

Minutes

Santee City Council CDC Successor Agency Santee Public Financing Authority

Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
April 12, 2017

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 7:02 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 Rick Schowalter of Carlton Hills Lutheran Church and the **PLEDGE OF ALLEGIANCE** was led by Lemon Grove Mayor Racquel Vasquez.

PRESENTATION: Introduction of 2017 Miss Santee and Miss Teen Santee

Mayor Minto introduced Santee Pageant Coordinator and former Miss Santee Sierra Billock and asked her to help him recognize the outgoing 2016 court – Miss Teen Santee Kaylyn Rambo and Miss Santee Marrison Lawrence; each was presented with a City seal paperweight and a rose and thanked for their service to the City and the community during the past year. He then congratulated and introduced 2017 Miss Santee Jennae Gonzalez and 2017 Miss Teen Santee Kamryn Correll. He presented each with an engraved pen, a gold City seal lapel pin and a rose. Ms. Billock was also presented with a rose for her service.

Added Item:

CERTIFICATE OF RECOGNITION: Captain Anthony Ray

With Council consensus, Mayor Minto presented a Certificate of Recognition to Sheriff's Captain Anthony Ray, who has been promoted to Commander, and thanked him for his service to the City. Anita Bautista presented Captain Ray with a lei.

ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA:

Council Member McNelis requested that Item 1(F) be removed from the Consent Calendar for discussion. City Manager Best requested that Item 1(F) be removed from the agenda and will be brought back to Council at a later date.

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 February 22, 2017 and March 8, 2017, and the Santee City Council Special Meeting of March 21, 2017.
- (C) Approval of Payment of Demands as presented.
- (D) Adoption of a Resolution awarding the Construction Contract for the Citywide Crack Sealing Program 2017 Project (CIP2017-04) to American Asphalt South, Incorporated for a total amount of \$18,802.00, determining a categorical exemption pursuant to Section 15301(c) of the California Environmental Quality Act, and authorizing the City Manager to execute the contract and authorizing the Director of Development Services to approve change orders in an amount not to exceed \$1,880.00. (Reso 020-2017)
- (E) Adoption of a Resolution approving the final map for the Prospect Fields Subdivision (TM 2015-01) and authorizing the City Manager to execute the associated Subdivision Improvement Agreement. Location: Prospect Avenue north of Clifford Heights. Applicant: KB Home California, LLC. (Reso 021-2017)
- (F) Adoption of a Resolution accepting the Unit II public improvements as complete for the Sky Ranch Subdivision (TM2004-08) and directing the City Clerk to release ninety percent of the Faithful Performance Bond and retain ten percent for twelve months as a Warranty Bond and retain the Labor and Material Bond for six months. Location: Claret Street, Dracena Street, Cala Lily Street, Castilla Street, Miraposa Street, Mirador Street, Mara Villa Street, Ocotillo Street and Sevilla Street. (Removed from agenda)
- (G) Authorization for the purchase of equipment for the Emergency Operations Center from CDW Government LLC in an amount not to exceed \$23,649.60 per utilization of the City of Tucson National Intergovernmental Purchasing Alliance (National IPA) Contract Number 130733.

- (H) Adoption of a Resolution approving a Fiscal Year 2016/2017 contract extension with West Coast Arborists, Incorporated in the amount of \$145,200.00, which is the second of three 12-month options to renew, and authorizing the City Manager to execute the contract extension. (Reso 023-2017)
- (I) Adoption of a Resolution supporting the San Diego County Water Authority's long term water supply plan and pursuit of legal action against the Metropolitan Water District of Southern California for rate structure overcharges and authorize the Mayor to sign a letter of support. (Reso 024-2017)

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

2. PUBLIC HEARING:

- (A) Public Hearing for Major Revision Number 1 to Major Use Permit (MUP) P81-046 (MJR2016-1), Mitigated Negative Declaration (AEIS2016-6) and Mitigation Monitoring and Reporting Program prepared pursuant to the California Environmental Quality Act (CEQA) for an expansion of the existing Calvary Chapel Santee located at 10920 Summit Avenue in the low-medium residential alternative (R-1A) zone. Applicant: Calvary Chapel Santee. (Resos 025-2017 and 026-2017)

ENTERED INTO THE RECORD:

City Clerk Bell provided correspondence in opposition from Victoria Grant which was received after the issuance of the agenda.

The Public Hearing was opened at 7:29 p.m. Director of Development Services Kush introduced the item and Senior Planner O'Donnell presented the staff report utilizing a PowerPoint presentation and answered Council's questions.

PUBLIC SPEAKERS:

In Support:

- Gary Lawton, Calvary Chapel Santee
- Don Millsap
- Tracy Cox
- Michael Swanson
- Dennis Hodgdon
- Jayson Payne
- Eric Kester

City Clerk Bell announced that three speaker slips in Support, but not wishing to speak, were submitted by Bill Ballinger, Thomas Wilson and Aaron Barling.

In Opposition:

- Victoria Grant, who provided a letter and pictures of the area around her home
- Pat Parmer

Council discussion ensued regarding parking, landscaping and noise.

ACTION: On motion of Vice Mayor Hall, seconded by Council Member McNelis, the Public Hearing was closed at 8:13 p.m.; the Major Revision to MUP P81-046 (MJR2016-1) was found to not have a significant effect on the environment with mitigation; the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program were adopted and approved as complete and in compliance with the provisions of the CEQA; filing of a Notice of Determination was authorized; and the Resolution approving Major Revision Number 1 to MUP P81-046 (MJR2016-1) was adopted with all voting aye.

- (B) Public Hearing for a Conditional Use Permit (P2016-3) and a Minor Parking Exception to develop a 4,086 square-foot fast food restaurant on a 1.04-acre parcel at 8867 Cuyamaca Street in the General Commercial (GC) Zone and finding the project categorically exempt from the California Environmental Quality Act (CEQA). Applicant: PM Design Group, Incorporated. (Reso 027-2017)**

The Public Hearing was opened at 8:14 p.m. Director of Development Services Kush introduced the item and Associate Planner Coyne presented the staff report utilizing a PowerPoint presentation and answered Council's questions regarding parking and traffic flow.

MOTION: Council Member Jones moved to approve staff's recommendation, which was seconded by Vice Mayor Hall.

In response to Council Member McNelis' concern regarding adequate lighting in the alley, Director of Development Services Kush noted that a condition could be added to the Resolution to ensure the adjacent alley is properly illuminated.

AMENDED MOTION: Council Member McNelis requested that a lighting requirement be added to the motion. Council Member Jones and Vice Mayor Hall agreed to the amendment.

PUBLIC SPEAKERS: Speaking in support was Kristen Roberts of Raising Cane's. Also submitting a slip in support, but not speaking, was Jeff Liederman of Raising Cane's.

ACTION: On motion of Council Member Jones, seconded by Vice Mayor Hall, the Public Hearing was closed at 8:38 p.m., Conditional Use Permit P2016-3 was found to be categorically exempt from the provisions of CEQA and the filing of a Notice of Exemption was authorized, and the amended Resolution approving Conditional Use Permit P2016-3 with a Minor Parking Exception with the additional lighting requirement was adopted with all voting aye.

3. **ORDINANCES:** None

4. **CITY COUNCIL REPORTS:** None

5. **CONTINUED BUSINESS:** None

6. **NEW BUSINESS:**

- (A) **Resolution authorizing the execution of a professional services agreement with LSA Associates, Incorporated for technical consultant services to complete a “Sustainable Santee Action Plan” (Climate Action Plan) and Environmental Impact Report. (Reso 028-2017)**

Director of Development Services Kush introduced the item and Senior Planner O'Donnell presented the staff report.

Michael Hendricks from LSA Associates and Lindsay Puckett of Best, Best & Krieger answered Council's questions regarding the legal requirements and other cities that have adopted an Action Plan.

PUBLIC SPEAKERS:

- Jeff Rulan spoke in opposition and urged Council to spend the money for other needs in the City.
- Paul Holloway requested Council put funding towards the Metropolitan Transit bus services that are in threat of being reduced in Santee.

ACTION: On motion of Council Member Houlahan, seconded by Vice Mayor Hall, the Resolution authorizing the City Manager to enter into a professional services agreement with LSA Associates, Incorporated in an amount not to exceed \$132,885.00 was adopted with all voting aye, except Mayor Minto who voted no.

(B) Approval of a Memorandum of Understanding for the construction of new sports courts at Santana High School.

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

PUBLIC SPEAKER:

Speaking in support was Frank Gutierrez, President of the Santana American Basketball League.

ACTION: On motion of Council Member McNelis, seconded by Council Member Jones, the Memorandum of Understanding was approved and the City Manager was authorized to execute the Memorandum of Understanding with all voting aye.

7. COMMUNICATION FROM THE PUBLIC:

- (A) Santee Librarian Cheryl Cosart noted it was National Library Month and spoke regarding services provided by the library and asked Council to consider funding for a new library.
- (B) John Hossick expressed concern over the potential loss of Santee public bus service. In response to Mr. Hossick, Mayor Minto stated that he sits on the Metropolitan Transit Service Board of Directors and has sent correspondence to the Chairperson regarding this issue.

8. CITY MANAGER REPORTS:

City Manager Best reported on upcoming community events.

9. CDC SUCCESSOR AGENCY: None

10. SANTEE PUBLIC FINANCING AUTHORITY: None

11. CITY ATTORNEY REPORTS: None

Council Members recessed at 9:30 p.m. and convened in Closed Session at 9:35 p.m. with all Members present.

12. CLOSED SESSION:

(A) Conference with Legal Counsel — Anticipated Litigation

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

Significant exposure to litigation: 2 cases.

Members reconvened in Open Session at 9:51 p.m. with all Members present. Mayor Minto reported that Council discussed Item 12(A) and unanimously approved the terms of three settlement agreements regarding the 2 cases. He stated the agreements will be available for public review after the documents are fully executed.

13. ADJOURNMENT:

There being no further business, the meeting was adjourned at 9:53 p.m.

Date Approved: May 10, 2017

/s/ Patsy Bell

Patsy Bell, CMC, City Clerk/Agency Secretary
and for Authority Secretary Marlene Best