

## **Minutes**

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

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

**October 8, 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 7:05 p.m.

Council Members present were: Mayor/Chair Randy Voepel, Vice Mayor/Vice Chair Rob McNelis, and Council/Authority Member John W. Minto. Council/Authority Member Jack E. Dale entered the meeting at 8:21 p.m. Council/Authority Member John Ryan 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, 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: Reverend Dr. Frank Placone-Willey, Summit Unitarian Universalist Fellowship**

**PLEDGE OF ALLEGIANCE: Rusty Williams**

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

Mayor Voepel requested that Item 5(B) be heard before Item 5(A). City Clerk Bell requested to remove Item 1(D) from the agenda; it will be brought back at a future 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 9-10-14 and 9-24-14 Regular Meetings
  - CDC Successor Agency 9-10-14 and 9-24-14 Regular Meetings
  - Public Financing Authority 9-10-14 and 9-24-14 Regular Meetings
- (C) Approval of Payment of Demands as presented.
- (D) Adoption of a Resolution amending the City's Conflict of Interest Code pursuant to the Political Reform Act of 1974. (Item removed from agenda.)
- (E) Approval of the expenditure of \$77,470.25 for August 2014 legal services and related costs.
- (F) Denial of a claim against the City by Virgil Barela per Government Code Section 913.
- (G) Authorization for execution of a professional services agreement in the amount of \$29,180 with Crystal & Company for the preparation of the 2015-2019 Consolidated Plan.
- (H) Adoption of a Resolution accepting the purchase and installation of equipment related to the City Hall Security Systems Project (CIP 2013-42) as complete and directing the City Clerk to file a Notice of Completion. (Reso 68-2014)

**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 and Council Member Ryan who were absent.

**2. PUBLIC HEARINGS:** None

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

**4. CITY COUNCIL ITEMS AND REPORTS:** None

The following item was re-ordered to be heard before Item 5(A):

**5. CONTINUED BUSINESS:**

- (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, West of Fanita Drive. Applicant: M. Grant Real Estate Incorporated, Case File PA 2014-08. (Continued from 9/10/14) (Relates to Item 5A)**

Acting Director of Development Services Kush presented the staff report utilizing a PowerPoint presentation and answered Council’s questions. City Attorney Hagerty clarified that the proposed Memorandum of Understanding submitted by the Santee School District could not be approved as submitted because of legal issues regarding the Development Impact Fees.

**PUBLIC SPEAKER:**

In Support:

- Michael Grant, applicant

**ACTION:** On motion of Mayor Voepel, seconded by Council Member Minto, staff was directed to proceed with processing an application requesting a General Plan Amendment and change to the Zone Base District Map to Medium Density Residential (R-7), work with the Santee School District on the Memorandum of Understanding, and explore different park-in-lieu fee options and opportunities for buying park land elsewhere with all voting aye, except Vice Mayor McNelis who voted no and Council Member Dale and Council Member Ryan who were absent.

**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 9/10/14) (Relates to Item 5B)**

Acting Director of Development Services Kush presented the staff report utilizing a PowerPoint presentation and answered Council’s questions.

**PUBLIC SPEAKER:**

In Support:

- Karl Christensen, Santee School District, applicant

**ACTION:** On motion of Vice Mayor McNelis, seconded by Council Member Minto, staff was directed to proceed with processing an application requesting a General Plan Amendment and change to the Zone Base District Map to General Commercial and remove the Park/Open Space designation with all voting aye, except Council Member Dale and Council Member Ryan who were absent.

It was also Council consensus to hold the public hearings for the General Plan Amendment and for Ordinance 175 - Ball Field Replacement Ordinance concurrently.

**(B) Item re-ordered to be heard before Item 5(A).**

**6. NEW BUSINESS:**

**(A) City Council direction for recruitment of additional microbreweries in Santee.**

Senior Economic Development Coordinator White presented the staff report utilizing a PowerPoint presentation and answered Council's questions.

**PUBLIC SPEAKERS:**

In Support:

- Bob Strangman, Pacific Islander Beer Company
- John Olsen, Santee Chamber of Commerce
- Jeff Trevaskis, Twisted Manzanita Brewing

Council Member Dale entered the meeting at 8:21 p.m.

After further discussion, it was Council consensus to direct staff to pursue the recruitment of additional microbreweries in Santee.

**(B) Request for authorization to prepare a Scope of Work and Request for Proposals for a State Route 52 Corridor Study.**

Principal Traffic Engineer Minjie Mei presented the staff report utilizing a PowerPoint presentation and answered Council's questions.

**ACTION:** On motion of Vice Mayor McNelis, seconded by Council Member Minto, staff was authorized to prepare a Scope of Work and Request for Proposals for a State Route 52 Corridor Study with all voting aye, except Council Member Ryan who was absent.

**(C) Fiscal Years 2013-2014 and 2014-2015 Operating Budget Update.**

Director of Finance McDermott presented the update on the two year operating budget covering fiscal years 2013-2014 and 2014-2015 utilizing a PowerPoint presentation and answered Council's questions.

**(D) Resolution approving personnel changes across the City organization. (Reso 69-2014)**

**ACTION:** On motion of Council Member Dale, seconded by Council Member Minto, the Resolution authorizing personnel changes in various departments across the City organization was adopted with all voting aye, except Council Member Ryan who was absent.

**(E) County Service Area No. 115 (CSA 115) Status Report.**

Director of Fire and Life Safety Mattick presented the staff report utilizing a PowerPoint presentation and answered Council's questions.

**ACTION:** After further discussion, on motion of Mayor Voepel, seconded by Vice Mayor McNelis, Council Member Dale and Council Member Minto were appointed to an ad-hoc committee to continue discussion with the Lakeside Fire Protection District, the San Miguel Consolidated Fire Protection District and the County Board of Supervisors with all voting aye, except Council Member Ryan who was absent.

**7. COMMUNICATION FROM THE PUBLIC:**

- (A) Jean Emmons discussed a recent sweep of the homeless in the river bed by the Santee Sheriff's Department.

- (B) Robert Germann, CAGE (Citizen's Against Gillespie's Expansion), distributed a copy of notes taken from a meeting and a flight training flyer and discussed the expansion at Gillespie Field.

**8. CITY MANAGER REPORTS:**

**(A) City Council Direction for Legislative Workshop.**

Acting City Manager Orso-Delgado presented the staff report and answered Council's questions. It was by Council consensus to direct staff to hold a Legislative Workshop in the future.

**9. CDC SUCCESSOR AGENCY:**

(Note: Minutes appear as Item 1B)

**(A) Resolution of the Community Development Commission Successor Agency approving the Recognized Obligation Payment Schedule (ROPS) for the period from January 1, 2015 to June 30, 2015 (ROPS 14-15B). (Reso CDCSA 02-2014)**

Director of Finance McDermott presented a brief staff report and answered Council's questions.

**ACTION:** On motion of Mayor Voepel, seconded by Council Member Minto, the Resolution was adopted with all voting aye, except Council Member Ryan who was absent.

**10. SANTEE PUBLIC FINANCING AUTHORITY:**

(Note: Minutes appear as Item 1B)

**11. CITY ATTORNEY REPORTS: None**

Council Members recessed at 9:59 p.m. and convened in Closed Session at 10:02 p.m. with all Members present, except Council Member Ryan who was absent.

**12. CLOSED SESSION:**

**(A) CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

(Government Code section 54956.9(d)(1))

Name of Case: City of Santee v. 10638 Prospect Ave. LLC, San Diego  
Superior Court Case No. 37-2013-00060008-CU-EI-CTL

**(B) 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

**(C) 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 10:48 p.m. with all Members present, except Council Member Ryan who was absent. Mayor Voepel reported that Item 12(A) was approved for settlement with all voting aye, except Council Member Ryan who was absent. He also reported that direction was given to staff on Items 12(B) and 12(C).

**13. ADJOURNMENT:**

There being no further business, the meeting was adjourned at 10:49 p.m.

Date Approved: October 22, 2014

/s/Patsy Bell

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