

Minutes

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

**Council Chambers
10601 Magnolia Avenue
Santee, California**

October 9, 2013

This Regular Meeting of the Santee City Council, the CDC Successor Agency, and the Santee Public Financing Authority was called to order by Mayor/Chair Randy Voepel at 7:07 p.m.

Council Members present were: Mayor/Chair Randy Voepel; Vice Mayor/Vice Chair John W. Minto; and Council/Authority Members Jack E. Dale, Rob McNelis and John Ryan.

Staff present were: City Manager/Authority Secretary Keith Till, City/Authority Attorney Shawn Hagerty, Deputy City Manager/Director of Development Services Pedro Orso-Delgado, Director of Community Services Bill Maertz, Finance Director/Treasurer Tim McDermott, Director of Fire and Life Safety Bob Leigh, Director of Human Resources Jodene Dunphy, Director of Planning Melanie Kush, Assistant to the City Manager Kathy Valverde, Senior Management Analyst Pamela White, Santee Sheriff's Captain Lisa Miller, City Clerk Patsy Bell, and Administrative Secretary Pam Coleman.

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

LEGISLATIVE INVOCATION: Pastor Gary Lawton, Calvary Chapel Santee

PLEDGE OF ALLEGIANCE: Allen Carlisle, Padre Dam Municipal Water District General Manager

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 on agenda.**

- (B) **Approval of Meeting Minutes:**
 - **Santee City Council and 9-25-13 Regular Meeting**
 - **CDC Successor Agency 9-25-13 Regular Meeting**
 - **Public Financing Authority 9-25-13 Regular Meeting**
- (C) **Approval of Payment of Demands as presented.**
- (D) **Appropriation of \$40,000 in FY 2012-2014 Urban Area Security Initiative (UASI) grant training funds.**

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

2. PUBLIC HEARINGS:

- (A) **Public Hearing for adoption of a Resolution approving an annexation agreement and consideration of a Resolution of Application to the Local Agency Formation Commission related to the Castlerock Project and making certain findings under the California Environmental Quality Act. (Reso 87-2013 – Annexation Agreement & 88-2013 – LAFCO Application)**

Entered Into the Record: Eight emails in support and 28 emails in opposition were received in the City Clerk's Office.

The Public Hearing opened at 7:10 p.m. City Manager Till presented the staff report. During discussion, Director of Planning Kush, Director of Development Services Orso-Delgado, City Attorney Hagerty, and City Manager Till answered Council's questions.

PUBLIC SPEAKERS:

In Support:

- Chuck Cater, Hunsaker & Associates
- Tom Perez, Visionary Partners
- Gene Chubb
- Phil Connor, Sunset Greens HOA Board of Directors
- Jimmy Ayala, Pardee Homes, available to answer questions.

City Clerk Bell announced that 7 speaker slips in support but not wishing to speak were submitted by Ryan Martin, Stephanie Dell, Tiffany Metti, John Ponder, Alan Ziegans, Sheryl Mercado, and Warren Savage.

In Opposition:

- Sandy Schielke
- Suzanne Sardina
- Gardner Grady
- William Schlafer
- Peggy Robinson
- Stephen W. Houlahan, representing the Friends of East Elliott
- Ben Cravey
- Philip Kolen
- Patty Mooney
- Mark Schulze
- Valerie Rawlings
- Gloria Gerak
- Theresa McCarthy
- Van Collinsworth, Preserve Wild Santee
- Vicki Call
- Kevin Brewster
- Jack Shij, Cleveland National Forest Foundation

City Clerk Bell announced that 6 speaker slips in opposition but not wishing to speak were submitted by Donna Dolezal, Ronald Gerak, Frederick Kolen, Jeff Winters, Amy Cravey, and Paulina Lismoges.

Neutral:

- Mark Kruzel
- Courtney Mael, Padre Dam Municipal Water District answered Council's questions.
- John Olsen, Santee Chamber of Commerce

At Council's request, Jimmy Ayala of Pardee Homes answered Council's questions.

MOTION: After further discussion, it was moved by Mayor Voepel to adopt the proposed Resolution approving the Annexation Agreement and making certain findings under the California Environmental Quality Act and adopt the proposed Resolution of Application requesting that Local Agency Formation Commission of the County of San Diego initiate proceedings for the detachment of the Castlerock Project from the City of San Diego and for the annexation of the project site into the jurisdictional boundaries of the City of Santee and Padre Dam Municipal Water District, County Service Area 69, and County Service Area 135. Council Member McNelis seconded the motion.

Council Member Dale requested the motion include the following commitments from Pardee: 1) Pardee shall work cooperatively in good faith with SLI and Caltrans to facilitate the design and construction of the SR 52 Ramp improvement, 2) Pardee will make a financial contribution toward the Ramp improvement construction, 3) Pardee will

work to accelerate completion of the Ramp improvement, and 4) Pardee intends that the Ramp improvement will be completed prior to project buildout.

Jimmy Ayala, Pardee Homes, confirmed and agreed to the commitments.

AMENDED MOTION: Mayor Voepel agreed and amended the motion to include the four commitments. Council Member McNelis seconded the amended motion.

ACTION: The amended motion made by Mayor Voepel and seconded by Council Member McNelis to:

- adopt the Resolution approving the Annexation Agreement and making certain findings under the California Environmental Quality Act;
- adopt the Resolution of Application requesting that Local Agency Formation Commission of the County of San Diego initiate proceedings for the detachment of the Castlerock Project from the City of San Diego and for the annexation of the project site into the jurisdictional boundaries of the City of Santee and Padre Dam Municipal Water District, County Service Area 69, and County Service Area 135; and
- approve and include the following commitments agreed upon by Jimmy Ayala of Pardee Homes 1) Pardee shall work cooperatively in good faith with SLI and Caltrans to facilitate the design and construction of the SR 52 Ramp improvement, 2) Pardee will make a financial contribution toward the Ramp improvement construction, 3) Pardee will work to accelerate completion of the Ramp improvement, and 4) Pardee intends that the Ramp improvement will be completed prior to project buildout.

was approved with all voting aye, except Council Member Minto and Council Member Ryan who voted no.

3. ORDINANCES (First Reading):

See Item 6(A)

Council Members recessed at 9:38 p.m. and reconvened in Open Session at 9:46 p.m. with all Members present.

4. CITY COUNCIL ITEMS AND REPORTS:

Council Member McNelis discussed shopping carts being taken out of shopping center parking lots and being left throughout the City, and requested that staff bring back a report to Council with suggestions and/or ideas to resolve this issue.

5. **CONTINUED BUSINESS:** None

6. **NEW BUSINESS:**

- (A) **Recommendation from the Salary Setting Advisory Committee regarding compensation for the Mayor and City Council; and introduction and First Reading of an Ordinance repealing Ordinance 482 and replacing section 2.08.010 of the Santee Municipal Code regarding council salaries and replacing section 2.08.020 regarding the Mayor's salary.**

Assistant to the City Manager Valverde introduced Keshav Damoor, Salary Setting Advisory Committee Chair. Mr. Damoor gave a brief report outlining the process the Committee used to review and discuss compensation for the Mayor and Council Member positions. He reported that the Salary Setting Advisory Committee recommends a five percent (5%) increase in salary for the positions retroactive to July 1, 2013, and a five percent (5%) increase effective July 1, 2014.

ACTION: On motion of Mayor Voepel, seconded by Council Member McNelis, the Ordinance was approved for First Reading and funds appropriated as needed for approved compensation increases with all voting aye, except Vice Mayor Minto who voted no.

7. **COMMUNICATION FROM THE PUBLIC:** None

8. **CITY MANAGER REPORTS:** None

9. **CDC SUCCESSOR AGENCY:**
(Note: Minutes appear as Item 1B)

10. **SANTEE PUBLIC FINANCING AUTHORITY:**
(Note: Minutes appear as Item 1B)

11. **CITY ATTORNEY REPORTS:** None

City Attorney Hagerty announced that there were no reports for these items; therefore, a closed session was not held.

12. CLOSED SESSION:

(A) CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION

(Government Code section 54956.9)

Significant exposure to litigation pursuant to subdivision (d) of Section 54956.9: One case.

(B) CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION

(Government Code section 54956.9)

Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9: One case.

13. ADJOURNMENT:

There being no further business, the meeting was adjourned at 9:56 p.m.

Date Approved: November 13, 2013

/s/Patsy Bell

Patsy Bell, City Clerk and for
Authority Secretary Keith Till