

**Minutes
Santee City Council
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
May 23, 2018**

This Regular Meeting of the Santee City Council was called to order by Mayor John W. Minto at 7:02 p.m.

ROLL CALL: Present: Mayor John W. Minto, Vice Mayor Rob McNelis, and Council Members Ronn Hall and Brian W. Jones – 4.

Absent: Council Member Stephen Houlahan – 1.

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

The **INVOCATION** was given by Pastor Gary Lawton of Calvary Chapel of Santee and the **PLEDGE OF ALLEGIANCE** was led by Associate Planner Michael Coyne.

PROCLAMATION: Thanking Padre Dam Municipal Water District

Mayor Minto presented the proclamation to Padre Dam Municipal Water District President Bill Pommering and Chairman of the Park Committee Augie Scalzitti thanking them for their support of the Teen Center.

PROCLAMATION: Dogs on Deployment Day – June 9, 2018

Mayor Minto presented the proclamation to San Diego Coordinator Rick Setzer.

AGENDA CHANGES:

City Clerk Ortiz announced that two speaker slips were received for the Recreational Vehicle item. City Manager Best requested that the SANDAG item be heard after the Consent Calendar.

ENTERED INTO THE RECORD:

Correspondence from a member of the public regarding the Recreational Vehicle item was distributed.

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 the Minutes for the Regular City Council meeting held on May 9, 2018.
- (C) Approval of Payment of Demands as presented.

-
- (D) Approval of the expenditure of \$53,021.19 for April 2018 Legal Services and related costs.
 - (E) Approval of the Sixth Amendment to the Agreement for Sound and Light System Services with ETS Productions to increase the contract in the amount of \$5,824.00 for a total contract amount of \$23,324.00 for FY 18/19, and authorization for the City Manager to execute said Sixth Amendment.
 - (F) Item removed for discussion.
 - (G) Adoption of a Resolution accepting the Mission Gorge Road – Edgemoor Drive Signal Modification Project (CIP2018-04) as complete. (Reso 044-2018)
 - (H) Adoption of a Resolution accepting the public improvements for the Magnolia Townhomes Project (TM2004-06) as complete and directing the City Clerk to release 90 percent of the Faithful Performance Bond and retain 10 percent for 12 months as a Warranty Bond, and retain the Labor and Material Bond for six months. Location: 8943-8953 Magnolia Avenue. (Reso 045-2018)
 - (I) Adoption of a Resolution awarding the Citywide Streetlight Maintenance Contract To CTE, Inc. in the amount of \$37,205.00 for FY 18/19; authorizing the City Manager to sign the contract agreement on behalf of the City and up to four annual contract extensions with an increase to the San Diego Area Consumer Price Index (CPI) percentage; authorizing the Director of Development Services to execute change orders up to \$7,400.00 for FY 18/19 and for each annual contract extension with increases for CPI; and approving a Categorical Exemption pursuant to the Guidelines of the California Environmental Quality Act. (Reso 046-2018)
 - (J) Adoption of a Resolution approving a one year contract extension for the Roadway Striping and Marking Maintenance Contract with Payco Specialties, Inc. in an amount not to exceed \$100,000.00 for FY 18/19; authorizing the City Manager to execute the contract extension on behalf of the City and up to three additional annual contract extensions with a unit price increase up to the San Diego Area Consumer Price Index percentage, and approving a Categorical Exemption pursuant to the California Environmental Quality Act. (Reso 047-2018)
 - (K) Adoption of a Resolution approving a one-year extension for the Traffic Signal Maintenance Contract with Select Electric, Inc. for FY 18/19 in the amount of \$92,817.00; authorizing the City Manager to execute the contract extension on behalf of the City for FY 18/19 and up to three additional annual contract extensions with an increase up

to the San Diego Area Consumer Price Index (CPI) percentage; authorizing the Director of Development Services to execute change orders in an amount not to exceed \$9,218.00 for FY18/19 and each additional contract extension with increases based on the CPI increase of the contract extension; and approving a Categorical Exemption pursuant to the California Environmental Quality Act. (Reso 048-2018)

- (L) Authorization for the City Manager to execute a Professional Services Agreement With D-Max Engineering, Inc. for the preparation of the City's Trash Capture Implementation Plan and as-needed services to comply with the Statewide Trash Amendments, Storm Drain Trash Diversion Project (CIP 2015-23) in an amount not to exceed \$40,000.00.
- (M) Authorization for the Open Market Purchase of As-Needed Medical Supplies with Arrow International for FY 17/18 in an amount not to exceed \$12,500.00 and for FY 18/19 in an amount not to exceed \$15,000.00.
- (N) Authorization for the Open Market Purchase of As-Needed EKG Monitor and Automated CPR Boards replacement parts and accessories from Zoll Medical Corporation for FY 18/19 for an amount not to exceed \$15,000.00.
- (O) Authorization for the Director of Development Services to execute an additional Change Order to the Streetlight Maintenance Contract with CTE, Inc. for FY 17/18 in an amount not to exceed \$10,000.00.

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

Item removed from the Consent Calendar:

- (F) Second Reading and adoption of an Ordinance amending Title 10 ("Vehicles and Traffic") and Title 17 ("Zoning Ordinance") of the Municipal Code related to on- and off-street parking regulations, establishing a separate recreational vehicle storage land use category in the Industrial Zone District. (Ord 552)

PUBLIC SPEAKERS:

Jay Renard and Aaron Townsend made suggestions regarding recreational vehicles.

ACTION: On motion of Council Member Jones, seconded by Vice Mayor McNelis, the Ordinance amending Title 10 (“Vehicles and Traffic”) and Title 17 (“Zoning Ordinance”) of the Municipal Code related to on- and off-street parking regulations and establishing a separate recreational vehicle storage land use category in the Industrial Zone District was approved with all voting aye, Council Member Houlahan ABSENT.

6. NEW BUSINESS:

(A) Report from the San Diego Association of Governments (SANDAG) on Economic Prosperity, Housing Growth, and Transportation Network in the San Diego Region.

San Diego Association of Governments (“SANDAG”) representatives Coleen Clementson and Ray Major provided a PowerPoint presentation and answered Council questions regarding congestion on the 52 freeway, increased vehicles on the road with new housing and how to address traffic concerns.

PUBLIC SPEAKERS:

- Dan Bickford addressed the Council regarding the issue of solo drivers and mounting traffic issues.
- Aaron Townsend spoke regarding staying off the freeway during “rush hour.”

Mayor Minto requested that staff organize community meetings to provide information to the public on this topic.

2. PUBLIC HEARINGS:

(A) Public Hearing for Development Review Permit (DR2017-5), Conditional Use Permit (P2017-7) and Mitigated Negative Declaration (AEIS2017-16) and a Mitigation Monitoring and Reporting Program prepared pursuant to the California Environmental Quality Act for an 86,000-square-foot Medical Office Building on a 4.98-acre vacant property located on the southeast corner of Cuyamaca Street and Buena Vista Avenue in the General Commercial (GC) Zone (APN: 384-161-48). Applicant: PMB Santee LLC (Reso 049-2018 and 052-2018)

The Public Hearing was opened at 8:24 p.m. Associate Planner Coyne provided the staff report using a PowerPoint presentation and answered Council questions.

Sharp Rees-Steely Urgent Care Director Phil Yphantides provided a brief PowerPoint presentation.

Submitting a speaker slip in support of the project but not wishing to speak was Mary Hyder.

ACTION: On motion of Council Member Jones, seconded by Vice Mayor McNelis, the Public Hearing was closed at 8:34 p.m., the Resolution adopting the Mitigated Negative Declaration (AEIS2017-16) and adopting the Mitigation Monitoring and Reporting Program as complete and in compliance with the provisions of CEQA were approved and the filing of a Notice of Determination was authorized; and the Resolution approving Development Review Permit DR2017-5 and Conditional Use Permit P2017-7 was adopted with all voting aye, Council Member Houlahan ABSENT.

3. **ORDINANCES:** *See Item 1(F)*

4. **CITY COUNCIL REPORTS:**

(A) **Selection of voting representative and alternate for the League of California Cities' annual conference.**

ACTION: After a brief discussion, on motion of Vice Mayor McNelis, seconded by Council Member Jones, Mayor Minto was selected to be the voting representative, Council Member Hall was selected as the alternate, and the City Clerk was directed to file the completed form with the League of California Cities with all voting aye, Council Member Houlahan ABSENT.

5. **CONTINUED BUSINESS:** None

6. **NEW BUSINESS:**

(A) **Report from the San Diego Association of Governments (SANDAG) on Economic Prosperity, Housing Growth, and Transportation Network in the San Diego Region.**

This item was reordered to be heard after the Consent Calendar.

(B) **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). (Reso 050-2018)**

Council Member Jones noted that this item was before the Council in March and suggested the presentation be waived. With Council consensus, the presentation was waived.

ACTION: On motion of Vice Mayor McNelis, seconded by Council Member Hall, the Resolution authorizing the approval of the Lien and Development Impact Fee Payment Agreement for Lantern Crest – Phase III and authorizing the City Manager to execute the Agreement was adopted with all voting aye, Council Member Houlahan ABSENT.

(C) Presentation of the proposed Operating Budget for Fiscal Year 2018-19.

City Manager Best introduced the item and Director of Finance McDermott presented the staff report utilizing a PowerPoint presentation. Assistant to the City Manager Valverde, City Attorney Hagerty, City Clerk Ortiz, Director of Human Resources and Risk Management Bishop, Director of Finance McDermott, Director of Fire and Life Safety Smith, Director of Development Services Kush, Director of Community Services Maertz and Sheriff's Captain Brislin each provided an overview of their department's budget. Council Members gave brief comments and staff answered questions.

PUBLIC SPEAKER: Warren Savage commended staff for their efforts.

Mayor Minto stated that currently, the City is providing half of the funding for a School Resource Officer and requested that staff explore the possibility of providing full funding.

Director of Finance McDermott noted the budget would be before the Council again on June 13, 2018.

(D) Resolution approving an Agreement and Election to Prefund Other Post-Employment Benefits through CalPERS and approving the Delegation of Authority to Request Disbursements. (Reso 051-2018)

Director of Finance McDermott provided a brief staff report.

ACTION: On motion of Council Member Hall, seconded by Vice Mayor McNelis, the Resolution approving the Agreement and Election to Prefund Other Post-Employment Benefits through CalPERS and approving the Delegation of Authority to Request Disbursements was adopted with all voting aye, Council Member Houlahan ABSENT.

(E) Authorize the City Manager to enter into Professional Service Agreements as necessary to complete the Appraisal, Title Report and other necessary documents in preparation of possible purchase of Parcels 383-124-18, 383-124-20, 383-124-54, 383-124-56 located on Mission Gorge Road near Forrester Creek.

City Manager Best provided a brief staff report.

ACTION: It was moved by Vice Mayor McNelis, seconded by Council Member Hall, to authorize the City Manager to have the necessary documents completed for the potential purchase of certain parcels from the Santee CDC Successor Agency at a total cost not to exceed \$30,000 and the transfer of budget savings from the Permitting and Land Management System project for this purpose was authorized with all voting aye, Council Member Houlahan ABSENT.

(F) Extension of Exclusive Negotiation Agreement with Studio Movie Grill Holdings, LLC.

City Manager Best provided a brief staff report.

ACTION: On motion of Vice Mayor McNelis, seconded by Council Member Hall, the Exclusive Negotiation Agreement with Studio Movie Grill Holdings, LLC was extended for an additional two periods of 30 days each with all voting aye, Council Member Houlahan ABSENT.

7. COMMUNICATION FROM THE PUBLIC:

- (A) Robert Germann, Citizens against Gillespie Expansion, spoke regarding Gillespie Field.
- (B) Janet McLees urged the Council to begin live streaming Council meetings.

8. CITY MANAGER REPORTS:

City Manager Best reported that the Santee Street Fair would be held on May 26 in downtown Santee and Fido Fest would be held on June 9.

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 10:15 p.m. and convened in Closed Session at 10:20 p.m. with all Members present, except Council Member Houlahan who was absent.

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 Party: Studio Movie Grill.

Under negotiation: Price and terms of payment.

Members reconvened in Open Session at 10:48 p.m. with all members present, except Council Member Houlahan who was absent. Mayor Minto reported that information was received.

13. ADJOURNMENT:

There being no further business, the meeting was adjourned at 10:49 p.m.

Date Approved: June 13, 2018



Annette Ortiz, City Clerk