

## Minutes

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

**Council Chamber – Building 2  
10601 Magnolia Avenue  
Santee, California  
May 24, 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 7:07 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 and Rob McNelis. Council/Agency/Authority Member Brian W. Jones was absent.

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 Robert Jensen of San Diego Christian College and the **PLEDGE OF ALLEGIANCE** was led by Vice Mayor Hall.

**PROCLAMATION: Proclaim June 10, 2017 as “Dogs on Deployment Day”**

Council Member Houlahan presented the proclamation to San Diego Coordinator Richard Setzer.

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

Council Member McNelis registered a no vote on Item 1(D) and an abstention on Item 1(F) due to a conflict of interest. Council Member Houlahan requested that Item 1(D) be removed for discussion.

**1. CONSENT CALENDAR:**

- (A) Approval of reading by title only and waiver of reading in full of Ordinances and Resolutions on the agenda.**

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- (B) Approval of Meeting Minutes of the Santee City Council, the CDC Successor Agency and the Santee Public Financing Authority for the Regular Meetings of May 10, 2017.
  - (C) Approval of Payment of Demands as presented.
  - (D) Item removed for discussion.
  - (E) Rejection of a Claim against the City by Blake Brimm per Government Code Section 913.
  - (F) Adoption of two Resolutions approving the Engineer's Report and declaring the City Council's intention to levy assessments and setting a Public Hearing on July 12, 2017, for the FY 2017-18 Santee Landscape Maintenance District annual levy of assessments. (Resos 045-2017 and 046-2017) (McNelis – Abstained)
  - (G) Adoption of two Resolutions approving the Engineer's Report and declaring the City Council's intention to levy assessments and setting a Public Hearing on July 12, 2017, for the FY 2017-18 Town Center Landscape Maintenance District annual levy of assessments. (Resos 047-2017 and 048-2017)
  - (H) Adoption of two Resolutions approving the Engineer's Report and declaring the City Council's intention to levy assessments and setting a Public Hearing on July 12, 2017, for the FY 2017-18 Santee Roadway Lighting District annual levy of assessments. (Resos 049-2017 and 050-2017)
  - (I) Adoption of a Resolution accepting the public improvements associated with the traffic signal on Mast Boulevard at the West Hills High School western driveway entrance as complete, and directing the City Clerk to release ninety percent of the Faithful Performance Bond retaining ten percent for twelve months as a Warranty Bond and retain the Labor and Material Bond for six months. Location: 8756 Mast Boulevard (Reso 051-2017)
  - (J) Adoption of a Resolution approving a FY 17-18 contract extension with West Coast Arborists, Incorporated for Urban Forestry Management Services in the amount of \$132,000.00, which is the third of three 12-month options to renew, and authorizing the City Manager to execute the contract extension and to approve change orders up to 10% of the contract amount. (Reso 052-2017)

- (K) Authorization to waive minor bid irregularities and award the contract for Sports Court Resurfacing per Bid 16/17-20026 to Ferandell Tennis Courts, Incorporated for a total amount of \$43,000.00, and to authorize the City Manager to execute the contract and to approve change orders up to 10% of the contract amount.
- (L) Adoption of a Resolution approving a one year contract extension with Clark Telecom and Electric, Incorporated (CTE) for the Street Light Maintenance Contract for FY 2017-18 in the amount of \$28,288.79, authorizing the City Manager to execute the contract extension, authorizing the Director of Development Services to execute change orders in an amount not to exceed \$5,600.00, and approving a categorical exemption pursuant to the California Environmental Quality Act. (Reso 053-2017)
- (M) Approval of the expenditure of \$60,805.05 for April 2017 Legal Services and related costs.

**ACTION:** On motion of Council Member Houlahan, seconded by Vice Mayor Hall, the Agenda and Consent Calendar were approved as amended with all voting aye, except Council Member McNelis who abstained on Item 1(F) and Council Member Jones who was absent.

Item removed from the Consent Calendar:

- (D) Second Reading and adoption of an Ordinance amending Zone District Map R2014-2 to change the Zone Designation from Neighborhood Commercial to Medium-High Density Residential on a 0.48-acre site on the northeast corner of E. Heaney Circle and Carlton Oaks Drive.

Director of Development Services Kush recapped Council's discussion and Option 2 decision from the May 10, 2017 Public Hearing, at which Council Member Houlahan was not in attendance. Council Member Houlahan noted his opposition to the alternative chosen. City Attorney Hagerty suggested the item should be continue to when a full Council would be in attendance.

**ACTION:** On motion of Council Member Houlahan, seconded by Vice Mayor Hall, the Second Reading and adoption of an Ordinance amending the Zone District Map R2014-2 to change the Zone Designation from Neighborhood Commercial to Medium High Density Residential on a 0.48-acre site on the northeast corner of E. Heaney Circle and Carlton Oaks Drive was continued to June 14, 2017 with all voting aye, except Council Member Jones who was absent.

2. PUBLIC HEARING: None

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

4. **CITY COUNCIL ITEMS AND REPORTS:**

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

**ACTION:** After brief discussion, on motion of Mayor Minto, seconded by Council Member McNelis, Mayor Minto was selected to be the voting representative, Vice Mayor 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, except Council Member Jones who was absent.

5. **CONTINUED BUSINESS:**

(A) **Report summarizing the outcome of the March 21, 2017 City Council Planning Workshop.**

City Manager Best introduced the item and presented the staff report utilizing a PowerPoint presentation and answered Council's questions. Council Members gave brief comments on the goals and priorities established from the Planning Workshop.

6. **NEW BUSINESS:**

(A) **Public workshop on parking requirements in residential zones.**

Director of Development Services Kush introduced the item and Senior Planner O'Donnell presented the staff report utilizing a PowerPoint presentation and answered Council's questions.

Each Council Member briefly stated their preferences on parking requirements for multiple-family residential zones. After lengthy discussion, Council came to a general consensus and provided direction to staff to bring back the changes as discussed to a future Council meeting.

(B) **Update on new City website.**

Director of Community Services Maertz presented the staff report by demonstrating the new City website and answered Council's questions.

**7. COMMUNICATION FROM THE PUBLIC:**

- (A) Mike Root provided a pictures and spoke of various concerns regarding Sky Ranch.

**8. CITY MANAGER REPORTS:**

City Manager Best reported on upcoming community events. She also provided a packet of information on a proposed gas pipeline that will run through Santee and discussed possible impacts on the City and the City's planned response. After further discussion, Council requested a letter be sent to SDG&E in opposition and directed staff to bring back a formal Resolution in Opposition to the next meeting.

**9. CDC SUCCESSOR AGENCY:** None

**10. SANTEE PUBLIC FINANCING AUTHORITY:** None

**11. CITY ATTORNEY REPORTS:** None

**12. CLOSED SESSION:** None

**13. ADJOURNMENT:**

There being no further business, the meeting was adjourned at 8:39 p.m. to June 14, 2017, at 4:30 p.m. for an Adjourned Regular meeting.

Date Approved: June 14, 2017

/s/Patsy Bell

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