finance Manager Jennings provided an overview of the staff report.

ACTION: Council Member Houlahan moved approval of staff's recommendation.

Vice Mayor McNelis seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Vice Mayor McNelis and Council Members Houlahan and Jones – 4. Absent: Council Member Hall – 1.

The Public Hearing was closed at 7:14 p.m. and Council Member Hall returned to the dais.

- (15) **Public Hearing for the FY 2018-19 Santee Landscape Maintenance District annual levy of assessments. (Finance – McDermott) (Reso 089-2018)**

The Public Hearing was opened at 7:14 p.m. Vice Mayor McNelis recused himself and left the dais.

Finance Manager Jennings provided an overview of the staff report.

ACTION: Council Member Jones moved approval of staff's recommendation.

Council Member Hall seconded the motion, which carried by the following vote: Ayes: Mayor Minto and Council Members Hall, Houlahan and Jones – 4. Absent: Vice Mayor McNelis – 1.

The Public Hearing was closed at 7:15 p.m. and Vice Mayor McNelis returned to the dais.

(16) Public Hearing for the FY 2018-19 Santee Roadway Lighting District annual levy of assessments. (Finance – McDermott) (Reso 090-2018)

The Public Hearing was opened at 7:15 p.m.

Finance Manager Jennings provided an overview of the staff report.

ACTION: Council Member Houlahan moved approval of staff's recommendation.

Council Member Jones seconded the motion, which carried by unanimous vote – 5.

The Public Hearing was closed at 7:16 p.m.

NEW BUSINESS:

(17) Resolution awarding the construction contract for the Mission Gorge Road Median Installation Project (CIP 2015-13) and appropriating additional traffic mitigation fees. (Development Services – Kush) (Reso 091-2018)

Director of Development Services Kush introduced the item and Principal Civil Engineer Schmitz provided a brief PowerPoint presentation and answered Council's questions.

ACTION: After discussion, Council Member Hall moved approval of staff's recommendation.

Council Member Houlahan seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Vice Mayor McNelis and Council Members Hall and Houlahan – 4. Noes: Council Member Jones – 1.

Vice Mayor McNelis requested to reconsider the vote on Item 17. City Attorney Hagerty stated that there must be Council consensus to move to reconsider.

ACTION: Council Member Hall moved to reconsider Item 17.

Vice Mayor McNelis seconded the motion, which carried by unanimous vote – 5.

ACTION: Council Member Hall moved approval of staff's recommendation on Item 17.

Council Member Houlahan seconded the motion, which carried by the following vote: Mayor Minto and Council Members Hall and Houlahan – 3. Noes: Vice Mayor McNelis and Council Member Jones – 2.

(18) Establishment of a State Route 52 Coalition. (Mayor Minto)

Mayor Minto made comments regarding the history of State Route 52 (SR 52) and provided information regarding forming a Coalition. He expressed concern regarding traffic issues that affect all citizens of Santee.

City Manager Best discussed the details of forming a Coalition.

Director of Development Services Kush provided a presentation on the background of SR 52. Council discussion ensued regarding the growth of the City and the expansion of SR 52.

PUBLIC SPEAKERS:

- Zack Gianino spoke in support of the Coalition and inquired whether a member of the public would be part of the panel.
- Michele Perchez spoke in support of the Coalition.
- Mary Hyder inquired how long it would take to form the Coalition.

In response to the speakers, Mayor Minto explained the federal lobbyist element of the plan and how he envisions the panel coming together.

Further Council discussion ensued regarding contributions from developers, the re-striping of eastbound SR 52, how the lobbyist will be selected, landfill improvements and setting realistic goals.

ACTION: Council Member Hall moved approval of staff's recommendation.

Council Member Jones seconded the motion, which carried by unanimous vote – 5.

NON-AGENDA PUBLIC COMMENT:

- (A) Carl Constantino spoke regarding illegal dumping on Woodside Avenue at Northcote.
- (B) Chris Martinez spoke regarding Phase 2 of Prospect Estates.

CITY COUNCIL REPORTS:

Council Member Jones suggested that all traffic studies be re-examined for accuracy.

CITY MANAGER REPORTS:

City Manager Best reminded the public of the weekly Thursday concerts at Town Center Community Park.

CITY ATTORNEY REPORTS: None

Council Members recessed at 8:46 p.m. and convened in Closed Session at 8:55 p.m. Present: Mayor Minto, Vice Mayor McNelis and Council Members Hall, Houlahan and Jones – 5.

CLOSED SESSION:

(14) 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 (“Theater Parcel”).

City Negotiator: City Manager.

Negotiating Party: Studio Movie Grill.

Under negotiation: Price and terms of payment.

Council Members reconvened in Open Session at 9:33 p.m. Present: Mayor Minto, Vice Mayor McNelis and Council Members Hall, Houlahan and Jones – 5.

Mayor Minto reported that direction was given to staff to extend the Exclusive Negotiating Agreement with Studio Movie Grill to September 30, 2018.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 9:34 p.m.

Date Approved: August 8, 2018

/s/Annette Ortiz

Annette Ortiz, City Clerk