

**Minutes  
Santee City Council  
CDC Successor Agency  
Council Chamber – Building 2  
10601 Magnolia Avenue  
Santee, California  
June 27, 2018**

This Regular Meeting of the Santee City Council was called to order by Vice Mayor Rob McNelis at 7:00 p.m.

**ROLL CALL:** Present: Vice Mayor/Agency Vice Chair Rob McNelis and Council/Agency Members Ronn Hall, Stephen Houlahan and Brian W. Jones – 4.

Absent: Mayor/Agency Chair John W. Minto – 1.

Officers present: City Manager/Agency Executive Director Marlene Best, City/Agency Attorney Shawn Hagerty and City Clerk/Agency Secretary Annette Ortiz.

(Note: Hereinafter the titles Mayor, Vice Mayor, Council Member, City Manager, City Attorney and City Clerk shall be used to indicate Mayor/Agency Chair, Vice Mayor/Agency Vice Chair, Council/Agency Member, City Manager/Agency Executive Director, City/Agency Attorney and City Clerk/Agency Secretary.)

The **INVOCATION** was given by Don Harrison of the Church of Jesus Christ of Latter-Day Saints and the **PLEDGE OF ALLEGIANCE** was led by Dustin Trotter.

**PRESENTATION: Certificate of Commendation for Michael Surdock (Mayor Minto)**

Council Member Houlahan presented the certificate to Michael Surdock.

**PRESENTATION: Introduction of FEMA USAR Canine “Victor” and his handler Santee Firefighter/Paramedic, Billy Walkenhorst (Fire – Smith)**

Division Chief Garlow introduced FEMA USAR Canine “Victor” and his handler Santee Firefighter/Paramedic Billy Walkenhorst who gave a brief summary of his training.

**PROCLAMATION: Proclaiming July as Parks Make Life Better Month and July 11, 2018 as “Go Play! Get Fit! Day,” presentation of fund raising proceeds to the City Council by the Santee Park and Recreation Committee (Mayor Minto)**

Director of Community Services Maertz presented the Proclamation to SPARC Members and Community Services Department staff. SPARC Members presented the City with a check for \$51,000.00 from SPARC’s fund raising efforts.

**CONSENT CALENDAR:**

**AGENDA CHANGES:**

City Manager Best requested that the Special Meeting Item be heard before Item 12 of the Regular Meeting Agenda and requested that Non-Agenda Public Comment be heard to after Item 11.

- (1) **Approval of Meeting Minutes of the Santee City Council for the June 13, 2018, Regular Meeting. (City Clerk – Ortiz)**
- (2) **Approval of Payment of Demands as presented. (Finance – McDermott)**
- (3) **Approval of the expenditure of \$52,693.81 for May 2018 legal services and related costs. (Finance – McDermott)**
- (4) **Adoption of a Resolution finding in support of and authorizing the open market purchase of bulk fuel on an as-needed basis from The SoCo Group, Inc., per City of San Diego Contract #10015195-12-Z through April 30, 2019, and authorizing the City Manager to execute all necessary documents. (Fire – Smith) (Reso 074-2018)**
- (5) **Acceptance of amendments to the existing agreement for Fire Protection and Emergency Services within County Service Area (CSA) 115 and authorizing the City Manager to execute the revised agreement. (Fire – Smith)**
- (6) **Rejection of a claim against the City by Michele Fumar per Government Code Section 913. (HR/Risk – Bishop)**
- (7) **Adoption of a Resolution awarding the construction contract for the Citywide Pavement Repair & Maintenance Program 2018 Project (CIP 2018-07 and 2018-15) to Ramona Paving and Construction Corporation for a total amount of \$362,520.00, authorizing the Director of Development Services to approve change orders in a total amount not to exceed \$36,250.00 and approving a Categorical Exemption pursuant to Section 15301(c) of the California Environmental Quality Act. (Development Services – Kush) (Reso 075-2018)**

**ACTION:** Council Member Hall moved approval of the Consent Calendar.

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

**PUBLIC HEARINGS:**

- (8) **Public Hearing for an Ordinance amending Title 17 (“Zoning Ordinance”) of the City of Santee Municipal Code to define “Micro-brewery” and add “Micro-breweries” as a permitted use in the General Commercial (GC) Zone, and approving an exemption from the California Environmental Quality Act (CEQA) in accordance with Section 15305 of the CEQA Guidelines. (Case File: ZOA 2018-2) (Development Services – Kush)**

The Public Hearing was opened at 7:15 p.m.

Director of Development Services Kush introduced the item. Associate Planner Coyne gave a PowerPoint presentation and responded to Council questions.

**PUBLIC SPEAKERS:**

In Support:

- Sean Streeter
- Zach Gianino

**ACTION:** After further discussion, Council Member Jones moved approval of staff recommendation.

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

The Public Hearing was closed at 7:40 p.m.

- (9) **Public Hearing on a Resolution approving the staff report and authorizing a special assessment on certain parcels of land that received administrative citations for Municipal Code violations and/or administrative fees for which costs have not been paid by the owner(s) of record of said parcels. (Development Services – Kush) (Reso 076-2018)**

The Public Hearing was opened at 7:40 p.m.

Director of Development Services Kush introduced the item and presented the staff report.

**PUBLIC SPEAKERS:**

- John Lee

**ACTION:** Council Member Hall moved approval of staff recommendation.

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

The Public Hearing was closed at 7:49 p.m.

- (10) Public Hearing on a Resolution establishing a special assessment on certain parcels of land that were subject to involuntary weed abatement and/or administrative fees by the City and for which costs have not been paid by the owner(s) of record of said parcels. (Development Services – Kush) (Reso 077-2018)**

The Public Hearing was opened at 7:50 p.m.

Director of Development Services Kush introduced the item and presented the staff report.

**ACTION:** Council Member Jones moved approval of staff recommendation.

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

The Public Hearing was closed at 7:51 p.m.

- (11) Public Hearing for the Walker Trails Project, a Town Center Specific Plan Amendment (TCSPA2016-1), Tentative Map (TM2016-1), Development Review Permit (DR2016-1), and Mitigated Negative Declaration (AEIS2016-6) and a Mitigation, Monitoring, and Reporting Program prepared pursuant to the California Environmental Quality Act for a 67-unit residential development on a 20.4-acre property on the Northwest corner of Chubb Ln and Magnolia Ave (APNs 381-160-41, -46, & -63). Applicant: SAM-SANTEE LLC (Development Services – Kush)**

The Public Hearing was opened at 7:51 p.m.

Director of Development Services Kush introduced the item and presented the staff report.

**ACTION:** Council Member Hall moved approval of staff recommendation.

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

The Public Hearing was continued to August 8, 2018.

**NON-AGENDA PUBLIC COMMENT:**

- (A) Dan Bickford discussed the need for a new library in the City of Santee.
- (B) Romiana Khoury, Crime Prevention Specialist, District Attorney's Office, introduced herself as a resource for the community.

Council Members recessed at 7:58 p.m. and convened in Closed Session at 8:05 p.m. to hear Item 2 on the Special Meeting Agenda and Item 14 on the Regular Meeting Agenda. Present: Council Members Hall, Houlahan, Jones and Vice Mayor McNelis. Absent: Mayor Minto.

**CLOSED SESSION: Special Meeting Agenda**

- (2) **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**  
(Gov. Code section 54956.8)  
Property: Parcels 383-124-18, 383-124-20, 383-124-54, and 383-124-56 located on Mission Gorge Road near Forester Creek.  
City Negotiator: City Manager  
Negotiating Party: Santee CDC Successor Agency  
Under negotiation: Price and terms of payment.

**CLOSED SESSION: Regular Meeting Agenda**

- (14) **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 8:25 p.m. Present: Council Members Hall, Houlahan, Jones and Vice Mayor McNelis. Absent: Mayor Minto.

Vice Mayor McNelis reported that there was no reportable action at this time.

**COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY:**

- (12) **Consideration of the sale of parcels 383-124-18, 383-124-20, 383-124-54 and 383-124-56 located on Mission Gorge Road near Forester Creek. (Executive Director Best) (Reso 002-2018)**

City Manager Best introduced the item and Director of Finance McDermott presented the staff report.

**ACTION:** Council Member Hall moved approval of staff recommendation.

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

**NEW BUSINESS:**

- (13) Consideration of the purchase of parcels 383-124-18, 383-124-20, 383-124-54 and 383-124-56 located on Mission Gorge Road near Forester Creek. (City Manager Best) (Reso 078-2018)

City Manager Best introduced the item and presented the staff report.

**ACTION:** Council Member Jones moved approval of staff recommendation.

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

**PUBLIC SPEAKERS:**

- Dan Bickford – previously left the meeting.

**CITY COUNCIL REPORTS:** None

**CITY MANAGER REPORTS:**

City Manager Best reminded everyone the next Regular Meeting of the City Council for July 11, 2018 was cancelled.

**CITY ATTORNEY REPORTS:** None

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 8:30 p.m.

Date Approved: July 25, 2018

/s/Annette Ortiz  
Annette Ortiz, City Clerk