

Minutes

Santee City Council CDC Successor Agency Santee Public Financing Authority

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

August 28, 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 7:05 p.m.

Council Members present were: Mayor/Chair Randy Voepel, and Council/Authority Members Jack E. Dale, Rob McNelis and John Ryan. Vice Mayor/Vice Chair John W. Minto entered at 7:10 p.m.

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, 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: Rabbi Rafi Andrusier, Chabad of East County

PLEDGE OF ALLEGIANCE: Dana Quittner, Gillespie Field Development Council Chair

PROCLAMATION: Rise City Church

Council Member McNelis presented the proclamation to Pastor Brandon Grant, Rise City Church, honoring the Church's support and donation to the Santee Food Bank.

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 7-24-13 and 8-14-13 Regular Meetings
 - CDC Successor Agency 7-24-13 and 8-14-13 Regular Meetings
 - Public Financing Authority 7-24-13 and 8-14-13 Regular Meetings
- (C) Approval of Payment of Demands as presented.
- (D) Approval of the fourth amendment to the Heartland Fire Training Authority Joint Powers Agreement adding the Barona Band of Mission Indians to the Preamble of the Agreement.
- (E) Approval of the Fiscal Year 2013-2014 Joint Operating and Financial Plan with the County of San Diego for Animal Control Services and authorization for the City Manager to execute the plan with the County of San Diego.
- (F) Adoption of a Resolution accepting the public improvements for the Forester Square Affordable Housing Project (P2009-05). Location: Via Zapador and Olive Lane (Reso 73-2013)
- (G) Authorization to award the contract for Maintenance and As-Needed Repairs of Synthetic Turf Football and Soccer Fields per Bid 13/14-7 to Asphalt, Fabric & Engineering Incorporated for an amount not to exceed \$24,526 and authorization for the City Manager to approve three additional 12-month options to renew along with the corresponding purchase orders and to approve annual changes orders up to 10% of the then-current contract amount.
- (H) Approval of Regional Communications System expenditures for Fiscal Year 2013-2014 totaling \$75,630.
- (I) Approval of the expenditure of \$105,498.50 for July 2013 legal services and related costs.
- (J) Adoption of a Resolution amending the Transnet Local Street Improvement Program of Projects for Fiscal Years 2013 through 2017. (Reso 74-2013)

- (K) Adoption of two Resolutions authorizing the open market purchase of one new 2014 Pierce Arrow XT Triple Combination Pumper in an amount not to exceed \$592,813 and authorizing use of lease-purchase financing with Oshkosh Capital, and authorization for the City Manager to execute all necessary documents. (Reso 75 & 76-2013)
- (L) Adoption of a Resolution accepting the Santee City Hall Security Camera Project as complete. (Reso 77-2013)

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) Consideration of the initiation of a General Plan Amendment to change the land use designation of property located at 7927-7941 Mission Gorge Road from the "General Commercial" (GC) designation to the "High Density Residential" (R-22) designation, with corresponding amendment to the Zoning Base District Map. Applicant: Hattie Davisson Properties, LP

Council Member Ryan recused himself and left the dais at 7:17 p.m.

The Public Hearing opened at 7:17 p.m. Associate Planner Travis Cleveland presented a staff report utilizing a PowerPoint presentation and answered Council's questions.

PUBLIC SPEAKER:

In Support:

- Matthew Wells, representing the owner, answered Council's questions.

ACTION: On motion of Council Member McNelis, seconded by Vice Mayor Minto, the Public Hearing was closed at 7:29 p.m. and staff was directed to proceed with the processing of a General Plan Amendment with all voting aye, except Council Member Ryan who abstained.

Council Member Ryan returned to the dais at 7:30 p.m.

- (B) Consideration of the initiation of a General Plan Amendment to change the land use designation of property located at the northeast corner of Carlton Oaks Drive and East Heaney Circle from the “Neighborhood Commercial” (NC) designation to the “Medium-High Density Residential” (R-14) designation, with corresponding amendment to the Zoning Base District Map. Applicant: Neal Development LLC

Mayor Voepel announced an abstention due to a conflict of interest and left the dais at 7:30 p.m.

The Public Hearing opened at 7:31 p.m. Associate Planner Travis Cleveland presented a staff report utilizing a PowerPoint presentation and answered Council’s questions.

PUBLIC SPEAKERS:

In Support:

- Michael Holter, Neal Development
- Matthew Reid, Neal Development

ACTION: On motion of Council Member McNelis, seconded by Council Member Ryan, the Public Hearing was closed at 7:38 p.m. and staff was directed to proceed with the processing of a General Plan/Zone Code Amendment with all voting aye, except Mayor Voepel who abstained.

Mayor Voepel returned to the dais at 7:41 p.m.

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

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

- (A) Appointment of a member to the Santee Manufactured Home Fair Practices Commission and a member to the Salary Setting Advisory Committee.

Mayor Voepel recommended appointing Keshav Damoor to the Manufactured Home Fair Practices Commission and the Salary Setting Advisory Committee.

ACTION: On motion of Council Member Dale, seconded by Council Member Ryan, Keshav Damoor was appointed to the Santee Manufactured Home Fair Practices Commission and the Salary Setting Advisory Committee with all voting aye.

(B) Support for the nomination of Highway 52 to be designated as a scenic highway. (Dale)

Council Member Dale introduced the item. Director of Development Services Orso-Delgado answered Council's questions.

PUBLIC SPEAKER:

In Support:

- Kevin Brewston

ACTION: On motion of Council Member Dale, seconded by Council Member Ryan, the letter of support for designating Highway 52 as a scenic highway was approved with all voting aye.

(C) Community Oriented Policing Committee Semi-Annual Report. (Minto)

Vice Mayor Minto gave an overview of the projects and accomplishments of the committee over the past six months. By Council concurrence, the report was noted and filed.

4. CITY COUNCIL REPORTS:

Council Member Dale reported that residents have brought traffic issues in the Sky Ranch neighborhood to his attention. He requested clarification from staff on the laws governing those streets and also possible solutions that could be brought to a future Council meeting for Council consideration. One of the Sky Ranch residents was in attendance, and with Council concurrence, Council Member Dale asked that resident to speak.

Michael Root spoke regarding speeding and stop sign violations in his neighborhood.

5. CONTINUED BUSINESS: None

6. NEW BUSINESS: None

7. COMMUNICATION FROM THE PUBLIC:

- (A) Glenn Hobbs, expressed concerns regarding a project that Padre Dam Municipal Water District is exploring that will turn recycled water into purified water.

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

Council Members recessed at 8:11 p.m. and convened in Closed Session at 8:17 p.m. with all Members present.

12. CLOSED SESSION:

(A) CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION

(Government Code section 54956.9)

Name of Case: Equity Lifestyle Properties, Inc. and MHC Financing Limited Partnership Two v. City of Santee, SDSC Case No. 37-2012-00065477.

(B) CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION

(Government Code section 54956.9)

Name of Case: MHC Financing Limited Partnership Two v. City of Santee, USDC Case No. 12 CV 253 W-POR.

(C) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

(Government Code Section 54956.9(a))

Name of Case: Cameron's Mobile Estates, LLC v. City of Santee Case No. 37-2012-00069606-CU-WM-EC

(D) CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION

(Gov. Code section 54956.9)

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

(E) PERSONNEL:

Public Employee Performance Evaluation

(Pursuant to Government Code Section 54957)

Title: City Manager

Council Members reconvened in Open Session at 9:29 p.m. with all Members present. Mayor Voepel reported that direction was given to staff on Items 12(A), 12(B), 12(C), 12(D), and 12(E).

13. ADJOURNMENT:

There being no further business, the meeting was adjourned at 9:30 p.m.

Date Approved: September 11, 2013

/s/Patsy Bell

Patsy Bell, City Clerk and for
Authority Secretary Keith Till