

Minutes

Santee City Council CDC Successor Agency Santee Public Financing Authority

Council Chambers
10601 Magnolia Avenue
Santee, California
July 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/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: 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, Finance Director 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 Dr. Jon DePriest of San Diego Christian College and the **PLEDGE OF ALLEGIANCE** was led by Bill Pommering.

PROCLAMATION: Proclaiming National Clown Week August 1-7, 2016.

Council Member Minto presented Proclamations to Bonita “Bon Bon” Love and Grandma Huggs of the San Diego All Star Clown Club, proclaiming National Clown Week August 1-7, 2016. Mayor Voepel requested staff to also issue proclamations for two additional clowns in attendance, “Rainbow Cupcake” and “Wower.”

PROCLAMATION: Proclaiming July is Parks and Recreation month and July 13, 2016 is “Go Play! Get Fit! Day,” and presentation of fund raising proceeds by the Santee Park and Recreation Committee.

Council Member Hall presented the Proclamation to Recreation Services Manager Sue Richardson and SPARC members Ken Fox, Anita Bautista, Laqueta Strawn and John Morley. SPARC Chair Fox presented the City with a check for \$54,788 from their fundraising efforts.

PROCLAMATION: Retirement of Fire Department Senior Volunteers Paul Eddinger and Dick Callahan.

Council Member McNelis and Director of Fire & Life Safety Richard Smith presented Proclamations and commemorative plaques to Senior Volunteers Paul Eddinger and Dick Callahan who are retiring and thanked them for their service to the City.

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

Council Member Hall registered an abstention on Item 1(D) due to a potential conflict of interest. City Clerk Bell requested Item 1(E) be removed from the Consent Calendar due to public speakers wishing to give comment.

1. CONSENT CALENDAR

- (A) Approval of reading by title only and waiver of reading in full of Ordinances on agenda.
- (B) Approval of Payment of Demands as presented.
- (C) Approval of the expenditure of \$59,596.37 for June 2016 Legal Services and related costs.
- (D) Adoption of a Resolution awarding the construction contract for the Town Center Community Park West Safety Netting Project (CIP 2016-32) to Judge Netting, Incorporated for a total amount of \$59,200.00, authorizing the City Manager to execute the contract, authorizing the Director of Development Services to approve change orders in an amount not to exceed \$5,920.00 and approving a categorical exemption pursuant to the California Environmental Quality Act. **(Reso 072-2016) (Hall abstained)**
- (E) Item removed from Consent for discussion
- (F) Adoption of a Resolution approving the Final Map for East County Estates (TM 2005-13) and authorizing the City Manager to execute the associated Subdivision Improvement Agreement. Location: 8530-8548 Rhone Road and 9432-9440 Slope Street. Applicant: Greg Brown. **(Reso 074-2016)**
- (G) Authorization for the purchase of telephone system network equipment from Hewlett Packard Enterprise per National Association of State Procurement Officials (NASPO) Contract #AR1464 for an amount not-to-exceed \$24,938.51 and authorization for the City Manager to approve change orders up to ten percent (10%) of the total purchase price for unforeseen modifications.

ACTION: On motion of Council Member Minto, seconded by Council Member McNelis, the Agenda and Consent Calendar were approved as amended with all voting aye, except Council Member Hall who abstained from Item 1(D) and Vice Mayor Dale who was absent.

Item removed for discussion:

- (E) Adoption of a Resolution authorizing the City Manager to execute a Public Right-of-Way Improvement Agreement for public improvements associated with the Castlerock Project on Mast Boulevard. (Reso 073-2016)**

PUBLIC SPEAKERS:

In Opposition:

- Sommer Cunningham
- Stephen Houlahan
- Elizabeth Frice and Christina Kaylin submitted slips but did not wish to speak.

In Support:

- Eleanor Aylesworth-Warsh

Mayor Voepel asked if there was a Castlerock representative in attendance that could answer Council's questions. Pardee Homes Project Manager Allen Kushani answered questions and discussed mitigation work they are doing such as West Hills High School onsite-work to assist with pedestrian circulation for student safety and improvements at the State Route 52 ramp. He further discussed Medina Road's use for access to the project, which will be very limited during the construction phase and then will be blocked with access for only SDG&E and the Fire Department. Mayor Voepel reminded everyone that the project began in, and was approved by, the City of San Diego. The City of Santee has worked closely with Pardee Homes to mitigate certain aspects and bring the project to Santee's standards.

ACTION: On motion of Council Member Minto, seconded by Council Member Hall, the Resolution authorizing the City Manager to execute a Public Right-of-Way Improvement Agreement for public improvements associated with the Castlerock Project on Mast Boulevard was adopted with all voting aye, except Vice Mayor Dale who was absent.

2. PUBLIC HEARING:

- (A) Public Hearing for the FY 2016-17 Santee Landscape Maintenance District (SLMD) Annual Levy of Assessments. (Reso 075-2016)**

The Public Hearing opened at 7:39 p.m. Council Member McNelis registered an abstention due to a conflict of interest and left the dais. Finance Director Tim McDermott presented the staff report and answered Council's questions.

ACTION: On motion of Council Member Hall, seconded by Council Member Minto, the Public Hearing was closed at 7:40 p.m. and the Resolution confirming an assessment diagram and assessment, and providing for the FY 2016-17 SLMD annual levy of assessments was adopted with all voting aye, except Council Member McNelis who abstained and Vice Mayor Dale who was absent.

(B) Public Hearing for the FY 2016-17 Town Center Landscape Maintenance District (TCLMD) Annual Levy of Assessments. (Reso 076-2016)

The Public Hearing opened at 7:40 p.m. Finance Director Tim McDermott presented the staff report.

ACTION: On motion of Mayor Voepel, seconded by Council Member Minto, the Public Hearing was closed at 7:41 p.m. and the Resolution confirming an assessment diagram and assessment, and providing for the FY 2016-17 TCLMD annual levy of assessments was adopted with all voting aye, except Vice Mayor Dale who was absent.

(C) Public Hearing for the FY 2016-17 Santee Roadway Lighting District (SRLD) Annual Levy of Assessments. (Reso 077-2016)

The Public Hearing opened at 7:41 p.m. Finance Director Tim McDermott presented the staff report.

ACTION: On motion of Council Member Minto, seconded by Mayor Voepel, the Public Hearing was closed at 7:42 p.m. and the Resolution confirming an assessment diagram and assessment, and providing for the FY 2016-17 SRLD annual levy of assessments was adopted with all voting aye, except Vice Mayor Dale who was absent.

(D) Public Hearing for Conditional Use Permit (P2015-1) for a Wireless Communications Facility at 9300 Fanita Parkway (Padre Dam Municipal Water District Offices) located in the Park/Open Space Zone and finding the project categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Sections 15301, 15302 and 15303 of the CEQA Guidelines. Applicant: Plancom for Verizon Wireless. (Reso 078-2016)

The Public Hearing opened at 7:42 p.m. Director of Development Services Melanie Kush introduced the item and Associate Planner Christina Rios presented the staff report utilizing a PowerPoint presentation and answered Council's questions.

ENTERED INTO THE RECORD:

City Clerk Bell stated that an email was received today from a concerned citizen who felt that the Facility, a clock tower, would distract drivers.

PUBLIC SPEAKER – Shelley Kilbourn, Applicant

ACTION: On motion of Council Member Hall, seconded by Council Member Minto, the Public Hearing was closed at 7:49 p.m. and the Resolution finding that Conditional Use Permit P2015-1 and approval of the Verizon Wireless Communications Facility is exempt from the California Environmental Quality Act (CEQA) pursuant to Class 1 (Existing Facilities) Section 15301, Class 2 (Replacement or Reconstruction) Section 15302, and Class 3 (New Construction or Conversion of Small Structures) Section 15303 of the CEQA Guidelines, and approving Conditional Use Permit P2015-1 was adopted with all voting aye, except Vice Mayor Dale who was absent.

3. **ORDINANCES:** None

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

(A) **Selection of Voting Representative and Alternate for the League of California Cities annual conference.**

ACTION: After brief discussion, on motion by Council Member Hall, seconded by Council Member Minto, Council Member Minto was selected to be the voting representative, Council Member Hall was selected as the first alternate, Vice Mayor Dale was selected as the second alternate, and the City Clerk was directed to file the completed form with the League of California Cities with all voting aye, except Vice Mayor Dale who was absent.

5. **CONTINUED BUSINESS:** None

6. **NEW BUSINESS:**

(A) **Response to Grand Jury Report: "East County Cities' lack of response to homelessness."**

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

MOTION: Council Member Hall moved to approve the City joining the Regional Continuum of Care Council and authorize the City Manager to work with the Mayor on the City's response. Council Member Minto seconded the motion.

Ms. Valverde answered additional questions regarding joining the Regional Continuum of Care Council and the potential impacts that would have on the City. The number of meetings and amount of staff time the committee would take is unknown at this time, as well as who the representative would be should the City join.

After further discussion, Council Member Hall withdrew his motion.

ACTION: On motion of Council Member Hall, seconded by Council Member Minto, staff was directed to bring back additional information regarding the Regional Continuum of Care Council to the August 10, 2016 meeting with all voting aye, except Vice Mayor Dale who was absent.

- (B) Resolution levying special taxes to be collected during Fiscal Year 2016-17 to pay the annual cost of Municipal Maintenance Services within Community Facilities District No. 2015-1 (Municipal Maintenance Services) of the City of Santee. (Reso 079-2016)**

Finance Director Tim McDermott presented the staff report and answered Council's questions.

ACTION: On motion of Council Member Hall, seconded by Council Member McNelis, the Resolution levying special taxes to be collected during FY 2016-17 to pay the annual cost of Municipal Maintenance Services within CFD No. 2015-1 was adopted with all voting aye, except Vice Mayor Dale who was absent.

- (C) Resolution authorizing an open market purchase of one (1) new 2016 Ford F-150 replacement fire command vehicle and declaring Vehicle V-142 as surplus property. (Reso 080-2016)**

Fire & Life Safety Director Richard Smith presented the staff report.

ACTION: On motion of Mayor Voepel, seconded by Council Member McNelis, the Resolution finding that open market purchasing is in the City's best interest and authorizing such purchase of 2016 Ford F-150 XLT SuperCrew for an amount not-to-exceed \$46,660; authorizing open market purchase of add-on equipment for an amount not to exceed \$32,406.00; authorizing the City Manager to approve additional expenditures for unforeseen changes in amount not to exceed 10% of the total purchase price; declaring vehicle V-142, a 2006 Ford Expedition, surplus and directing disposal in accordance with SMC 3.32.040; and authorizing the City Manager to execute all necessary documents was adopted with all voting aye, except Vice Mayor Dale who was absent.

- (D) Resolution amending the Fiscal Years 2015-16 and 2016-17 Operating Budget and the Fiscal Year 2016-17 Capital Improvement Program Budget. (Reso 081-2016)**

Finance Director Tim McDermott presented the staff report utilizing a PowerPoint presentation and answered Council's questions regarding School Resource Officers and funding for those officers.

PUBLIC SPEAKERS:

In Support of the City funding a portion of the School Resource Officers were:

- Dr. Tim Glover, Grossmont Union High School District
- Scott Patterson, Deputy Superintendent

- Tim Schwuchow, Principal, Santana High School
- Robin Ballarin, Principal, West Hills High School

ACTION: On motion of Mayor Voepel, seconded by Council Member Minto, the Resolution amending the Fiscal Years 2015-16 and 2016-17 Operating Budget and the Fiscal Year 2016-17 Capital Improvement Program Budget, including funding for two School Resource Officers at a cost of \$147,026, was adopted with all voting aye, except Vice Mayor Dale who was absent.

7. COMMUNICATION FROM THE PUBLIC: None

8. CITY MANAGER REPORTS:

City Manager Marlene Best congratulated Chief Smith on his Vice Presidential nomination to the Heartland Communications Facility Authority Board of Chiefs. She also spoke regarding upcoming community events.

9. CDC SUCCESSOR AGENCY:

- (A) Resolution approving the issuance of refunding bonds in order to refund certain outstanding bonds of the former Community Development Commission of the City of Santee, approving the execution and delivery of an indenture of trust relating thereto, requesting Oversight Board approval of the issuance of the refunding bonds, requesting certain determinations by the Oversight Board, and providing for other matters properly relating thereto. (Reso CDCSA 003-2016)**

Finance Director Tim McDermott presented the staff report utilizing a PowerPoint presentation and answered Council's questions.

ACTION: Moved by Council Member Minto, seconded by Mayor Voepel, the Resolution approving the issuance of refunding bonds, approving the execution and delivery of an Indenture of Trust relating to the proposed refunding, requesting Oversight Board approval of the issuance of the refunding bonds and requesting certain determinations by the Oversight Board, and providing for other matters properly relating thereto was adopted with all voting aye, except Vice Mayor Dale who was absent.

10. SANTEE PUBLIC FINANCING AUTHORITY: None

11. CITY ATTORNEY REPORTS: None

Council recessed at 9:01 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) CONFERENCE WITH LABOR NEGOTIATORS

(Government Code Section 54957.6)

Agency Designated Representative: City Manager

Employee Organization: Santee Firefighters' Association

(B) CONFERENCE WITH LABOR NEGOTIATORS

(Government Code section 54957.6)

Agency Designated Representative: City Manager

Unrepresented Employees: All Full-Time Miscellaneous and
Management Employees

(C) CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Government Code Section 54956.8)

Property: Parcel 3 of Parcel Map 20177

Real Property Negotiator: City Manager

Negotiating Parties: County of San Diego

Under Negotiation: Price and Terms of Payment

Council Members reconvened in Open Session at 10:00 p.m. with all Members present, except Vice Mayor Dale who was absent. Mayor Voepel reported that direction was given to staff for each item.

13. ADJOURNMENT:

There being no further business, the meeting was adjourned at 10:01 p.m.

Date Approved: August 24, 2016

/s/ Patsy Bell

Patsy Bell, CMC, City Clerk and for
Authority Secretary Marlene Best