

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

**Council Chamber – Building 2  
10601 Magnolia Avenue  
Santee, California  
March 28, 2018**

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 7:05 p.m.

Council Members present were: Mayor/Agency Chair/Authority Chair John W. Minto, Vice Mayor/Agency Vice Chair/Authority Vice Chair Rob McNelis, and Council/Agency/Authority Members Ronn Hall, Stephen Houlahan and Brian W. Jones.

Officers present were: City Manager/Agency Executive Director/Authority Secretary Marlene Best, City/Agency/Authority Attorney Shawn Hagerty and Interim City Clerk/Interim Agency Secretary Peggy Johns.

(Note: Hereinafter the titles Mayor, Vice Mayor, Council Member, City Manager, City Attorney and Interim 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 Interim City Clerk/Interim Agency Secretary.)

The **INVOCATION** was given by Dr. Lorri Ague of San Diego Christian College and the **PLEDGE OF ALLEGIANCE** was led by Karen Pearlman.

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

**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 March 14, 2018, Regular Meetings and Santee City Council Special Meeting of March 7, 2018.**
- (C) Approval of Payment of Demands as presented.**
- (D) Approval of the expenditure of \$50,248.22 for February 2018 Legal Services and related costs.**

**(E) Adoption of a Resolution adopting the Multi-Jurisdictional Hazard Mitigation Plan. (Reso 023-2018)**

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

**2. PUBLIC HEARINGS:**

**(A) Public Hearing to receive input from the community regarding the content of draft maps and the proposed sequence of elections for District-Based Elections pursuant to Elections Code Section 10010.**

**ENTERED INTO THE RECORD:**

Staff provided correspondence received from the public related to this item as well as the PowerPoint presentation for the item.

The Public Hearing was opened at 7:10 p.m. City Attorney Hagerty introduced the item and Doug Johnson of National Demographics Corporation provided the staff report utilizing a PowerPoint presentation and answered Council questions regarding socioeconomic considerations and gerrymandering.

**PUBLIC SPEAKERS:**

- Michelle Perchez spoke regarding the districts limiting the number of candidates.
- Aaron Townsend spoke regarding gerrymandering.
- Mary Hyder spoke regarding gerrymandering based on income level.
- Van Collinsworth spoke regarding the maps he submitted that focused on geographic considerations.

Council discussion ensued regarding the California Voters Right Act, delaying the process and the merits of filing a lawsuit.

Council Member Houlahan and Mayor Minto spoke in support of the “tan” map. Council Members Jones and Hall spoke in support of “Map A”.

**ACTION:** On motion of Vice Mayor McNelis, seconded by Council Member Hall, the Public Hearing was closed at 7:54 p.m., Council provided preliminary direction to bring back an ordinance based on “Map A” with all voting aye, except Council Member Houlahan who voted no.

**3. ORDINANCES: None**

**4. CITY COUNCIL REPORTS: None**

5. **CONTINUED BUSINESS:** None

6. **NEW BUSINESS:**

(A) **Authorize the open market purchase of Geographic Information System (GIS) Software and related licensing and maintenance from Environmental Systems Research Institute, Inc. (ESRI).**

Director of Development Services Kush introduced the item and Environmental Systems Research Institute (ESRI) representatives Elizabeth Stowe and Harry Moore provided a staff report utilizing a PowerPoint presentation and answered Council questions regarding security features and data sources.

Vice Mayor McNelis requested that a copy of ESRI's "white paper" on their data source partners be provided to the Council.

**ACTION:** On motion of Council Member Jones, seconded by Council Member Hall, the open market purchase of Geographic Information System (GIS) Software and related licensing and maintenance from Environmental Systems Research Institute for an amount not to exceed \$36,000.00 was approved with all voting aye.

(B) **License Agreement for Wireless Installations on Public Structures with Cingular Wireless PCS, LLC, dba AT&T Mobility and other providers for the installation and operation of wireless telecommunication equipment within the City of Santee.**

Council Member Hall registered an abstention due to a conflict of interest and left the dais.

Director of Development Services Kush introduced the item and Principal Civil Engineer Johnson provided the staff report utilizing a PowerPoint presentation and answered Council questions.

**PUBLIC SPEAKERS:**

- Aaron Townsend expressed concern regarding the safety of the towers.
- AT&T representative John Osborne answered Council's questions about safety and radiation.

**ACTION:** On motion of Vice Mayor McNelis, seconded by Council Member Houlahan, the License Agreement for Wireless Facilities on Public Structures between the City and AT&T for the installation and operation of wireless telecommunication equipment was approved, and the City Manager was authorized to execute said Agreement and future similar agreements with all voting aye, except Council Member Hall who abstained.

Council Member Hall returned to the dais.

- (C) **Resolution approving a Lien and Development Impact Fee Payment Agreement for Lantern Crest – Phase III, and authorizing the City Manager to execute said agreement. Location: 8549 Graves Avenue Developer: Santee Senior Retirement Communities III, LLC (Michael Grant)**

**ENTERED INTO THE RECORD:**

Staff provided a revised Exhibit A to the draft Resolution.

Director of Development Services Kush introduced the item and Principal Civil Engineer Johnson provided the staff report utilizing a PowerPoint presentation and answered Council questions on fees.

**PUBLIC SPEAKER:** The applicant, Michael Grant, requested that the development impact fees be deferred until occupancy.

Council discussion ensued regarding Mr. Grant's request. City Attorney Hagerty reminded the Council that the item could not be approved tonight if staff's recommendation is changed.

With Council consensus, the item was directed back to staff to work on the request from the applicant.

- (D) **Resolution authorizing the transfer of funds from the Zone 2 Flood Control District Fund to the Magnolia Avenue Bridge Foundation Repairs (CIP 2018-16) Project, awarding the construction contract to Bert W. Salas, Inc. and determining a Categorical Exemption pursuant to Section 15301(d) of the California Environmental Quality Act. (Reso 025-2018)**

Director of Development Services Kush introduced the item and Principal Civil Engineer Johnson provided the staff report utilizing a PowerPoint presentation and answered Council questions on erosion and the reinforcement process.

**ACTION:** On motion of Council Member Jones, seconded by Council Member Houlahan, the Resolution approving a categorical exemption pursuant to the California Environmental Quality Act Section 15301(d), authorizing the transfer of funds in the amount of \$56,652.00 from the Zone 2 Flood Control District Fund FY 2017-18 operating budget to the Magnolia Avenue Foundation Repairs (CIP 2018-16) project, awarding the construction contract to Bert W. Salas, Inc. for a total amount of \$39,320.00 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 \$3,932.00 was adopted with all voting aye.

**(E) Resolution appointing Annette Ortiz as City Clerk and approving employment agreement. (Reso 026-2018)**

Director of Human Resources Bishop provided a brief report on the recruitment process and reported that negotiations for terms of employment were completed in closed session during the March 28, 2018 Special Meeting to include a hire date of April 19, 2018 and a base salary of \$90,000 annually with a performance to occur after 6 months with a potential for a salary increase at that time.

**ACTION:** On motion of Council Member Hall, seconded by Vice Mayor McNelis, the Resolution appointing Annette Ortiz as City Clerk and approving the amended employment agreement was adopted with all voting aye.

Mayor Minto thanked Interim City Clerk Peggy Johns for her assistance these past few months.

**7. COMMUNICATION FROM THE PUBLIC:**

- (A) Zack Gianino suggested that the selection of "Map A" seemed like a conflict of interest for the Council.
- (B) Robert Lloyd reported that he has been appointed to the Board of the San Diego County Regional Airport Authority and he would be the east county representative.
- (C) Cheryl Cosart provided an update on the Santee Library and noted that National Library Week is April 8-14, 2018.
- (D) Aaron Townsend spoke in opposition to the preliminary selection of "Map A" as it was submitted by a previous Council candidate.

**8. CITY MANAGER REPORTS:**

City Manager Best reported it was her two-year anniversary and she thanked the Council for their support.

**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:**

**(A) Report on comprehensive Municipal Code update process and draft revisions to Titles 12 and 13.**

City Attorney Hagerty provided an overview of the staff report and detailed some of the proposed changes to Titles 12 and 13 of the Municipal Code and answered Council questions.

Council Members recessed at 9:25 p.m. and convened in Closed Session at 9:30 p.m. with all Members present.

**12. CLOSED SESSION:**

**(A) 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 Parties: Studio Movie Grill.

Under negotiation: Price and terms of payment.

Members reconvened in Open Session at 10:07 p.m. with all members present. Mayor Minto stated there was no reportable action.

**13. ADJOURNMENT:**

There being no further business, the meeting was adjourned at 10:08 p.m.

Date Approved: April 11, 2018

/s/Peggy Johns

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Peggy Johns, MMC, Interim City Clerk/Interim Agency Secretary  
and for Authority Secretary Marlene Best