

## Minutes

### Santee City Council Community Development Commission Santee Public Financing Authority

Council Chambers  
10601 Magnolia Avenue  
Santee, California

April 13, 2016

This Regular Meeting of the Santee City Council, the CDC Successor Agency and the Santee Public Financing Authority was called to order by Mayor Randy Voepel at 7:01 p.m.

Council Members present were: Mayor/Chair Randy Voepel, Vice Mayor/Vice Chair Jack E. Dale and Council/Authority Members Ronn Hall, Rob McNelis and John Minto.

Officers present were: City Manager/Authority Secretary Marlene Best, City/Authority Attorney Shawn Hagerty 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 **INVOCATION** was given by Pastor Gary Lawton of Calvary Chapel of Santee and the **PLEDGE OF ALLEGIANCE** was led by Principal Traffic Engineer Minjie Mei.

#### **ADJOURNMENT IN MEMORY: Agnes D. Michetti**

Council Member McNelis presented the Certificate of Adjournment to Rose Gardner and Sylvia Michetti, Agnes Michetti's daughters, and other family members in attendance.

**ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA:** None

- (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 March 9, 2016 Regular Meeting**
  - **Santee Public Financing Authority March 9, 2016 Regular Meeting**
  - **CDC Successor Agency March 9, 2016 Regular Meeting**
- (C) **Approval of Payment of Demands as presented.**

**ACTION:** On motion of Council Member McNelis, seconded by Council Member Minto, the Agenda and Consent Calendar were approved as presented with all voting aye.

2. **PUBLIC HEARING:** None

3. **ORDINANCES:** None

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

Mayor Voepel invited Gary Strawn and Tiffany Swiderski of the San Diego River Park Foundation to provide a report on their clean-up efforts and thanked them for their work.

5. **CONTINUED BUSINESS:**

- (A) **Approval of a Community Facilities District Reimbursement Agreement and a Community Facilities District Advance Deposit Agreement with Pardee Homes, Inc., and authorization of the execution of professional services agreements in consideration of the formation of a Mello-Roos Community Facilities District. (Castlerock) (Continued from 3/23/16)**

Director of Development Services Melanie Kush introduced the item and Public Finance Partner Warren Diven of Best, Best & Krieger presented the staff report and answered Council's questions.

During discussion it was noted that although the annexation has been approved but the jurisdictional change of the property to Santee has not yet happened, Council may consider the initiation of the Community Facilities Districts (CFDs) at this time. Vice Mayor Dale stated that while this project would be a revenue source to support the cost that Santee will incur for police and fire services to this development, it may not in the best interest of the Santee citizens to create the two CFDs, one for infrastructure and one for public safety, at this time.

Attorney Diven noted that approving this step will provide an analysis of the CFDs so that Council can make an informed decision as to whether or not to create the CFDs. The analysis will also provide information on options such as incorporating a built-in annual cost of living adjustment to help keep up with the actual costs of providing services.

**PUBLIC SPEAKERS:**

Available for questions were Shane Spicer, Albert A. Webb Associates, and Sunit Patel, Pardee Homes. Speaking in opposition were Stephen Houlahan and Jeff Winters who additionally requested limiting the project's grading hours.

City Attorney Shawn Hagerty clarified that the San Diego City Council approved this project two ways; one with annexation and one without annexation. Therefore, the project is moving forward whether or not Santee creates one or both CFDs.

City Manager Marlene Best clarified that approval of staff's recommendation tonight will allow staff to move forward with an analysis at the expense of Pardee; it does not approve the creation of the CFDs.

**ACTION:** On motion of Council Member McNelis, seconded by Council Member Hall, the City Manager was authorized to execute a Community Facilities District Reimbursement Agreement and a Community Facilities District Advance Deposit Agreement with Pardee Homes, Incorporated and to execute professional services agreements with Albert A. Webb Associates, Best Best & Krieger and KNN Public Finance with all voting aye, except Vice Mayor Dale and Council Member Minto who voted no.

**6. NEW BUSINESS:**

- (A) Approval to issue a purchase order change order to Zoll Medical Corporation to increase the FY 15/16 purchase order amount to \$14,600 for additional as-needed replacement parts and accessories**

Acting Division Chief Brad Peterson presented a brief staff report and answered Council's questions.

**ACTION:** On motion of Council Member Minto, seconded by Council Member Hall, the purchase order change order to Zoll Medical Corporation for an amount not to exceed \$4,600.00 to cover as-needed replacement costs for the remainder of FY 15/16 was approved with all voting aye.

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

**8. CITY MANAGER REPORTS:**

City Manager Marlene Best reported on the following:

- 1) The City is offering free shredding services to the citizens on April 16, 2016;
- 2) The construction being done on SR-67 from April 15-18 and people should avoid that freeway;
- 3) The water rate increase proposal by the Metropolitan Water District of Southern California was defeated and that the City had sent a letter of opposition to the Water District;

- 4) The City received a merit award from the California Trails & Greenways Foundation for the Walker Preserve Trail; and
- 5) Recognized that it was National Library Week, introduced Santee Librarian Cheryl Cosart and thanked her for her service to the community.

**9. COMMUNITY DEVELOPMENT COMMISSION:**

(Note: Minutes appear as Item 1B)

**10. SANTEE PUBLIC FINANCING AUTHORITY:**

(Note: Minutes appear as Item 1B)

**11. CITY ATTORNEY REPORTS:** None

**12. CLOSED SESSION:** None

**13. ADJOURNMENT:**

There being no further business, the meeting was adjourned at 7:51 p.m.

Date Approved: May 11, 2016

/s/ Patsy Bell  
Patsy Bell, City Clerk and for  
Authority Secretary Marlene Best