

Minutes

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

**Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
August 23, 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 7:04 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 Zan Just of the Local Spiritual Assembly of the Baha'i Faith and the **PLEDGE OF ALLEGIANCE** was led by Larry Wood.

PROCLAMATION: National Payroll Week

Mayor Minto presented the Proclamation to Elena Ruiz, San Diego Chapter Coordinator of the American Payroll Association and Santee resident.

RECOGNITION: Fire Chief Richard Smith

Mayor Minto introduced San Miguel Fire Chief Chris Brainard, who presented a plaque to Director of Fire and Life Safety Smith in appreciation for his assistance during San Miguel's transition back to a stand-alone fire protection district.

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

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 and Special Meetings of August 9, 2017.
- (C) Approval of Payment of Demands as presented.
- (D) Approval of a merit pay increase for the City Clerk from \$111,391.79 to \$118,075.30 annually effective August 24, 2017.

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

2. PUBLIC HEARINGS: None

3. ORDINANCES: None

4. CITY COUNCIL REPORTS:

Council Member McNelis recognized Santee Mobile Owners Association Coalition for helping a Santee family after hearing they needed assistance.

5. CONTINUED BUSINESS:

- (A) Adoption of Resolutions of Intention and related actions initiating the formation of two Community Facilities Districts in connection with the financing of infrastructure and public services for the Weston (formerly Castlerock) development. (Continued from May 10, 2017) (Resos 088-2017, 089-2017, 090-2017, 091-2017, 092-2017 & 093-2017)

Director of Finance McDermott presented the staff report utilizing a PowerPoint presentation and answered Council's questions. Matt Chensey with Albert A. Webb & Associates and Allen Kashani with Pardee Homes also answered Council's questions.

During discussion, it was noted that since the development was approved by the City of San Diego, some of the standards for the development were not up to the same level of standards that Santee would require and that is why Special Tax B is in place.

ACTION: After further discussion, on motion of Council Member McNelis, seconded by Council Member Jones, the following six Resolutions were adopted with all voting aye, except Council Member Houlahan who voted no.

1. An Amended & Restated Statement of Local Goals & Policies Concerning the Use of the Mello-Roos Community Facilities Act of 1982
2. The Boundary Map for CFD No. 2017-1 (Weston Infrastructure)
3. Declaration of Intention to Establish CFD No. 2017-1 and to Authorize a Levy of Special Tax
4. Declaration of Intention Necessity to Incur a Bonded Indebtedness for CFD No. 2017-1
5. The Boundary Map for CFD No. 2017-2 (Weston Municipal Services)
6. Declaration of Intention to Establish CFD No. 2017-2 and to Authorize a Levy of Special Tax

6. NEW BUSINESS:

- (A) Resolution approving a Park Development Agreement with Pardee Homes, Incorporated for the development of a public park within the “Weston” Subdivision (formerly “Castlerock”) and authorizing the City Manager to execute the agreement. (Reso 094-2017)**

Principal Planner O'Donnell presented the staff report utilizing a PowerPoint presentation and answered Council's questions. During discussion, Director of Community Services Maertz and City Attorney Hagerty answered Council questions regarding the need for the proposed equestrian staging area and whether that could be changed in the future as the public's needs change.

ACTION: On motion of Council Member McNelis, seconded by Vice Mayor Hall, the Resolution approving the Park Development Agreement in substantial conformance with the proposed Agreement and authorizing the City Manager to execute the Agreement with Pardee Homes LLC, with any additional conforming changes as approved by the City Attorney, was approved with all voting aye.

- (B) Request for authorization to consider an application for an amendment to the general plan to change the land use designation from “Low-Density Alternative Residential (R1-A)” and “Hillside/Limited Residential (HL)” to “Medium-High Density Residential (R-14)” and to change the Zone Classification from “Low-Density Alternative Residential (R1-A)” and “Hillside/Limited Residential (HL)” to “Medium-High Density Residential (R-14)” of an undeveloped 2.8-acre parcel on Sunset Trail, APN: 384-142-04. Applicant: M. Grant Real Estate, Incorporated**

ENTERED INTO THE RECORD:

Staff provided correspondence received after the issuance of the Agenda.

Principal Planner O'Donnell presented the staff report utilizing a PowerPoint presentation and answered Council's questions.

PUBLIC SPEAKERS:

- Michael Grant, applicant, answered Council's questions.
- Van Collinsworth, Preserve Wild Santee, spoke in opposition.

Council Members commented on issues regarding environmental impacts, planned development for the site and the need for senior care facilities and their rising costs. Council Member Houlahan stated that he does not support looking at amendments to individual properties as developers bring forward proposals, and would prefer to have staff perform an overall General Plan update. Council Member Hall also supports having a comprehensive General Plan update. Mayor Minto noted that General Plan amendments were sometimes needed for development purposes during the time frame between the General Plan updates.

(C) Informational report on compliance with the trash order issued by the State Water Resources Control Board.

Principal Planner O'Donnell introduced the item and Storm Water Program Manager Tipton presented the staff report utilizing a PowerPoint presentation and answered Council's questions. After further discussion relating to unfunded state mandates and what the City can do to be more effective with those items, the report was noted and filed.

7. COMMUNICATION FROM THE PUBLIC:

- (A) Larry Wood thanked the Sheriff's department for their quick response during a recent burglary at his home.
- (B) Robert Maudsley asked about adding more off-leash hours at Wooglen Vista Dog Park. He also asked Council to consider putting in a sporting complex for dogs, which would be a potential source for tourism.
- (C) Van Collinsworth commented on campaign contributions.

8. CITY MANAGER REPORTS:

City Manager Best reported on upcoming community events and noted staff has been attending Emergency Operation Center trainings.

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 9:20 p.m. and convened in Closed Session at 9:27 p.m. with all Members present.

12. CLOSED SESSION:

(A) Conference with Legal Counsel—Anticipated Litigation

(Government Code section 54956.9(d)(2))

Significant Exposure to Litigation: Six cases

(B) Public Employee Performance Evaluation

(Government Code Section 54957)

Title: City Manager

Council Members reconvened in Open Session at 10:05 p.m. with all Members present. Mayor Minto reported that by unanimous vote, direction was provided to legal counsel to resolve the claims for Item 12(A). For Item 12(B), the evaluation was completed and direction was provided regarding the compensation, which will be considered on a future agenda.

13. ADJOURNMENT:

There being no further business, the meeting was adjourned at 10:06 p.m.

Date Approved: September 6, 2017

/s/Patsy Bell

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