

## **Minutes**

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

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

**May 13, 2015**

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 7:04 p.m.

Council Members present were: Mayor/Chair Randy Voepel; Vice Mayor/Vice Chair John W. Minto; and Council/Authority Members Ronn Hall and Rob McNelis. Council/Authority Member Jack E. Dale entered at 7:05 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, Interim Director of Human Resources and Risk Management Ashley Kite, Assistant to the City Manager Kathy Valverde, Senior Economic Development Coordinator Pamela White, Santee Sheriff's Captain James Bovet, City Clerk Patsy Bell, and Office Aide Mary Ann Bennett.

(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 Gary Lawton, Calvary Chapel of Santee**

**PLEDGE OF ALLEGIANCE: Sam Modica**

With Council concurrence, Item 6A was re-ordered to be heard first on the agenda.

**6. NEW BUSINESS:**

**(A) Mast Boulevard Accident Report.**

Principal Traffic Engineer Mei and Sheriff Captain Bovet presented the staff report utilizing a PowerPoint presentation.

**PUBLIC SPEAKERS:**

Speaking in support of various traffic calming measures in front of West Hills High School were:

- Shannon Modica, parent of West Hills student
- Kaylyn Rambo, student at West Hills
- Danny Mongiovi
- Gary Willhite, Santee resident
- Neil Meek, Santee resident
- Suzanne Till, parent of West Hills student
- Van Collinsworth, Santee resident
- Brandon Meek, student at West Hills
- Anthony Ortiz, student at West Hills

Mayor Voepel noted the City will continue with its review of the area, and again expressed the Council's condolences to the family and friends of Ryan Willweber.

**PROCLAMATION:      Designate Arbor Day 2015 and Recognizing the City of Santee as a Tree City USA for 2014**

Vice Mayor Minto presented the proclamation to Lynette Short, CalFire Urban Forester, designating May 9, 2015 as Arbor Day. Ms. Short presented the City with a Tree City USA 2014 plaque and congratulated the City on being a Tree City USA for 2014.

**PRESENTATION:      City Softball Championship presentation for varsity softball game between Santana and West Hills High Schools**

This item was rescheduled to the May 27<sup>th</sup> meeting.

**PRESENTATION:      "San Diego Forward: The Regional Plan" report by SANDAG**

Carolina Gregor, SANDAG Senior Regional Planner, presented the report utilizing a PowerPoint presentation and answered Council's questions.

**PRESENTATION:      Joint Presentation from Padre Dam Municipal Water District and City of Santee staff on the State Water Resources Control Board's Emergency Regulations.**

Padre Dam Municipal Water District General Manager Allen Carlisle and Director of Community Services Maertz presented the report utilizing PowerPoint presentations and answered Council's questions.

During discussion, Council Member Dale requested a staff report at a future meeting regarding the possible prohibition of any new development within the City while water emergency regulations are in effect.

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

City Clerk Bell announced that the Softball Trophy Presentation has been rescheduled to the May 27, 2015 meeting and that staff requested Item 6(B) be removed from the agenda and that it would 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 04-08-15 & 04-22-15 Regular Meetings
  - CDC Successor Agency 04-08-15 & 04-22-15 Regular Meetings
  - Public Financing Authority 04-08-15 & 04-22-15 Regular Meetings
- (C) Approval of Payment of Demands as presented.
- (D) Adoption of a Resolution Initiating proceedings and ordering the preparation of an engineer's report for the FY 2015-16 Santee Landscape Maintenance District Annual Levy of Assessments. (Reso 028-2015)
- (E) Adoption of a Resolution initiating proceedings and ordering the preparation of an engineer's report for the FY 2015-16 Town Center Landscape Maintenance District Annual Levy of Assessments. (Reso 029-2015)
- (F) Adoption of a Resolution initiating proceedings and ordering the preparation of an engineer's report for the FY 2015-16 Santee Roadway Lighting District Annual Levy of Assessments. (Reso 030-2015)
- (G) Adoption of Resolution amending Fiscal Year 2014-15 Operating Budget Update and Amendments. (Reso 031-2015)

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

## 2. PUBLIC HEARINGS:

- (A) **Public Hearing for Rezone R2014-1, Major Revision MJR2014-1, and a Negative Declaration pursuant to the California Environmental Quality Act (AEIS14-09) to establish the MHP (Mobile Home Park) Overlay District and add 16 new mobile home spaces on a 2.27 acre undeveloped parcel on the east side of Railroad Avenue between Mission Gorge Road and Buena Vista Avenue (Applicant: Cameron Brothers Construction Co., L.P.) (continued from 04/22/15)**

The Public Hearing was opened at 8:28 p.m. Acting Director of Development Services introduced the item and Acting City Planner Mallory presented the staff report utilizing a PowerPoint presentation. During discussion, staff answered many questions regarding subjects such as: whether the spaces would be subject to the City's Rent Control Ordinance, the possibility of an entrance/exit road from the park to Railroad Avenue and what grade that would be at, the accessibility for Fire Department apparatus and installing an additional pedestrian gate.

### **PUBLIC SPEAKERS:**

#### **In Support:**

- Jim Moxham, applicant, spoke in support of his application and answered Council's questions.
- Chris Cook, applicant, was available to answer Council questions.
- Jim Roberts, applicant, answered Council's questions regarding an exit onto Railroad Avenue.
- Karen Wynott

#### **Neutral:**

- Kathy Roberts
- Mary O'Connor
- Buddy Rabaya

#### **In opposition:**

Art Hallman  
Van Collinsworth

After further discussion, Council requested the item be continued and additional information be brought back including a possible entry/exit driveway on Railroad Avenue, an acceptable grade for fire department apparatus and projected traffic changes on Magnolia Avenue

**ACTION:** On motion of Council Member Hall, seconded by Council Member McNelis, the Public Hearing was continued to May 27, 2015 with all voting aye, except Mayor Voepel who voted no.

- (B) **Public Hearing for General Plan Amendment GPA2014-1, Rezone R2014-4, Conditional Use Permit P2014-1, and a Negative Declaration pursuant to the California Environmental Quality Act (AEIS2014-2) to unify the site's general commercial land use designation and construct a 16,942 square foot commercial center with retail/office and restaurant space located on an undeveloped 2.2-acre site at 8866 Magnolia Avenue (Applicant: Cameron Brothers Construction Co., L.P.)**

The Public Hearing was opened at 9:23 p.m. Mayor Voepel noted that the applicant had requested a continuance to May 27, 2015.

**PUBLIC SPEAKERS:**

Some speakers in Item 2(A) incorporated comments during their statements regarding this item.

**In opposition:**

- Van Collinsworth

**ACTION:** On motion of Vice Mayor Minto, seconded by Council Member Hall, the Public Hearing was continued to May 27, 2015, with all voting aye.

**3. ORDINANCES (First Reading):**

See Items 2(A) & 2(B)

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

- (A) **Possible cancellation of one summer Regular meeting and the December 9 Regular meeting, and rescheduling the November 11 Regular meeting to November 18.**

City Clerk Bell presented a staff report.

**MOTION:** It was moved by Council Member Hall, and seconded by Council Member Dale to cancel the June 10, 2015 Regular meeting.

**AMENDED MOTION:** After discussion, it was moved by Council Member Hall, and seconded by Council Member Dale to cancel the June 10, 2015, November 11, 2015 and December 9, 2015 Regular meetings and call for an Adjourned Regular meeting to be scheduled on November 18, 2015.

Acting City Manager Orso-Delgado noted that staff was counting on the June 10<sup>th</sup> meeting to conduct a budget hearing with Council in order to have an adopted budget by June 30<sup>th</sup>.

**ACTION:** After further discussion, on motion of Council Member Hall, seconded by Council Member Dale, the amended motion to cancel the June 10, 2015 Regular Council meeting, call for a Special meeting on June 3, 2015, cancel the November 11, 2015 Regular Council meeting, call for an Adjourned Regular meeting on November 18, 2015 and cancel the December 9, 2015 Regular meeting, and direct the City Clerk to post notices of meeting cancellation at the appropriate times was approved with all voting aye, except Vice Mayor Minto who voted no.

**(B) Recommendation of appointment to the Gillespie Field Development Council.**

Mayor Voepel introduced the item and noted the representative could be a member of the City Council or a citizen.

**ACTION:** On motion of Council Member Dale, seconded by Vice Mayor Minto, the recommendation to have the County Board of Supervisors appoint John Morley to serve as Santee's representative on the Gillespie Field Development Council was approved with all voting aye.

5. **CONTINUED BUSINESS:** None

6. **NEW BUSINESS:**

**(A) Item reordered to be heard first on the agenda.**

**(B) Resolution approving Negative Declaration AEIS2013-10 pursuant to the California Environmental Quality Act, approving the Town Center Community Park Irrigation Well Project, awarding the design-build construction contract for the Town Center Community Park Irrigation Well (CIP 2013-31) and authorizing the transfer of funds.**

This item was not discussed as it was previously pulled from the agenda under "Items To Be Added, Deleted or Re-Ordered On Agenda."

**(C) Award of a professional services agreement to ETS Productions for sound and lighting services for various City special events.**

Director of Community Services Maertz presented the staff report.

**ACTION:** On motion of Council Member Dale, seconded by Vice Mayor Minto, the contract to ETS Productions in an amount not-to-exceed \$18,417.00 for FY 15-16 was awarded with authorization for the City Manager to execute the agreement, approve three (3) additional 12-month options to renew along with the corresponding purchase orders and annual change orders up to 10% of the then-current contract amount with all voting aye.

**(D) Circulation Element Update on the goal of the element and the policies and objectives that support the goal.**

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

**7. COMMUNICATION FROM THE PUBLIC:**

- (A) George Fratus inquired about the 3 year Memorandum of Understanding allowing the Marines to train in the City.
- (B) Sandy Schielke requested burning in fire pits within the City be limited, including Santee Lakes, to improve air quality.

**8. CITY MANAGER REPORTS:**

Acting City Manager Orso-Delgado introduced new Code Compliance Officer Amanda Yeager and Interim Director of Human Resources Ashley Kite.

**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 10:04 p.m. and convened in Closed Session at 10:10 p.m. with all Members present.

**12. CLOSED SESSION:**

**(A) PUBLIC EMPLOYEE APPOINTMENT**

(Gov. Code section 54957)

Title: City Manager

Council Members reconvened in Open Session at 10:51 p.m. with all Members present. Mayor Voepel stated that by a unanimous vote, Pedro Orso-Delgado was appointed as City Manager. The City Manager's agreement will come back to a future meeting for Council approval.

**13. ADJOURNMENT:**

There being no further business, the meeting was adjourned at 10:52 p.m.

Date Approved: May 27, 2015

/s/ Patsy Bell

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