

Minutes

Santee City Council CDC Successor Agency Santee Public Financing Authority

Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
February 8, 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 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 Elder Joe Miller of Reunion Church, and the **PLEDGE OF ALLEGIANCE** was led by Bill Maertz.

OATH OF OFFICE CEREMONY: Adoption of a Resolution confirming the appointment of a new Council Member, issuance of the Certificate of Appointment and administration of Oath of Office. (Reso 009-2017)

Mayor Minto reported that public interviews were held at the January 25, 2017 Council meeting and Brian W. Jones was selected to fill the City Council Member vacancy.

ACTION: On motion of Council Member McNelis, seconded by Vice Mayor Hall, the Resolution confirming the appointment of Brian W. Jones to fill the vacant seat on the City Council with a term ending December 12, 2018, was adopted with all voting aye.

City Clerk Bell asked Council Member-Designate Brian Jones and his wife, Heather Jones, to join her in the front of the room. City Clerk Bell administered the Oath of Office to Council Member-Designate Jones and presented Council Member Jones with the Certificate of Appointment, the Oath of Office Certificate and an engraved Cross pen. Mrs. Jones pinned her husband with a City-seal gold lapel pin. Council Member Jones made comments and acknowledged family and friends before taking his seat on the dais.

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

- (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 January 11, 2017.
- (C) Approval of Payment of Demands as presented.
- (D) Approval to purchase one “Autopulse” Cardiac Support System from Zoll Medical Corporation in an amount not to exceed \$14,223.65.
- (E) Adoption of a Resolution approving the FY 16/17 contract extension with Steven Smith, Incorporated for Landscape and Horticultural Management Services for “Area 1 - City Parks and Facilities” in the amount of \$543,531.73, as subsequently amended to \$590,030.73, which is the first of four 12-month options to renew; and authorizing the City Manager to execute a FY 16/17 contract extension and to approve change orders up to ten percent (10%) of the FY 16/17 contract amount. (Reso 010-2017)
- (F) Adoption of a Resolution authorizing the application for Housing-Related Parks Program (HRP) grant funding and authorizing the City Manager to enter into, execute, and deliver a State of California Standard Agreement, and any and all other documents required or deemed necessary or appropriate to secure the HRP Program grant. (Reso 011-2017)

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

2. PUBLIC HEARING:

- (A) Public Hearing to assess community development needs and to solicit proposals for Program Year 2017 Community Development Block Grant (CDBG) and Home Program Funding consistent with the consolidated plan.

The Public Hearing opened at 7:14 p.m. Director of Development Services Kush presented the staff report utilizing a PowerPoint presentation.

PUBLIC SPEAKERS:

Speaking in Support of their organizations were:

- Estela De Los Rios, CSA San Diego County
- Sam Modica, Santee Santos Foundation
- Amy Hull, ElderHelp
- Jack Micklos, Assistant Executive Director, Crisis House
- Suzanne Stephens, Santee Caring Neighbors
- Edward Hershey, Home of Guiding Hands
- Sarah Murray, Cameron Family YMCA
- Dennis Martins, Santee Food Bank
- Trudy del Priore, Meals-on-Wheels Greater San Diego
- John Hossick, SMOAC, spoke in support of multiple organizations

ACTION: On motion of Council Member Houlahan, seconded by Vice Mayor Hall, the Public Hearing was continued at 7:57 p.m. to February 22, 2017, with all voting aye.

- (B) **Public Hearing for an Ordinance amending Title 17 of the City of Santee Municipal Code, Chapter 17.04 titled "Administration," Chapter 17.08 titled "Development Review," and Chapter 17.10 titled "Residential Districts," to comply with state requirements for secondary dwelling units, farmworker housing, and associated minor revisions for clarity and consistency.**

The Public Hearing opened at 7:58 p.m. Associate Planner Rios presented the staff report utilizing a PowerPoint presentation and answered Council's questions.

ENTERED INTO THE RECORD: Staff provided a replacement Ordinance reflecting corrections to section numbering and minor typographical errors that do not materially change the text of the Ordinance.

ACTION: After brief discussion, on motion of Council Member Jones, seconded by Vice Mayor Hall, the Public Hearing was closed at 8:03 p.m., the Ordinance was found to be exempt from CEQA pursuant to Section 15282(h) because the Ordinance will implement the provisions of Section 65852.2 related to accessory dwelling units and Section 15061(b)(3) because the proposed amendments do not have the potential of causing significant effect on the environment, and the Second Reading of the Ordinance was scheduled for the February 22, 2017 City Council meeting with all voting aye.

3. ORDINANCES: See Item 2(B)

4. CITY COUNCIL ITEMS AND REPORTS:

Mayor Minto reported that he and City Manager Best have been meeting with Caltrans and other transportation officials regarding the traffic congestion on Highway 52.

5. CONTINUED BUSINESS: None

6. NEW BUSINESS:

- (A) Resolution approving the Purchase and Sale Agreement, Joint Escrow Instructions, and Option Agreement by and between the City of Santee and the County of San Diego relating to the acquisition of Parcel 3 (the Cinema Parcel). (Reso 12-2017)**

City Manager Best provided an overview of the agreement and answered Council's questions.

ACTION: On motion of Council Member McNelis, seconded by Vice Mayor Hall, the Resolution approving the Purchase and Sale Agreement, Joint Escrow Instructions, and Option Agreement, authorizing the City Manager to execute the Purchase and Sale Agreement, and any and all other documents required or deemed necessary or appropriate to complete the acquisition of Parcel 3 from the County of San Diego was adopted with all voting aye.

7. COMMUNICATION FROM THE PUBLIC:

- (A) C. Wally Husted, representing Santee residents Sandra Hart, Steven Lindsay, Allen Howard and Kathleen Howard, spoke in opposition to the proposed Walmart store expansion project.**

8. CITY MANAGER REPORTS:

- (A) 2017 Council Calendar – Possible cancellation of one summer Regular Meeting and the September 13, 2017 Regular Meeting.**

City Manager Best provided a report and requested Council make a determination now for the upcoming possible meeting cancellation dates.

ACTION: After a brief discussion, on motion of Vice Mayor Hall, seconded by Council Member Jones, the September 13, 2017 Regular Council meeting was cancelled, an Adjourned Regular meeting was scheduled for September 6, 2017, and the City Clerk was directed to post the appropriate notices with all voting aye.

ACTION: On motion of Council Member McNelis, seconded by Council Member Jones, the July 26, 2017 Regular Council meeting was cancelled and the City Clerk was directed to post the appropriate notices with all voting aye.

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

12. CLOSED SESSION: None

13. ADJOURNMENT:

Mayor Minto invited everyone to stay after the meeting for refreshments. There being no further business, the meeting was adjourned at 8:23 p.m.

Date Approved: March 8, 2017

/s/ Patsy Bell

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