

## **Minutes**

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

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

**August 27, 2014**

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 7:02 p.m.

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

Staff present were: Acting City Manager/Authority Secretary Pedro Orso-Delgado, 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, Director of Human Resources Jodene Dunphy, Assistant to the City Manager Kathy Valverde, Senior Economic Development Coordinator Pamela White, Acting City Planner Kevin Mallory, 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: Rabbi Rafi Andrusier, Chabad of East County**

**PLEDGE OF ALLEGIANCE: Deputy Michael King**

**PROCLAMATION: Deputy Michael King Day**

Mayor Voepel presented the Proclamation to Deputy King and presented his wife Kathy with a bouquet of white roses.

**PROCLAMATION: World Mission Society Church of God**

Mayor Voepel presented the Proclamation to Pastor Enoch Chung.

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

Mayor Voepel requested to reorder Item 2(A) to follow Closed Session Item 12(B); and at the request of the applicants, he also requested to continue Items 6(B) and 6(C) to the September 10, 2014 Council meeting.

**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 7-23-14 and 8-13-14 Regular Meetings
  - CDC Successor Agency 7-23-14 and 8-13-14 Regular Meetings
  - Public Financing Authority 7-23-14 and 8-13-14 Regular Meetings
- (C) Approval of Payment of Demands as presented.
- (D) Approval of the expenditure of \$63,604.11 for July 2014 Legal Services and related costs.
- (E) Rejection of a claim against the City by Mitchell Gallagher per Government Code Section 913.
- (F) Adoption of a Resolution accepting the Mission Gorge Road Median at Magnolia Avenue project as complete and authorizing the City Clerk to file a Notice of Completion. (Reso 58-2014)
- (G) Adoption of a Resolution accepting the FY 2013-2014 contract work for the maintenance of traffic signals by Siemens Industry Incorporated as complete and authorizing the City Clerk to file a Notice of Completion. (Reso 59-2014)
- (H) Adoption of a Resolution accepting the FY 2013-2014 contract work for the maintenance of streetlights by CTE Incorporated as complete and authorizing the City Clerk to file a Notice of Completion. (Reso 60-2014)
- (I) Adoption of a Resolution accepting the FY 2013-2014 contract work for citywide roadway striping and marking by Payco Specialties Incorporated as complete and authorizing the City Clerk to file a Notice of Completion. (Reso 61-2014)
- (J) Adoption of a Resolution approving subdivision improvement agreement and final map for Conejo Subdivision (TM2007-02). Location: 9907 Conejo Road & 10121 Conejo Lane. (Reso 62-2014)

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

**2. PUBLIC HEARINGS:**

(A) Item reordered to follow Closed Session Item 12(B).

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

**4. CITY COUNCIL REPORTS:** None

**5. CONTINUED BUSINESS:** None

**6. NEW BUSINESS:**

(A) Resolution authorizing the City of Santee to join the California Hero Pace Program, consenting to the inclusion of properties within the City's jurisdiction in the program and approving an amendment to the Joint Powers Agreement related thereto adding the City of Santee as an Associate Member of the Western Riverside Council of Governments. (Reso 63-2014)

Assistant to the City Manager Valverde presented the staff report utilizing a PowerPoint presentation and answered Council's questions.

**PUBLIC SPEAKER:**

In Support

- Dustin Reilich, HERO Program Director of Municipal Development, answered Council's questions.

**ACTION:** After further discussion, on motion of Council Member Dale, seconded by Vice Mayor McNelis, the Resolution authorizing the City of Santee to join the California HERO PACE program, consenting to the inclusion of properties within the City's jurisdiction in the program and approving an amendment to the Joint Powers Agreement was adopted with all voting aye, except Council Member Minto who was absent.

- (B) Request for authorization to consider an application (PA 2014-9) for a General Plan Amendment to change the land use designation and zone base district from the “Park/Open Space” land use designation and the “Park/Open Space” zone to the “General Commercial” land use designation and zone over a five-acre property located at the southeast corner of Mission Gorge Road and Cottonwood Avenue. Applicant: Santee School District (Relates to Item 6C)

Item 6(B) was not discussed as it was previously continued to the September 10, 2014 Council meeting.

- (C) Request for authorization to consider an application for a general plan amendment to change the land use designation from the “Public” to the “R-7 Medium Density Residential” land use designation and to change the “Park/Open Space” zone to the “Medium Density Residential (R-7)” zone over an underdeveloped 11.39-acre property located on the north side of Prospect Avenue, East of Fanita Drive. Applicant: M. Grant Real Estate Incorporated, Case File PA 2014-08. (Relates to Item 6B)

Item 6(C) was not discussed as it was previously continued to the September 10, 2014 Council meeting.

- (D) Approval of expenditures related to the Carlton Oaks Fire on April 29, April 30 and May 1, 2014, at an estimated cost of \$27,808 and the appropriation of funds.

**ACTION:** On motion of Council Member Dale, seconded by Mayor Voepel, the expenditures for the Carlton Oaks Fire in the amount of the estimated \$27,808 were approved and \$9,400 from the General Fund Reserve was appropriated with all voting aye, except Council Member Minto who was absent.

- (E) Resolution authorizing the purchase of one new 2014 Ford F-150 pickup and one new 2015 F-350 cab and chassis with utility body per State of California Contract #1-14-23-20A-G and declaring two vehicles as surplus property. (Reso 64-2014)

Director of Community Services Maertz presented the staff report and answered Council's questions.

**ACTION:** On motion of Vice Mayor McNelis, seconded by Council Member Dale, the Resolution authorizing the purchase of one new 2014 Ford F-150 regular cab 4x2 pickup truck and one new 2015 Ford F-350 regular cab 4x2 cab and chassis with added utility body from Wondries Fleet Group for an amount not to exceed \$62,733.67; declaring vehicles V-102 and V-103, two 1998 Ford F-250 pickups, surplus on receipt; accepting the two new vehicles; directing the sale of surplus vehicles at public auction; and authorizing the City Manager to execute all necessary documents was adopted with all voting aye, except Council Member Minto who was absent.

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

**8. CITY MANAGER REPORTS:**

Acting City Manager Orso-Delgado noted that he had provided Council with a monthly update report.

**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 8:04 p.m. and convened in Closed Session at 8:05 p.m. to discuss Items 12(A) and 12(B) with all Members present, except Council Member Minto who was absent.

**12. CLOSED SESSION:**

**(A) CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

(Gov. Code section 54956.8)

Property: Parcel 3 of Parcel Map 20177, Assessor Parcel No. 381-050-66

Real Property Negotiator: Acting City Manager

Negotiating Parties: County of San Diego, Ryan Companies US, Inc.,  
8484 Wilshire, LLC

Under Negotiation: Price and Terms of Payment

**(B) CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

(Gov. Code section 54956.8)

Property: Parcel 4 of Parcel Map18857, APN: 381-052-04

Real Property Negotiator: Acting City Manager

Negotiating Parties: Vestar Development II, LLC, Ryan Companies US,  
Inc., 8484 Wilshire, LLC

Council Members reconvened in Open Session at 8:54 p.m. with all Members present, except Council Member Minto who was absent. Mayor Voepel stated that no reportable action was taken.

The following item was reordered to follow Closed Session Item 12(B).

**2. PUBLIC HEARINGS:**

**(A) Public Hearing for a Development Review Permit (DR2013-2) and Negative Declaration (AEIS2013-13) pursuant to the California Environmental Quality Act for a 128-unit apartment complex within the Riverview Corporate Office Park in Town Center. Applicant: San Diego Christian College (Reso 65-2014)**

The Public Hearing opened at 8:55 p.m. Acting City Planner Mallory presented a staff report utilizing a PowerPoint presentation and answered Council's questions regarding the project, such as the types of residents (student vs. non-student) that would occupy the apartments, property tax exemptions, security, and parking.

**PUBLIC SPEAKERS:**

In Support:

- Paul Ague, San Diego Christian College, answered Council's questions.
- Matt Reid, San Diego Christian College, answered Council's questions.
- Joe Werner, JMR Properties
- Chris Wood, Ryan Companies
- John Olsen, Santee Chamber of Commerce

**ACTION:** After further discussion, on motion of Council Member Dale, seconded by Vice Mayor McNelis, the Public Hearing closed at 9:56 p.m., the Negative Declaration was approved as complete and in compliance with the provisions of the California Environmental Quality Act (CEQA), and the Resolution approving Development Review Permit DR2013-2 was adopted with all voting aye, except Council Member Minto who was absent.

Council Members recessed at 9:57 p.m. and convened in Closed Session at 9:59 p.m. to discuss Items 12(C), 12(D), and 12(E) with all Members present, except Council Member Minto who was absent.

**12. CLOSED SESSION:**

**(C) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION**

(Gov. Code section 54956.9(d)(1))

Name of Case: Santee Firefighters Association v. City of Santee, Case No. LA-CE-919-M

**(D) CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION**

(Gov. Code section 54956.9(d)(2))

Significant Exposure to Litigation: Two cases

**(E) PUBLIC EMPLOYMENT**

(Gov. Code section 54957)

Title: City Manager

Council Members reconvened in Open Session at 10:46 p.m. with all Members present, except Council Member Minto who was absent. Mayor Voepel stated that no reportable action was taken.

**13. ADJOURNMENT:**

There being no further business, the meeting was adjourned at 10:47 p.m.

Date Approved: September 10, 2014

/s/Patsy Bell

Patsy Bell, City Clerk and for  
Acting Authority Secretary Pedro Orso-Delgado