

## **Minutes**

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

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

**January 28, 2015**

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 7:04 p.m.

Council Members present were: Mayor/Chair Randy Voepel, and Council/Authority Members Ronn Hall and Rob McNelis. Vice Mayor/Vice Chair John W. Minto and Council/Authority Member Jack E. Dale were absent.

Staff present were: Acting City Manager/Acting Authority Secretary/Director of Human Resources and Risk Management Jodene Dunphy, City/Authority Attorney Shawn Hagerty, Director of Community Services Bill Maertz, Acting Director of Development Services Melanie Kush, Finance Director/Treasurer Tim McDermott, Director of Fire and Life Safety Richard Mattick, Assistant to the City Manager Kathy Valverde, Senior Economic Development Coordinator Pamela White, Santee Sheriff's Captain James Bovet, 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:** Imam Taha Hassane, Islamic Center of San Diego

**PLEDGE OF ALLEGIANCE:** Rusty Williams

**PROCLAMATION:** **Santee Health Awareness Month**  
Council Member Hall presented the proclamation to Sarah Van Valkenburg.

**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 1-14-15 Regular Meeting
  - CDC Successor Agency 1-14-15 Regular Meeting
  - Public Financing Authority 1-14-15 Regular Meeting
- (C) Approval of Payment of Demands as presented.
- (D) Approval of the expenditure of \$91,706.58 for December 2014 legal services and related costs.
- (E) Rejection of a claim against the City by Joyce Ives per Government Code Section 913.
- (F) Adoption of a Resolution awarding the construction contract for the Carlton Oaks School Sidewalk Access Improvements (CIP 2013-07) to Ace Excavating and Environmental Services, Inc. for a total amount of \$98,560.00, authorizing the City Manager to execute the contract and authorizing the Director of Development Services to approve change orders in an amount not to exceed \$9,856.00. (Reso 9-2015)
- (G) Adoption of a Resolution awarding the construction contract for the River Trail Extension (CIP 2013-30) to Curto Construction Company for a total amount of \$147,180.00, authorizing the City Manager to execute the contract, authorizing the Director of Development Services to approve change orders in an amount not to exceed \$14,718.00 and appropriating a Developer Contribution in the amount of \$31,594.00. (Reso 10-2015)

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

## 2. PUBLIC HEARINGS:

- (A) **Public Hearing for a Tentative Map (TM2014-1), Development Review Permit (DR2014-5), and a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (AEIS2014-7) for 50 townhome condominium units located at 7427 Simeon Drive, 7439 Simeon Drive, and 7439 Bushy Hill Drive in the Medium-High Density Residential (R-14) Land Use Designation and Zone. Applicant: City Ventures, L.P. (Reso 11-2015 TM; 12-2015 DR)**

**Entered Into the Record:** An amended Resolution for DR2014-5 adding two additional findings was provided by staff. Five comments from citizens received via phone and email were provided.

The Public Hearing opened at 7:33 p.m. Acting Director of Development Services Kush introduced the item and Associate Planner Travis Cleveland presented the staff report utilizing a PowerPoint presentation and answered Council's questions.

Council briefly recessed at 7:56 p.m. and reconvened at 8:03 p.m. with all Members present, except Vice Mayor Minto and Council Member Dale who were absent.

### **PUBLIC SPEAKERS:**

In Support:

- Andy Gerber, City Adventures, was available for questions
- Kimberly Hankins, part of the Applicant's team, was available for questions
- Brian Ardolino, Civil Engineer for the Applicant, answered Council's questions
- Paul Ritchie, Highland Trails HOA

In Opposition

- Dina Strauss, Sunset Greens HOA, did not wish to speak
- Darlene Alford, Sunset Greens HOA, did not wish to speak
- Lennea Brown
- Mike Walker
- Sandy Kuntz
- Cathy Cortney
- Tracey Kennedy
- Jeri Powell
- Dominic DeCrescente

Council Members took a short recess at 7:56 p.m. and reconvened in Open Session at 8:03 p.m. with all Members present except Vice Mayor Minto and Council Member Dale who were absent.

During discussion, parking was discussed. With consensus, Council directed staff to have required garage parking be included in the Covenants, Conditions, and Restrictions (CC&Rs) for the Home Owners Association (HOA) to be able to enforce.

**ACTION:** After further discussion, on motion of Council Member McNelis, seconded by Council Member Hall, the Public Hearing was closed; Tentative Map TM2014-1 and Development Review Permit DR2014-5 were determined to not have a significant effect on the environment, the Mitigated Negative Declaration (AEIS2014-7) as prepared in accordance with CEQA was approved, and the Notice of Determination was approved; and the Resolution approving TM2014-1 and the amended Resolution approving DR2014-5 were adopted with all voting aye, except Vice Mayor Minto and Council Member Dale who were absent.

3. **ORDINANCES (First Reading):** None

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

(A) **Annual presentation of Local Appointments List – Boards, Commissions & Committees (Continued from 12/10/14).**

City Clerk Bell recommended the item be continued to February 11, 2015, when a full Council will be present.

**ACTION:** On motion of Council Member McNelis, seconded by Mayor Voepel, the item was continued to February 11, 2015, with all voting aye, except Vice Mayor Minto and Council Member Dale who were absent.

5. **CONTINUED BUSINESS:** None

6. **NEW BUSINESS:**

(A) **Resolution adopting a Legislative Policy Memorandum (LPM) governing the flying of flags at City facilities. (Reso 13-2015)**

City Clerk Bell presented the staff report.

**MOTION:** On motion of Council Member McNelis, seconded by Council Member Hall, the Resolution was approved as presented with all voting aye, except Vice Mayor Minto and Council Member Dale who were absent.

- (B) Authorize expenditure of 2014 State Homeland Security Grant funds for Fire Department computer and radio equipment in accordance with all program requirements.

**MOTION:** On motion of Mayor Voepel, seconded by Council Member McNelis, authorization for expenditure of \$38,678 in reimbursable 2014 State Homeland Security Grant funds for Fire Department computer and radio equipment was approved with all voting aye, except Vice Mayor Minto and Council Member Dale who were absent.

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

8. **CITY MANAGER REPORTS:**

Acting City Manager/Director of Human Resources Dunphy noted that tonight's meeting would be Administrative Secretary Pam Coleman's last meeting and thanked her for 10 years of service to the City.

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

12. **CLOSED SESSION:** None

13. **ADJOURNMENT:**

There being no further business, the meeting was adjourned at 8:19 pm.

Date Approved: March 25, 2015

/s/ Patsy Bell

Patsy Bell, City Clerk and for  
Acting Authority Secretary Jodene Dunphy