

**Minutes
Santee City Council
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
July 24, 2019**

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 Stephen Houlahan and Council Members Laura Koval and Rob McNelis – 4. Absent: Council Member Ronn Hall – 1.

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

The **INVOCATION** was given by Manual Espino, Jr. of World Mission Society Church of God and the **PLEDGE OF ALLEGIANCE** was led by Lynda Marrokal.

CONSENT CALENDAR:

AGENDA CHANGES:

The City Manager requested Item 19 be moved to be heard after the Consent Calendar.

- (1) **Approval of reading by title only and waiver of reading in full of Ordinances on the agenda.**
- (2) **Approval of Meeting Minutes of the Santee City Council for the June 26, 2019 Regular Meeting. (City Clerk – Ortiz)**
- (3) **Approval of Payment of Demands as presented. (Finance – McDermott)**
- (4) **Approval of the expenditure of \$63,422.45 for June 2019 Legal Services and Related Costs, and the appropriation of \$22,686.44 from the General Fund reserve balance. (Finance – McDermott)**
- (5) **Adoption of a Resolution levying charges for Fire Suppression Service (“Fire Benefit Fee”) for Fiscal Year 2019-20. (Fire – Garlow) (Reso 065-2019)**
- (6) **Adoption of a Resolution authorizing the purchase of twenty-one (21) sets of structural firefighting clothing (turnouts) from Municipal Emergency Services per National Purchasing Partners, LLC (dba NPPGov) contract #00000168 for an amount not to exceed \$55,274.46 and authorizing the City Manager to execute all necessary documents. (Fire – Garlow) (Reso 066-2019)**
- (7) **Adoption of a Resolution levying special taxes to be collected during**

Fiscal Year 2019-20 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 067-2019)

- (8) Adoption of a Resolution levying special taxes to be collected during Fiscal Year 2019-20 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 068-2019)
- (9) Adoption of a Resolution levying special taxes to be collected during Fiscal Year 2019-20 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 069-2019)
- (10) Adoption of a Resolution authorizing the submittal of a grant application to the San Diego River Conservancy for Proposition 68 Funding for the Hanlon Hill Overlook Trail Project. (Community Services – Maertz) (Reso 070-2019)

ACTION: Vice Mayor Houlahan moved approval of the Consent Calendar and reordering Item 19 to be heard following the Consent Calendar.

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

Item reordered to be heard following Consent Calendar:

- (19) Review of Santee’s Community Choice Aggregation Technical Feasibility Study. (City Manager – Best)

The Assistance to the City Manager introduced the Item and Howard Choy presented the report and responded to Council questions.

PUBLIC SPEAKERS:

- Dan Bickford
- Michelle Perchez
- Matthew Vasilakis, Climate Action Campaign
- Evlyn Andrade-Heymsfield
- Van Collinsworth, Preserve Wild Santee

Mayor Minto stated he was in favor of a smaller governance structure if Santee were to create or join a Joint Powers Agency (JPA) for a Community Choice Aggregation (CCA); he expressed concerned that bigger cities would step on the smaller cities.

Council Member Koval requested another workshop related to financial and government structures and to receive answers to a lot of questions.

Council Member McNelis stated he would like a presentation showing numbers based on the City of Santee, not other cities.

Vice Mayor Houlahan requested the consultant review various scenarios from worst case to best case; he is interested in a JPA and would also like to have another workshop to review financial and governance structures.

PUBLIC HEARING:

- (11) **Public Hearing for the Fiscal Year 2019-20 Santee Roadway Lighting District (SRLD) annual levy of assessments. (Finance – McDermott) (Reso 071-2019)**

The Public Hearing was opened at 8:44 p.m. The Finance Director provided the staff report.

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

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

The Public Hearing was closed at 8:46 p.m.

- (12) **Public Hearing for the Fiscal Year 2019-20 Town Center Landscape Maintenance District (TCLMD) annual levy of assessments. (Finance – McDermott) (Reso 072-2019)**

The Public Hearing was opened at 8:46 p.m. The Finance Director provided the staff report.

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

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

The Public Hearing was closed at 8:47 p.m.

Council Member McNelis recused himself from Item 13 and left the dais.

- (13) **Public Hearings for the Fiscal Year 2019-20 Santee Landscape Maintenance District (SLMD) annual levy of assessments. (McDermott – Finance) (Resos 073-2019 and 074-2019)**

The Public Hearing for Zone 1 – El Nopal Estates was opened at 8:49 p.m. Mayor Minto presented an overview of the proceedings the Public Hearing and the Finance Director provided the staff report. The City Clerk reported the notice of the Public Hearing and

distribution of assessment ballots for Zone 1 – El Nopal Estates.

Mayor Minto announced an opportunity for any property owners to speak about the proposed increase. There were no public speakers. Mayor Minto announced that any assessment ballots or replacement assessment ballots must be received prior to the close of the Public Hearing; no additional assessment ballots or replacement assessment ballots were received.

The Public Hearing was closed at 8:56 p.m. and the City Council recessed at 8:56 p.m. during the ballot tabulation.

The City Council reconvened in Open Session at 9:16 p.m.

The City Clerk reported the results of the tabulation of the assessment ballots as shown below:

Total assessment ballots distributed	45
Total assessment ballots submitted and not withdrawn	32
Assessment ballots submitted, and not withdrawn, in favor of the proposed assessment:	25
Weighted value of assessment ballots submitted, and not withdrawn, in favor of the proposed assessment	\$5,591.75
Assessment ballots submitted, and not withdrawn, in opposition to the proposed assessment:	7
Weighted value of assessment ballots submitted, and not withdrawn, in opposition to the proposed assessment	\$1,565.69

There was no majority protest against the increase in Zone 1. The second Public Hearing opened at 9:18 p.m. to consider continuing the assessment for the remaining Zones in the Santee Landscape Maintenance District, excluding Zone 1, at the pre-approved existing rates.

The Public Hearing was closed at 9:19 p.m.

ACTION: Vice Mayor Houlahan moved approval of both Resolutions.

Council Member Koval seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Vice Mayor Houlahan and Council Member Koval – 3. Abstain: Council Member McNelis – 1. Absent: Council Member Hall – 1.

CONTINUED BUSINESS:

- (14) **Mayor and Council Member Compensation. (City Manager/Finance – Best/McDermott)**

Mayor Minto introduced the Item and the Assistance to the City Manager presented the staff report and responded to Council questions.

PUBLIC SPEAKERS:

- Stephanie Boyce
- Michelle Perchez
- Evlyn Andrade-Heysfield
- Justin Schlaefli

Council provided direction to staff to bring back an action item for the next City Council meeting reflecting a 2.5% increase in salary for the remainder for the current Fiscal Year and to look either a 2.5% increase or technology allowance for the next Fiscal Year.

(15) Second Reading and Adoption of Ordinance No. 567 adding Section 7.30.030 to the Santee Municipal Code relating to smoking. (City Attorney – Hagerty) (Ord. 567)

The City Attorney presented the staff report.

PUBLIC SPEAKERS:

- Susan Josephson, American Cancer Society Cancer Action Network
- Evlyn Andrade-Heysfield
- Dee Swanson
- Van Collinsworth

ACTION: Vice Mayor Houlahan moved approval of staff's recommendation.

Council Member Koval seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Vice Mayor Houlahan and Council Member Koval – 3. Noes: Council Member McNelis – 1. Absent: Council Member Hall – 1.

NEW BUSINESS:

(16) Public Workshop on development impact fees associated with Accessory Dwelling Units (ADUs). (Development Services – Kush).

The Development Services Director introduced the item and the Associate Planner presented the staff report and responded to Council questions.

PUBLIC SPEAKERS:

- Tracy Morgan Hollingworth, Pacific Southwest Association of Realtors (Handout)
- Robert Calloway, Pacific Southwest Association of Realtors
- Paul Walter, ADU Plus Division of Cabrera and Associates
- Michelle Perchez
- Penelope Fulmer

Council provided direction to staff to bring back an action item regarding the development impact fees and requirements for ADUs.

- (17) **Workshop on Senate Bill 166 (No Net Loss) and its implications on the development of sites identified for the very low-income housing in the housing element. (Development Services – Kush)**

The Development Services Director introduced the item and the Associate Planner presented the staff report and responded to Council questions.

PUBLIC SPEAKERS:

- Dan Bickford
- Dawn Marino
- Ure Kretowicz
- Justin Schlaefli
- Dean Velasco
- Valerie Rawlings
- Joe Marino
- Lia Marino

Council provided feedback on potential “very-low” income replacement sites.

- (18) **Resolution authorizing the execution of a Professional Services Agreement with D-Max Engineering, Inc. (D-Max), for water quality monitoring services associated with the Mast Park Capital Improvement Project. (Development Services – Kush) (Reso 075-2019)**

The Development Services Director presented the staff report.

ACTION: Vice Mayor Houlahan moved approval of staff’s recommendation.

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

- (19) **Item reordered to be heard after Consent Calendar.**

NON-AGENDA PUBLIC COMMENT:

- (A) Lynda Marrokal requested assistance from Council with an issue she is having with a developer related to an easement on her private road.
- (B) Joe Marino urged Council to take action on motorhomes parking on City streets.

CITY COUNCIL REPORTS:

- (20) **Recommendation of Appointment to Santee Park and Recreation Committee (SPARC). (Council)**

Council Member Koval introduced the item and Mayor Minto recommended Kathleen Pishny be appointed to SPARC.

ACTION: Council Member Koval moved approval of the Mayor's recommendation.

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

CITY MANAGER REPORTS: None

CITY ATTORNEY REPORTS: None

CLOSED SESSION

Council Members recessed at 11:31 p.m. and convened in Closed Session at 11:35 p.m.

(21) CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Gov. Code section 54956.8)

Property: Parcel 4 of Parcel Map 18857 located in Trolley Square (Library site)

City Negotiator: City Manager

Negotiating Parties: Excel Hotel Group and Vestar Kimco Santee, LP

Under Negotiation: Price and terms of payment

(22) 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 11:57 p.m. with all members present, except Council Member Hall who was absent. Mayor Minto reported for Item 21, direction was given to staff and for Item 22, direction was given to staff.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 11:57 p.m.

Date Approved: August 14, 2019



Annette Ortiz, MBA, CMC, City Clerk