

Minutes

Santee City Council CDC Successor Agency Santee Public Financing Authority

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

May 27, 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 7:07 p.m.

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

Officers present were: Acting City Manager/Authority Secretary Pedro Orso-Delgado, 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.)

LEGISLATIVE INVOCATION: Imam Taha Hussane, Islamic Center of San Diego

PLEDGE OF ALLEGIANCE: Alan Tuthill

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

Miss Santee Rebecca Hudson and Miss Teen Santee Heather Cantin accepted the trophy from Vice Mayor Minto on behalf of West Hill High School as the team was currently attending a CIF Championship Playoff game.

PROCLAMATION: **Cameron Family Donation to YMCA**

Mayor Voepel presented the proclamation to Jim Moxham, representative for the Cameron family and Chris Cook. Rob Sauvajot, Executive Director and Vice President for the East County Family YMCA, thanked the Cameron Family for their donation of \$1,000,000.

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

Council Member McNelis requested Item 1(I) be pulled for discussion and registered an abstention on Item 1(E). Mayor Voepel noted an abstention on Item 1(I) and requested Item 6(B) be reordered to be heard after the Consent Calendar. City Clerk Bell requested Item 6(C) was pulled at staff's request.

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 05-13-15 Regular Meetings
 - CDC Successor Agency 05-13-15 Regular Meetings
 - Public Financing Authority 05-13-15 Regular Meetings
- (C) Approval of Payment of Demands as presented.
- (D) Approval of the expenditure of \$46,356.06 for April 2015 legal services and related costs.
- (E) Adoption of two (2) Resolutions approving the Engineer's Report and declaring the City Council's intention to levy assessments and setting a Public Hearing for the FY 2015-16 Santee Landscape Maintenance District annual levy of assessments. (McNelis abstained) (Reso 32-2015 and 33-2015)
- (F) Adoption of two (2) Resolutions approving the Engineer's Report and declaring the City Council's intention to levy assessments and setting a Public Hearing for the FY 2015-16 Town Center Landscape Maintenance District annual levy of assessments. (Reso 34-2015 and 35-2015)
- (G) Adoption of two (2) Resolutions approving the Engineer's Report and declaring the City Council's intention to levy assessments and setting a Public Hearing for the FY 2015-16 Santee Roadway Lighting District annual levy of assessments. (Reso 36-2015 and 37-2015)
- (H) Adoption of a Resolution accepting the River Trail Extension (CIP 2013-30) as complete and directing the City Clerk to file a Notice of Completion. (Reso 38-2015)
- (I) Item pulled for discussion.

- (J) Rejection of a claim against the City by Scott Schutza per Government Code Section 913.
- (K) Adoption of a Resolution extending the Roadway Striping and Marking Maintenance contract with Payco Specialties, Inc. in an amount not to exceed \$100,000 for FY 2015-16 and authorizing the City Manager to execute the contract extension. (Reso 40-2015)
- (L) Adoption of a Resolution extending the Street Light Maintenance contract with Clark Telcom and Electric, Inc. in the amount of \$27,084.09 for FY 2015-16 and authorizing the City Manager to execute the contract extension and the Director of Development Services to execute change orders in an amount not to exceed \$5,400.00. (Reso 41-2015)

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

Item Removed from Consent Calendar for discussion:

- (I) Adoption of a Resolution awarding the construction contract for the Citywide CMP Lining & Rehabilitation Program (CIP 2013-24) to Sancon Engineering, Inc. for a total amount of \$1,523,868.50 and authorizing the City Manager to execute the agreement and the Director of Development Services to approve change orders in an amount not to exceed \$152,368.00. (Reso 39-2015)

Acting Director of Development Services Kush introduced Principal Civil Engineer Schmitz who answered Council's questions.

ACTION: On motion of Council Member McNelis, seconded by Council Member Dale, Item 1(I) was approved with all voting aye, except Council Member Hall and Mayor Voepel who abstained.

Item ReOrdered to Follow Consent Calendar

- 6(B) Update on the development of the multiple-family residential and "cinema" parcels within the RiverView Office Park Master Planned Area.

Acting Director of Development Services Kush presented the staff report utilizing a PowerPoint presentation and answered Council's questions.

Matt Reid and Paul Ague, San Diego Christian College, were present and answered Council's questions.

Mayor Voepel requested that all parties continue working on the project in a timely manner.

2. PUBLIC HEARINGS:

- (A) Continued Public Hearing from May 13, 2015 and April 22, 2015 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.) (cont. from 05/13/15) (Reso 42-2015)**

The Public Hearing was opened at 7:45 p.m. Acting Director of Development Services Kush presented the staff report utilizing a PowerPoint presentation. Associate Planner O'Donnell answered Council's questions. City Attorney Hagerty answered Council's questions regarding the possibility of fees being waived. Director of Fire & Life Safety Mattick and Sheriff's Lieutenant Stubkjaer answered Council's questions regarding evacuation during an emergency situation.

PUBLIC SPEAKERS:

In Support, but not wishing to speak:

Christopher Hopstein
Kellie Hopstein
Skip Fralick

In Support:

Jim Moxham, Cameron Brothers Construction Co., answered Council's questions.
Mary O'Connor
Kathy Roberts, resident
Joan Litberg, resident
Linda Harris, Cameron Mobile Home Park HOA
Sharon Thomas, Cameron Mobile Home Park HOA
Pat Peterson, resident

Neutral:

John Hossik, SMOAC Vice President
Buddy Rabaya, SMOAC President and GSMOL Manager

In support of access on Railroad Avenue, but not wishing to speak:

Patricia Tolman
Veronica Day
Barbara Cavana

During further discussion, Acting Director of Development Services Kush noted that Council could approve the project with the additional/revised wording to add the temporary “emergency access” and the applicant would then come back in 120 days with the new traffic analysis for the negative declaration.

MOTION: It was moved by Council Member Hall and seconded by Council Member Minto, to approve the plan with an emergency road accessing Railroad and come back within 120 days with a determination if the road should be made permanent.

AMENDED MOTION: Council Member Hall amended his motion to approve the item with a permanent access road to Railroad.

After discussion and clarification from Attorney Hagerty that a permanent road could not be approved tonight, Council Member Hall withdrew his motion.

ACTION: After further discussion, on motion of Council Member Hall, seconded by Vice Mayor Minto, the Public Hearing was closed at 9:01 p.m., the Negative Declaration was approved as complete and in compliance with the provisions of the California Environmental Quality Act; the Rezone R2014-1 Ordinance was introduced for First Reading by title only and scheduled for Second Reading on June 3, 2015; the project was approved with emergency access road to Railroad Avenue with the applicant to conduct a traffic analysis regarding a full access road within 120 days; and the amended Resolution approving Major Revision MJR2014-1 was adopted with all voting aye, except Council Member Dale and Mayor Voepel who voted no.

- (B) Continued Public Hearing from May 13, 2015 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.) (cont. from 5-13-15) (Reso 43-2015 and 44-2015)**

The Public Hearing was opened at 9:02 p.m. Acting Director of Development Services Kush presented the staff report utilizing a PowerPoint presentation. Principal Traffic Engineer Mei answered Council Member Dale’s questions regarding the additional traffic on Magnolia Avenue signal and noted that the signal is a requirement.

PUBLIC SPEAKERS:

In support, but not wishing to speak:

Chris Gabrielson, Patti Gabrielson, Robert Seifert, Georg Beail, Sherill Beail, Delores Perry, Eleni Giforos, Kathie Makris, Barbara Madonia, Roy Yourie, Jimmy Giforos, David Dawood, Elena Giforos, Garry L. Hinson, Nancy J. Hinson, Karen Nichols, Virginia Nichols, David McIntosh, Jan McIntosh, Marcos Vega, Sue Odom, Patrick Calvet, Edgar Perry, Walter Brinker, Kostas Romensas, Brittnee Cleaverger, Kristina Dawood, Kristina Davidson, Peter Diehl, Michelle Bolle, Darren and Chelsea Reyes, Abby Corle, Mike Corle, Steven Roberts, Cheryl Roberts, John Sawaya

In Support:

Jim Moxham, Applicant

Brett Camack and Mychal Loomis, Cameron Brothers Construction Co., were available to answer questions

Peter Giforos, The Omellette Factory

ACTION: On motion of Vice Mayor Minto, seconded by Council Member Hall, the Public Hearing was closed at 9:37 p.m., the Negative Declaration was approved as complete and in compliance with the provisions of the California Environmental Quality Act; the Resolution approving General Plan Amendment GPA2014-1 was adopted; the Rezone R2014-4 Ordinance was introduced for First Reading by title only and scheduled for Second Reading on June 3, 2015 and the Resolution approving Conditional Use Permit P2014-1 was adopted with all voting aye, except Council Member Dale who voted no.

3. ORDINANCES (First Reading):

- (A) **Introduction and First Reading of an Ordinance of the City of Santee, California, amending Title 13, Chapter 13.42, of the Santee Municipal Code titled "Storm Water Management and Discharge Control" to accommodate changes in the City's Storm Water Permit.**

Acting Director of Development Services Kush introduced the item and Principal Civil Engineer Scott Johnson presented the staff report utilizing a PowerPoint presentation and answered Council's questions.

ACTION: After brief discussion, on motion of Council Member Dale, seconded by Council Member Hall, the Ordinance amendment was introduced for First Reading and the Public Hearing and Second Reading was set for June 24, 2015 with all voting aye, except Vice Mayor Minto who voted no.

4. CITY COUNCIL ITEMS AND REPORTS: None

5. **CONTINUED BUSINESS:** None

6. **NEW BUSINESS:**

(A) **Mast Boulevard improvement update.**

Principal Traffic Engineer Mei provided an update utilizing a PowerPoint presentation and answered Council's questions.

(B) **Item reordered to be heard after the Consent Calendar.**

(C) **Approval of additional service rates for Waste Management Franchise Agreement.**

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

(D) **Installation of all-way stop signs at the intersection of Jeremy Street and Braverman Drive.**

The item was introduced.

ACTION: On motion of Council Member Dale, seconded by Council Member McNelis, the installation of stop signs on Jeremy Street at Braverman Drive was authorized with all voting aye.

(E) **Circulation Element Traffic Model Update.**

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

(F) **Presentation of the proposed Five-Year Capital Improvement Program (CIP) Budget for Fiscal Years 2015-2016 through 2019-2020.**

Assistant to the City Manager Valverde presented the staff report utilizing a PowerPoint presentation. Acting Director of Development Services Kush and Principal Traffic Engineer Mei answered Council's questions.

7. COMMUNICATION FROM THE PUBLIC:

- (A) Scott Behnke introduced his idea of building a skate park at the west end of the Santee near Hwy 52. The property is located in the City of San Diego; therefore he may be seeking a letter of support from Santee for the skate park if he is able to move the project forward.

8. CITY MANAGER REPORTS: None

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 10:37 p.m. and convened in Closed Session at 10:42 p.m. with all Members present.

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**
Gov. Code section 54957.6
Unrepresented employee: City Manager

Council Members reconvened in Open Session at 11:30 p.m. with all Members present. Mayor Voepel stated that direction was given to staff on Items 12(A) and 12(B).

13. ADJOURNMENT:

There being no further business, the meeting was adjourned at 11:30 p.m.

Date Approved: June 24th, 2015

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