

## **Minutes**

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

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

**September 10, 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 7:10 p.m.

Council Members present were: Mayor/Chair Randy Voepel, Vice Mayor/Vice Chair Rob McNelis, and Council/Authority Members John W. Minto and John Ryan. Council/Authority Member Jack E. Dale entered at 8:03 p.m.

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 Lieutenant George Calderon, 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 Nicholai Ratermanis, Riverview Community Church**

**PLEDGE OF ALLEGIANCE: Ronn Hall**

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

Mayor Voepel requested that Items 5(A) and 5(B) be heard concurrently as they both relate to each other.

**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 8-27-14 Regular Meeting
  - CDC Successor Agency 8-27-14 Regular Meeting
  - Public Financing Authority 8-27-14 Regular Meeting
- (C) Approval of Payment of Demands as presented.**
- (D) Authorization to waive minor bid irregularity and award the contract for HVAC maintenance and as-needed repairs per Bid 14/15-20008 to Countywide Mechanical Systems Incorporated for an amount not to exceed \$9,595.00 for October 1, 2014 through June 30, 2015; and authorization for the City Manager to approve three (3) additional 12-month options to renew along with the corresponding purchase orders and approve annual change orders up to \$2,878.50 or 30% of the then-current contract amount.**
- (E) Allowance of a claim against the City by Whillock Contracting, Inc. in the amount of \$15,121.06 and rejection as to the balance.**

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

**2. PUBLIC HEARINGS:** None

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

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

- (A) Community Oriented Policing Committee Annual Report. (Minto)**

Council Member Minto gave an overview of the projects and accomplishments of the committee over the past year. By Council concurrence, the report was noted and filed.

The following two items were heard concurrently:

**5. CONTINUED BUSINESS:**

- (A) 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. (Continued from 8/27/14) (Relates to Item 5B)
- (B) 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 undeveloped 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. (Continued from 8/27/14) (Relates to Item 5A)

Council Member Ryan recused himself and left the dais at 7:22 p.m. Acting Director of Development Services Kush presented the staff report utilizing a PowerPoint presentation and answered Council's questions.

**PUBLIC SPEAKERS:**

- Michael Grant, applicant, spoke in support of his application.
- Frank Tsimboukakis spoke in support of maintaining the park land.
- Karl Christensen, Santee School District, spoke at Council's request and answered Council's questions.

**ACTION:** After further discussion, on motion of Mayor Voepel, seconded by Council Member Minto, Items 5(A) and 5(B) were continued to the next Regular Council meeting with all voting aye, except for Council Member Ryan who abstained and Council Member Dale who was absent.

Council Member Ryan returned to the dais and Council Member Dale entered the meeting at 8:03 p.m.

**6. NEW BUSINESS:**

**(A) Approval of Memorandum of Understanding regarding training activities with the United States Marine Corp.**

Acting City Manager Orso-Delgado presented a brief staff report and answered Council's questions.

Mayor Voepel suggested having a subcommittee of two Council Members meet with the Marine Corp for a briefing of the type of training activities that will be conducted in Santee. Council Member Minto volunteered to sit on the subcommittee.

**PUBLIC SPEAKERS:**

In Opposition:

- Michael Benoit
- Frank Tsimboukakis

With Council concurrence, staff was directed to set up a meeting with Mayor Voepel, Council Member Minto and the United States Marine Corp.

**(B) Resolution authorizing execution of an agreement for reimbursement of costs related to the preparation of and the environmental review for the City of Santee Subarea Plan with HomeFed Fanita Rancho, LLC; subsequent execution of a related professional services agreement with ICF International for environmental consultant services; and filing of a Notice of Exemption under the California Environmental Quality Act. (Reso 66-2014)**

Acting Director of Development Services Kush introduced the item, and Acting City Planner Mallory presented the staff report utilizing a PowerPoint presentation and answered Council's questions.

**PUBLIC SPEAKERS:**

In Support:

- Jeff O'Connor, HomeFed Corp

Neutral:

- Maggie Acerra

Council Member Dale asked about the ability to receive updates during the process so that Council could remain apprised of the progress and provide direction.

**ACTION:** On motion of Council Member Dale, seconded by Council Member Minto, the Resolution authorizing the City Manager to execute the Agreement for Reimbursement of Costs Related to the Preparation of and Environmental Review for the City of Santee Subarea Plan and authorizing the City Manager to execute a Professional Services Agreement with ICF International was adopted; and direction was given to staff to come back to Council with periodic update reports throughout the process with all voting aye.

**(C) Authorization of additional construction change orders for the City Hall Drainage Repairs Project (CIP 2013-40).**

Acting Director of Development Services Kush introduced the item, and Principal Civil Engineer Carl Schmitz presented the staff report utilizing a PowerPoint presentation and answered Council's questions.

**ACTION:** On motion of Council Member Dale, seconded by Council Member Minto, the Director of Development Services was authorized to approve an additional \$15,000 in contract change orders for construction improvements with all voting aye.

**(D) Resolution awarding the construction contract for the San Diego River Trail, Walker Preserve (CIP 2011-35). (Reso 67-2014)**

Council Member Dale left the dais at 8:53 p.m. due to a conflict of interest. Acting Director of Development Services Kush introduced the item, and Director of Community Services Maertz and Principal Civil Engineer Schmitz presented the staff report utilizing a PowerPoint presentation and answered Council's questions.

During discussion, Council requested that staff look into the possibility of creating access to the river for Kayak users.

**PUBLIC SPEAKERS:**

In Support:

- Kevin McKernan, San Diego River Conservancy
- Rob Hutsel, San Diego River Park Foundation

**ACTION:** On motion of Council Member Minto, seconded by Vice Mayor McNelis, the Resolution rejecting the bid protest submitted by Straight Line General Contracting as being without merit; awarding the construction contract to IO Environmental & Infrastructure, Inc. for a total amount of \$1,711,601.49 and 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 \$171,160.15 was adopted with all voting aye, except Council Member Dale who abstained.

**(E) Informational report on the status of state regulated transportation network companies.**

Acting Director of Development Services Kush introduced the item and Acting City Planner Mallory presented the staff report utilizing a PowerPoint presentation. This was an informational item only; no action was required.

**7. COMMUNICATION FROM THE PUBLIC:**

- (A) Linda Harris introduced herself as the new President of the Cameron's Mobile Estates HOA Board.
- (B) John Olsen, Santee Chamber of Commerce, informed Council about upcoming Chamber events.

**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 9:19 p.m. and convened in Closed Session at 9:25 p.m. with all Members present.

**12. CLOSED SESSION:**

- (A) 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

- (B) CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION**  
(Gov. Code section 54956.9(d)(2))  
Significant Exposure to Litigation: One case

Council Members reconvened in Open Session at 10:37 p.m. with all Members present. Mayor Voepel stated that there was no reportable action for Items 12(A) and 12(B).

**13. ADJOURNMENT:**

There being no further business, the meeting was adjourned at 10:38 p.m.

Date Approved: October 8, 2014

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