

Minutes

Santee City Council CDC Successor Agency Santee Public Financing Authority

Council Chambers
10601 Magnolia Avenue
Santee, California

February 10, 2016

This Regular Meeting of the Santee City Council, 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 and Council/Authority Members Ronn Hall, Rob McNelis and John Minto. Vice Mayor/Vice Chair Jack E. Dale was absent.

Officers present were: Interim City Manager/Authority Secretary Paul Malone, City/Authority Attorney Shawn Hagerty, Finance Director/Treasurer Tim McDermott and City Clerk Patsy Bell.

(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.)

The **LEGISLATIVE INVOCATION** was given by Dr. Paul Ague of San Diego Christian College and the **PLEDGE OF ALLEGIANCE** was led by Buddy Rabaya, President of the Santee Mobile Home Owners Action Committee.

PROCLAMATION: Evelyn M. Black Recognition of 100th Birthday

Mayor Voepel presented a proclamation to Evelyn M. Black in recognition of her 100th birthday. In attendance to help celebrate were her children Patricia Harnett and Dennis Black.

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

Staff provided copies of correspondence received from Van Collinsworth, Preserve Wild Santee, after the issuance of the agenda for Items 1(D) and 1(E). Council Member Minto requested Items 1(D) and 1(E) be removed from the Consent Calendar for Council discussion. Staff also requested Items 1(D) and 1(E) be pulled so that they could provide a report in response to the public comments received.

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 of the Santee City Council, the CDC Successor Agency and the Santee Public Financing Authority for the November 18, 2015 Adjourned Regular Meetings.
- (C) Approval of Payment of Demands as presented.
- (D) Item pulled for discussion.
- (E) Item pulled for discussion.
- (F) Adoption of a Resolution accepting the City Hall Foundation Repairs (CIP 2013-44) as complete and direct the City Clerk to file a Notice of Completion. **(Reso 16-2016)**

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

Items Removed from Consent Calendar

The following items were heard concurrently:

- (D) Approval of installation of all-way stop signs at the intersection of Mast Boulevard and Jeremy Street.
- (E) Adoption of a Resolution awarding the construction contract for the Mast Boulevard and Jeremy Street Median Installation (CIP 2011-13) to Palm Engineering Construction Company, Incorporated for a total amount of \$315,436.20 and authorizing the City Manager to execute the contract; authorizing the Director of Development Services to approve change orders in an amount not to exceed \$65,563.80; authorizing the City Manager to execute an agreement with SCST, Incorporated for materials testing for an amount not to exceed \$20,000.00; and approving a categorical exemption pursuant to the California Environmental Quality Act.

Director of Development Services Kush introduced Principal Civil Engineer Schmitz who provide a report and answered Council's questions.

PUBLIC SPEAKERS:

In Opposition:

- Van Collinworth, Preserve Wild Santee
- Stephen Houlahan

In Support:

- John Jackson
- Mark Hoyser

Director of Development Services Melanie Kush answered questions regarding the feasibility of installing a roundabout at the intersection.

ACTION: After further discussion, on motion of Mayor Voepel, seconded by Council Member Hall, staff was directed to install all-way stop signs on Mast Boulevard at Jeremy Street as specified in Item 1(D), to research traffic circles and medians for Item 1(E), and bring back information to the next meeting with all voting aye, except Vice Mayor Dale who was absent.

2. PUBLIC HEARING:

- (A) **Public Hearing for Development Review Permit (DR2015-3), Minor Conditional Use Permit (MP2015-1) and Mitigated Negative Declaration (AEIS2015-6) prepared pursuant to the California Environmental Quality Act for an 86,697 square foot industrial building with a 59,112 square foot outdoor storage area on a 7.28 acre property located at 11322 North Woodside Avenue in the General Industrial (IG) Zone. Applicant: Carlsbad Palomar Oaks LP (Reso 17-2016)**

The Public Hearing was opened at 7:39 p.m.

ENTERED INTO THE RECORD:

Staff provided a replacement page 20 to the Resolution's Exhibit A, which establishes minimums for the proposed mitigation measure in Section 1(B), thereby amending the Resolution. Correspondence received after the issuance of the agenda was also provided regarding the Mitigate Negative Declaration (MND), as well as staff's Response to Comments.

Director of Development Services Melanie Kush introduced the item and Senior Planner Michael Coyne presented the staff report utilizing a PowerPoint presentation. He and Director of Development Services Melanie Kush answered Council's questions.

PUBLIC SPEAKERS:

In Support:

- Linda Richardson, Carlsbad Palomar Oaks, answered Council's questions.
- Kenneth Smith, Architect, answered Council's questions.
- Derek Breuninger, Hamann Construction, was available for questions.
- Jeffrey C. Hamann, applicant, Carlsbad Palomar Oaks

In Opposition:

- Van Collinworth, Preserve Wild Santee

During discussion the follow topics were discussed: utilization of native trees, parking spaces being pre-wired for electrical vehicle charging stations and parking lot solar. Staff confirmed that rooftop solar and rainwater retention were included in the proposed project. The applicant confirmed that native trees could be incorporated into the landscaping and they would look into pre-wiring for parking lot charging stations.

MOTION: Council Member McNelis moved to close the Public Hearing and adopt the Resolution approving the Mitigated Negative Declaration, DR2015-3 and MP2015-1, which was amended to establish minimums for the proposed mitigation measure. The motion was seconded by Council Member Minto.

AMENDMENT: Council Member Hall requested the motion include a requirement for pre-wiring for parking lot charging stations. The amendment failed due to lack of support from the motion maker.

Staff confirmed for City Attorney Shawn Hagerty that no additional responses were required to be made in response to the late letter and comments received.

ACTION: The motion of Council Member McNelis, seconded by Council Member Minto, to close the Public Hearing at 8:10 p.m. and adopt the amended Resolution approving the Mitigated Negative Declaration, DR2015-3 and MP2015-1, which was amended to establish minimums for the proposed mitigation measure, was adopted with all voting aye, except Vice Mayor Dale who was absent.

(B) Public Hearing to assess community development needs and to solicit proposals for Program Year 2016 Community Development Block Grant (CDBG) and Home Program Funding consistent with the consolidated plan.

The Public Hearing was opened at 8:11 p.m. Director of Development Services Melanie Kush introduced the item and Senior Management Analyst Tom Romstad presented the staff report utilizing a PowerPoint presentation. Both answered Council's questions.

PUBLIC SPEAKERS:

Speaking in support of their organizations were:

- Sarah Murray, Cameron Family YMCA
- Suzanne Stephens, Caring Neighbors
- Jack Micklos, Crisis House
- Dennis Martins, Santee Food Bank
- Sam Modica, Santee Santas
- Mark Klaus, Home of Guiding Hands
- Estela De Los Rios, CSA San Diego County
- John Hossick, spoke in support of CSA San Diego County
- Buddy Rabaya, Santee Mobilehome Action Committee, spoke in support of Santee Santas, Caring Neighbors and the Santee Food Bank

ACTION: On motion of Council Member McNelis, seconded by Council Member Minto, the Public Hearing was continued at 8:50 p.m. to February 24, 2016, with all voting aye, except Vice Mayor Dale who was absent.

3. **ORDINANCES:** None

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

5. **CONTINUED BUSINESS:** None

6. **NEW BUSINESS:**

- (A) **Adoption of a Resolution authorizing additional change orders for the Citywide CMP Lining and Rehabilitation Program CIP 2013-24. (Reso 18-2016)**

Director of Development Services Melanie Kush presented a brief staff report and answered Council's questions.

ACTION: On motion of Council Member McNelis, seconded by Council Member Minto, the Resolution approving construction change orders in a total amount not to exceed \$380,948.00 for additional replacement and relining of failed CMP storm drains was adopted with all voting aye, except Vice Mayor Dale who was absent.

- (B) **Resolution authorizing an amendment to the contract with West Coast Arborists for tree maintenance due to El Niño tree damage and the appropriation of funds. (Reso 19-2016)**

ACTION: On motion of Council Member Hall, seconded by Council Member McNelis, the Resolution approving a contract amendment with West Coast Arborists to increase the FY15-16 contract by \$52,800.00, authorizing the City Manager to execute the contract amendment and appropriating funds from the Town Center and Mission Creek Landscape Maintenance Districts in the amounts of \$15,000 and \$5,000, respectively, was adopted with all voting aye, except Vice Mayor Dale who was absent.

- (C) **Resolution adopting the Labor Compliance Program for the City of Santee. (Reso 20-2016)**

ACTION: On motion of Council Member McNelis, seconded by Council Member Hall, the Resolution adopting the City of Santee Labor Compliance Program was adopted with all voting aye, except Vice Mayor Dale who was absent.

7. COMMUNICATION FROM THE PUBLIC:

- (A) John Hossick, Santee Mobilehome Owners Action Committee, thanked Council Members for their participation at the recent Candidates Forum.

8. CITY MANAGER REPORTS:

- (A) **Resolution appointing Irene A. Mosley as Interim Director of Human Resources and Risk Management and approving the corresponding employment agreement**

Interim City Manager Paul Malone presented a brief staff report and answered Council's questions.

ACTION: On motion of Council Member Hall, seconded by Council Member McNelis, the Resolution appointing Irene A. Mosley as Interim Director of Human Resources and Risk Management and approving the employment agreement was adopted with all voting aye, except Vice Mayor Dale who was absent.

9. CDC SUCCESSOR AGENCY:

(Note: Minutes appear as Item 1(B))

10. SANTEE PUBLIC FINANCING AUTHORITY:

(Note: Minutes appear as Item 1(B))

11. CITY ATTORNEY REPORTS: None

Council Members recessed at 9:02 p.m. and convened in Closed Session at 9:08 p.m. with all Members present, except Vice Mayor Dale who was absent.

12. CLOSED SESSION:

- (A) **PUBLIC EMPLOYEE APPOINTMENT**
(Pursuant to Government Code Section 54957)
Title: City Manager

(B) CONFERENCE WITH LABOR NEGOTIATORS

(Government Code Section 54957.6)

City Designated Representatives: Ad Hoc Committee (Council Members
Minto and McNelis)

Unrepresented Employee: City Manager

Council Members reconvened in Open Session at 9:26 p.m. with all Members present, except Vice Mayor Dale who was absent. Mayor Voepel stated that items were discussed and the following actions were taken:

Item 12(A) – The Council, by a unanimous vote of the Members present, authorized the appointment of a new City Manager, subject to the finalization and execution of an employment agreement.

Item 12(B) – Direction was given to the Ad Hoc Committee regarding the final negotiating terms of the employment agreement with the new City Manager, and if the final terms are accepted by the new City Manager, the Mayor is authorized to sign an employment agreement reflecting the agreed upon terms. He further noted that the final agreement, if reached, should be completed during the following week.

13. ADJOURNMENT:

There being no further business, the meeting was adjourned at 9:27 p.m.

Date Approved: March 23, 2016

Patsy Bell, City Clerk and for
Paul Malone, Interim Authority Secretary