

## **Minutes**

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

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

**October 14, 2015  
7:00 p.m.**

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 7:00 p.m.

Council Members present were: Mayor/Chair Randy Voepel; Vice Mayor/Vice Chair John W. Minto; Council/Authority Members Ronn Hall and Rob McNelis. Council/Authority Member Jack E. Dale entered the meeting at 7:11 p.m.

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.)

#### **INTRODUCTION OF SPECIAL GUESTS:**

Mayor Voepel recognized special guests and community leaders in attendance at the meeting.

**LEGISLATIVE INVOCATION:** Pastor Gary Lawton, Calvary Chapel of Santee

**PLEDGE OF ALLEGIANCE:** Dustin Trotter

**ADJOURNMENT IN MEMORY:** Geraldine L. Kleinsmith  
Mayor Voepel presented the Adjournment in Memory Certificate to husband Dennis Kleinsmith.

**ADJOURNMENT IN MEMORY:** William "Bill" Kolender, Former Police Chief and Sheriff, Vice Mayor Minto presented the Adjournment in Memory Certificate to Sheriff Lieutenant Karen Stubkjaer and Santee Park and Recreation Committee Member Anita Bautista on behalf of the Kolender family.

Council Member Dale entered the meeting at 7:13 p.m.

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

Council Member Dale requested that Item 4(A) be reordered to follow the Consent Calendar. Mayor Voepel requested Item 6(D) be pulled and brought back to Council in early 2016.

**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 08-26-15 Regular Meeting
  - Public Financing Authority 08-26-15 Regular Meeting
  - CDC Successor Agency 08-26-15 Regular Meeting
- (C) Approval of Payment of Demands as presented.
- (D) Second Reading and adoption of an Ordinance amending the Zone District Base Map (R2014-3) to reclassify a 5.06-acre portion of a 13.21-acre property located at 10315 Mission Gorge Road from the Park/Open Space (P/OS) Zone to the General Commercial (GC) Zone, with findings in accordance with Ordinance 175 (Sport Field Displacement) and a Mitigated Negative Declaration (AEIS2014-15) pursuant to the California Environmental Quality Act. (ORD 533)
- (E) Authorization for the purchase of four security camera systems from Q-Star Technology for use at various City parks in an amount not to exceed \$32,548.
- (F) Acceptance and appropriation of a \$10,000 San Diego River Conservancy Grant and authorization for the City Manager to execute any related documents.
- (G) Approval of two project agreements with San Diego State University for the Asset Management-GIS Mapping Project and the San Diego River Water Quality Enhancement Study, and authorization for the City Manager to execute the agreements.
- (H) Adoption of a Resolution authorizing additional compensation for the Acting City Manager. (Reso 83-2015)
- (I) Rejection of two Claims against the City by Ralph Molinar and Josiah Cope, Jr. per Government Code Section 913.

- (J) Approval to accelerate the appropriation of Capital Improvement Program Funds in the amount of \$12,000 from Fiscal Year 2016-2017 to Fiscal Year 2015-2016 for the Information Technology (IT) Network Hardware/Software Replacement Project.**

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

The following Item was reordered to follow the Consent Calendar.

**4. CITY COUNCIL ITEMS:**

- (A) USA Track & Field Special Event in Santee. (Dale)**

Council Member Dale presented a report utilizing a PowerPoint presentation. Council Member Dale requested consideration for working with this applicant to help make these Olympic trials happen here in Santee. Interim City Manager Malone suggested looking at options like an “ever-green” permit.

**PUBLIC SPEAKERS:**

Speaking in Support and answering Council’s questions were:

- Tracy Sundlun, USA Track and Field and 2016 Team Captain
- Tim Seaman, Olympian Race Walker
- John Nunn, Olympian Race Walker

After further discussion, staff was directed to research and identify various ways to reduce City costs for this event.

**2. PUBLIC HEARING:**

- (A) Public Hearing for Conditional Use Permit P08-04 Major Revision No. 1 to modify the existing median and allow for left turn vehicle movements from westbound Mission Gorge Road to Sonic, located at 10515 Mission Gorge Road in the General Commercial Zone. Applicant: Pacific Drive-Ins, LLC**

The Public Hearing was opened at 7:49 p.m. Council Member Dale announced his abstention due to a conflict of interest and left the dais. Principal Traffic Engineer Minjie Mei introduced the item and presented a staff report utilizing a PowerPoint presentation. Principal Traffic Engineer Minjie Mei and Interim City Manager Malone answered Council’s questions.

**PUBLIC SPEAKERS:**

- Max D. Gelwix, Sonic Drive-In, spoke in support of modifying the existing median and answered Council's questions.

During discussion, Interim City Manager Malone and City Attorney Shawn Hagerty answered additional questions, including those regarding potential future litigation concerns.

**MOTION:** It was moved by Council Member McNelis to continue to Public Hearing and direct staff to review the proposed modification design and bring back recommendations to the design. The motion failed due to a lack of a second.

**ACTION:** After further discussion, on motion of Council Member McNelis, seconded by Council Member Hall, the Public Hearing was continued to a date uncertain and direction was given to staff to review the proposed modification design and to bring back recommendations to the design. The motion carried with all voting aye, except Vice Mayor Minto who voted no and Council Member Dale who abstained.

**(B) Public Hearing for Conditional Use Permit P2015-4 and a Negative Declaration (AEIS2015-18) pursuant to the California Environmental Quality Act for a mini-storage and recreational vehicle (RV) / boat storage facility at 10775 Rockvill Street in the Light Industrial / General Commercial (IL/GC) Zone. Applicant: Cameron Brothers Construction Co. L.P. (Reso 86-2015)**

The Public Hearing was opened at 8:25 p.m. Acting Director of Development Services Melanie Kush introduced the item and Senior Planner John O'Donnell presented the staff report utilizing a PowerPoint presentation and answered Council's questions.

**MOTION:** It was moved by Vice Mayor Minto and seconded by Council Member Hall to find there is no significant effect on the environment, approve the Negative Declaration prepared in accordance with the California Environmental Quality Act, authorize a filing of a Notice of Determination and adopt the Resolution approving Conditional Use Permit P2015-4.

**PUBLIC SPEAKERS:** Ariel Valli, applicant, spoke in support and answered Council's questions.

**ACTION:** After further discussion, on the motion of Vice Mayor Minto, seconded by Council Member Hall, the Public Hearing was closed at 8:45 p.m.; it was determined that Conditional Use Permit P2015-4 and the approval of the Rockvill Mini-Storage facility would not have a significant effect on the environment; the Negative Declaration was approved as complete and in compliance with the California Environmental Quality Act and the filing of a Notice of Declaration was authorized; and the Resolution approving Conditional Use Permit P2015-4 was adopted with all voting aye, except Council Member Dale who voted no.

- (C) **Public Hearing to introduce an Ordinance amending Chapter 17.36 “Landscape and Irrigation Regulations” of the Santee Municipal Code to conform with changes to the California Model Water Efficient Landscape Ordinance and a determination of a categorical exemption pursuant to the California Environmental Quality Act.**

The Public Hearing was opened at 8:45 p.m. Acting Director of Development Services Kush introduced the item and Senior Management Analyst Tom Romstad presented a staff report.

**ACTION:** On motion of Council Member Dale, seconded by Vice Mayor Minto, the Public Hearing was closed at 8:49 p.m., Zoning Ordinance Amendment ZA2015-2 was found to be Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15308; and the Ordinance was approved for First Reading and the Second Reading was set for October 28, 2015 with all voting aye.

**3. ORDINANCES:**

*See Items 1(D) and 2(C)*

**4. CITY COUNCIL ITEMS:**

- (A) Item reordered to follow Consent Calendar.

**5. CONTINUED BUSINESS:**

- (A) **Two Resolutions authorizing the City of Santee to join the Ygrene PACE Programs, consenting to the inclusion of properties within the City’s jurisdiction in the California Home Finance Authority Community Facilities District No. 2014-1 (Clean Energy) (Pursuant to SB 555) and the California Home Finance Authority PACE program (pursuant to AB 811), and approving associate membership in the California Home Finance Joint Exercise of Powers Authority. (Reso 87-2015 and 88-2015)**

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

**PUBLIC SPEAKERS:**

- Crystal Crawford, Ygrene Energy Fund Director, spoke in support and answered Council’s questions.

**MOTION:** It was moved by Vice Mayor Minto, seconded by Council Member McNelis, to adopt the two Resolutions authorizing the City of Santee to join the Ygrene PACE programs, consenting to the inclusion of properties within the City's jurisdiction in the California Home Finance Authority Community Facilities District No. 2014-1 and the California Home Finance PACE Program, and approve associate membership in the California Home Finance Joint Exercise of Powers Authority.

Discussion ensued regarding how the program works, program financing and liens. It was also discussed how some contractors were misrepresenting themselves by using the City Seal on their advertisements implying their program is a City program, which is not true. Staff confirmed that the contractors are not allowed to use the City Seal.

**ACTION:** After further discussion, the motion by Vice Mayor Minto and seconded by Council Member McNelis to adopt the Resolutions authorizing the City of Santee to join the Ygrene PACE programs, consenting to the inclusion of properties within the City's jurisdiction in the California Home Finance Authority Community Facilities District No. 2014-1 and the California Home Finance PACE Program, and approving associate membership in the California Home Finance Joint Exercise of Powers Authority was approved with all voting aye, except Council Member Hall who voted no.

**(B) Approval procedure for installation of stop signs.**

City Attorney Shawn Hagerty presented a staff report and answered Council's questions.

Council Member McNelis had concerns about property owners not being sufficiently notified prior to stop sign installations. Acting Director of Development Services Melanie Kush said that a new policy of sending notices to property owners within 300' of a proposed stop sign would become part of the process.

**ACTION:** On motion of Council Member Dale, seconded by Council Member Hall, direction was given to staff to place approval of installations of stop signs on the Consent Calendar, with all voting aye.

**6. NEW BUSINESS:**

**(A) Authorize the purchase of one new 2016 Ford F-250 regular cab and chassis with added utility body per State of California Contract # 1-14-23-20A and declaring one vehicle surplus property.**

**ACTION:** On motion Council Member Dale, seconded by Council Member Hall, the authorization to purchase one new 2016 Ford F-250 regular 4x2 cab and chassis with added utility body from Downtown Ford Sales for an amount not to exceed \$37,502.15 and

authorization to purchase decals, warning lights and other miscellaneous equipment from other vendors for an additional amount not to exceed \$2,450.00; and declaring vehicle V104, a 1998 Ford F-250 pickup, surplus upon receipt and acceptance of the new vehicle and directing the sale of surplus vehicle at public auction; and authorizing the City Manager to execute all necessary documents was approved with all voting aye.

- (B) Resolutions adopting a boundary map of the territory proposed for inclusion in proposed Community Facilities District No. 2015-1 (Municipal Maintenance Services) of the City of Santee (“CFD No. 2015-1”), declaring intention to establish CFD No. 2015-1, adopting a boundary map showing territory proposed to be annexed in the future to CFD No. 2015-1 and declaring intention to annex territory in the future to CFD No. 2015-1. (Reso 89-2015, 90-2015, 91-2015, 92-2015)**

Director of Finance Tim McDermott presented a staff report utilizing a PowerPoint presentation and answered Council’s questions. Interim City Manager Malone and Principal Civil Engineer Scott Johnson answered Council’s questions.

**PUBLIC SPEAKER:**

- Greg Brown, Applicant

**ACTION:** On motion of Council Member McNelis, seconded by Vice Mayor Minto, the four Resolutions adopting a boundary map of the territory proposed for inclusion in proposed Community Facilities District No. 2015-1 (Municipal Maintenance Services) of the City of Santee (“CFD No. 2015-1”), declaring intention to establish CFD No. 2015-1, adopting a boundary map showing territory proposed to be annexed in the future to CFD No. 2015-1 and declaring intention to annex territory in the future to CFD No. 2015-1 were adopted with all voting aye, except Council Member Hall who voted no.

- (C) Resolution of Intent to vacate right of way easements on a portion of Prospect Avenue between Cuyamaca Street and Magnolia Avenue and reserve easements and rights for existing public utility facilities and setting a time and place for public hearing and approval of modification agreements. (Reso 93-2015)**

Principal Civil Engineer Carl Schmitz presented the staff report utilizing a PowerPoint presentation and answered Council’s questions.

**ACTION:** On motion of Council Member McNelis, seconded by Council Member Hall, the Resolution of Intent was adopted, the City Manager was authorized to sign two Agreements for Property Modification and twelve Agreements to Relinquish Right-of-Way, and the Public Hearing was set for November 18, 2015 with all voting aye.

**(D) Sustainable Santee Action Plan update and selection of greenhouse gas emissions reduction measures.**

This item was not discussed as it was previously removed from the agenda under “Items to be Added, Deleted or Re-ordered on the Agenda.”

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

**8. CITY MANAGER REPORTS:** None

**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 10:00 p.m. and convened in Closed Session at 10:05 p.m. with all Members present.

**12. CLOSED SESSION:**

**(A) CONFERENCE WITH LEGAL COUNSEL — EXISTING LITIGATION**  
(Gov. Code § 54956.9(d)(1))  
Name of Case: Preserve Wild Santee v. City of Santee, SDSC Case No. 37-2008-00075168

**(B) CONFERENCE WITH LEGAL COUNSEL — EXISTING LITIGATION**  
(Gov. Code § 54956.9(d)(1))  
Name of Case: Preserve Wild Santee v. City of Santee, SDSC Case No. 37-2009-00097042

Council Members reconvened in Open Session at 10:21 p.m. with all Members present. Mayor Voepel reported that information was received and direction was given to staff on Items 12(A) and 12(B).

**13. ADJOURNMENT:**

There being no further business, the meeting was adjourned at 10:21 p.m. in Memory of Geraldine Kleinsmith and Bill Kolender.

Date Approved: January 27, 2016

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