

**Minutes
Santee City Council
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
February 13, 2019**

This Regular Meeting of the Santee City Council was called to order by Mayor John W. Minto at 7:01 p.m.

ROLL CALL: Present: Mayor John W. Minto, Vice Mayor Stephen Houlahan and Council Members Ronn Hall, Laura Koval and Rob McNelis – 5.

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

The **INVOCATION** was given by Pastor Brandon Hinesly of the World Mission Society Church of God and the **PLEDGE OF ALLEGIANCE** was led by Cub Scout Jake of Pack 383.

PROCLAMATION: Cub Scout Pack 383 Anniversary

Vice Mayor Houlahan presented the proclamation in honor of the Cub Scout Pack 383 anniversary.

AGENDA CHANGES:

The City Clerk provided maps that identified the assessment zones for Item 4; a map identifying which bus stops will have concrete improvements for Item 5; and an updated list of Applications for Funding for Item 7 was provided.

CONSENT CALENDAR:

- (1) **Approval of reading by title only and waiver of reading in full of Ordinances and Resolutions on the agenda.**
- (2) **Approval of Meeting Minutes of the Santee City Council for the January 23, 2019 Regular Meeting. (City Clerk – Ortiz)**
- (3) **Approval of Payment of Demands as presented. (Finance – McDermott)**
- (4) **Authorize the City Manager to execute a Professional Services Agreement with Webb Municipal Finance, LLC, to provide Fiscal Year 2019-20 Assessment Engineering, Special Districts Administration and Proposition 218 Assessment Ballot Proceeding services in the amount of \$32,900 and authorize an advance from the General Fund to the Santee Landscape Maintenance District Zone 1 (El Nopal Estates) in the amount of \$6,500. (Finance – McDermott)**

- (5) **Adoption of a Resolution awarding the construction contract for the Bus Stop Concrete Improvements Project (CIP2018-12) to KC Equipment, Inc., for an amount \$31,400.00, and determining a categorical exemption pursuant to Section 15301(c) of the California Environmental Quality Act and authorizing the Director of Development Services to approve change orders in a total amount not to exceed \$4,710.00. (Development Services – Kush) (Reso 009-2019)**

- (6) **Adoption of a Resolution authorizing the purchase of new Structural Firefighting Clothing (Turnouts) from Municipal Emergency Services per National Purchasing Partners, LLC (dba NPPGov) Contract #00000168 for an amount not to exceed \$52,642.34 and authorizing the City Manager to execute all necessary documents. (Fire – Garlow) (Reso 010-2019)**

ACTION: Vice Mayor Houlahan moved approval of the Consent Calendar and Agenda as amended.

Council Member Hall seconded the motion which carried by the following vote: Ayes: Mayor Minto, Vice Mayor Houlahan and Council Members Hall, Koval, and McNelis – 5.

PUBLIC HEARING:

- (7) **Public Hearing to assess community development needs and to solicit proposals for Program Year 2019 Community Development Block Grant (CDBG) and Home Program Funding consistent with the Consolidated Plan. (Development Services – Kush)**

The Public Hearing was opened at 7:12 p.m. The Senior Management Analyst gave a brief presentation and responded to Council questions.

PUBLIC SPEAKERS:

- Tonya Hendrix, Santee Santas Foundation
- Jamaira Quigley, Meals on Wheels
- Dennis Martins, Santee Food Bank
- Estela de los Rios, CSA San Diego
- Suzanne Stephens, Santee Caring Neighbors
- Debby Lenz, Cameron Family YMCA
- John Hossick, SMOAC

ACTION: Council Member McNelis moved approval of continuing the Public Hearing to February 27, 2019.

Council Member Hall seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Vice Mayor Houlahan and Council Members Hall, Koval and McNelis – 5. The Public Hearing was continued at 7:40 p.m.

CONTINUED BUSINESS:**(8) Community Center Site and Operating Cost Analysis. (Community Services – Maertz)**

The Community Services Director provided a presentation and responded to Council questions regarding site suitability and creative funding.

PUBLIC SPEAKERS:

- Evelyn Andrade-Heymsfield
- Dan Bickford
- John Hossick
- Buddy Rabaya

Council discussion ensued.

ACTION: Vice Mayor Houlahan moved approval of staff recommendation.

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

(9) Professional Services Agreements for disclosure counsel and bond issuance special tax consultant services for Community Facilities District No. 2017-1 (Weston Infrastructure). (Finance – McDermott)

The Finance Director/Treasurer provided an overview of the staff report and responded to Council questions.

ACTION: Council Member Hall 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 Hall, Koval and McNelis – 5.

NEW BUSINESS:**(10) Authorize the City Manager to enter into a Professional Services Agreement with North Star Destination Strategies for Branding Services. (City Manager – Best)**

The City Manager and Don McEachern, Chief Executive Officer, North Star Destination Strategies, provided a presentation and responded to Council questions.

PUBLIC SPEAKERS:

- Patti LaBouff
- Dan Bickford
- Michele Perchez

- Evelyn Andrade-Heymsfield
- John Dadian
- Jon Schmid

Council discussion ensued regarding support for branding and the opportunity to hear from the local firm in attendance at the meeting.

ACTION: Council Member McNelis moved to continue the item for 30 days to compare the local firm against the internationally renowned firm [North Star Destination Strategies].

Mayor Minto inquired when the item would be brought back. The City Manager responded that the item would be brought back as soon as possible.

Council Member Koval seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Vice Mayor Houlahan and Council Members Hall, Koval and McNelis – 5.

(11) Public Workshop on Microenterprise Home Kitchen Operations (MEHKO). (Development Services – Kush)

The Associate Civil Engineer provided a presentation and responded to Council questions.

PUBLIC SPEAKER: Michele Perchez

ACTION: Council Member Hall moved to implement Option 1: Authorize Microenterprise Home Kitchen Operations in unincorporated areas only and to allow each city to authorize in their jurisdiction.

Vice Mayor Houlahan seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Vice Mayor Houlahan and Council Members Hall, Koval and McNelis – 5.

NON-AGENDA PUBLIC COMMENT:

- (A) Michael Sandburg, California Energy Connection, spoke regarding the Property Assessed Clean Energy (PACE) program.
- (B) Veronica Simonides spoke regarding the PACE program.
- (C) David Moore spoke regarding the PACE program.
- (D) Rachel Hobbs spoke regarding the PACE program.
- (E) Chris Peterson spoke regarding the PACE program.

Mayor Minto directed the City Manager to bring back an item regarding the PACE program at a future Council meeting.

CITY COUNCIL REPORTS:

Council Member Koval stated that she attended the Santee School District Board Meeting. She also stated that she attended the Heartland Fire Communications Facility Authority meeting and officers were elected.

Vice Mayor Houlahan stated that he would be attending the CSA 69 Paramedics meeting to negotiate the long term contract for the firefighter/paramedics.

Mayor Minto stated that he will attend the League of California Cities Board of Directors meeting to discuss the California Regional Housing Needs Assessment.

CITY MANAGER REPORTS:

The City Manager recognized John Garlow as the new Fire Chief for the City of Santee, Tim Stuber as the new Deputy Fire Chief and Captain Jeff Hernandez as a Battalion Chief. She also stated she attended the City Manager conference in San Diego.

CITY ATTORNEY REPORTS: None

Council Members recessed at 9:44 p.m. and convened in Closed Session at 9:50 p.m.

CLOSED SESSION:

(12) 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

(13) PUBLIC EMPLOYEE PERFORMANCE EVALUATION

(Government Code Section 54957(b))

Title: City Manager

Council Members reconvened in Open Session at 10:03 p.m. with all members present. Mayor Minto reported that for Item 12, direction was given to staff and for Item 13, direction was given to staff to bring back a contract extension with clarification at the next regular meeting.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 10:04 p.m.

Date Approved: February 27, 2019



Annette Ortiz, MBA, CMC, City Clerk