Minutes

Santee City Council
Community Development Commission
Santee Public Financing Authority

Council Chambers
10601 Magnolia Avenue
Santee, California

September 9, 2009

This Regular Meeting of the Santee City Council, Community Development Commission and the Santee Public Financing Authority was called to order by Mayor/Chairperson/ Chair Randy Voepel at 7:02 p.m.

Council Members present were: Mayor/Chairperson/Chair Randy Voepel; Vice Mayor/Vice Chairperson/Vice Chair Brian W. Jones; and Council/Commission/Authority Members Jack E. Dale and John W. Minto. Council/Commission/Authority Member Hal Ryan entered at 7:05 p.m.

City Manager/Executive Director/Secretary Keith Till, City/Commission/Authority Attorney Shawn Hagerty, Deputy City Manager/Director of Development Services Pedro Orso-Delgado, Finance Director/Treasurer Tim McDermott, Director of Fire and Life Safety Mike Rottenberg, Director of Community Services John Coates, Director of Human Resources Jodene Dunphy, Assistant to the City Manager Kathy Valverde, Assistant to the Executive Director Pamela White, Santee Sheriff Lieutenant James Bolwerk , Interim City Clerk/Interim Commission Secretary Patsy Bell, and Administrative Secretary Pam Coleman.

(Note: Hereinafter the titles Mayor, Vice Mayor, Council Member, City Manager, City Attorney, City Clerk and Deputy City Clerk shall be used to indicate Mayor/Chairperson/Chair, Vice Mayor/Vice Chairperson/Vice Chair, Council/Commission/Authority Member, City Manager/ Executive Director/Secretary, City/Commission/Authority Attorney, City Clerk/Commission Secretary, Deputy City Clerk/Deputy Commission Secretary.)

INVOCATION: Jim Rust, Santee Bahá'í Community

PLEDGE OF ALLEGIANCE: Mayor Randy Voepel

PROCLAMATION: CONSTITUTION WEEK – SEPTEMBER 9-23, 2009
Mayor Voepel noted that the proclamation will be mailed to the Daughters of the American Revolution.

ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA:
Council Member Minto requested Item 1(C) and 1(F) be removed for discussion. Council Member Dale requested Item 1(D) be removed for discussion. Mayor Voepel re-ordered Items 9(A) and 9(B) to the Consent Calendar.

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 8-26-09 Regular Meeting**
- **Community Development Commission 8-26-09 Regular Meeting**
- **Santee Public Financing Authority 8-26-09 Regular Meeting**

(C) Item removed for discussion.

(D) Item removed for discussion.

(E) Adoption of a Resolution 1) awarding the construction contract for the Mission Greens Road Neighborhood Improvement Project, CIP 2009-09, to Ramona Paving and Construction Corporation for a total amount of $161,303.95; 2) authorizing project inspection and administration including ongoing review by City staff and incidental costs in the estimated amount of $20,000; 3) authorizing staff to expend the remaining budgeted funds totaling $16,493.05 for change orders as needed and additional work; and 4) appropriating project funding. (Reso 44-2009)

(F) Item removed for discussion.

<u>Items Re-Ordered to Consent Calendar</u>
9. COMMUNITY DEVELOPMENT COMMISSION:

(A) Adoption of a Resolution authorizing execution of a contract for the purchase of property located on Via Zapador and the appropriation of funds. (Reso CDC 6-2009)

(B) Authorization of a professional services agreement with Community Housing Works for the administration of the Santee First Time Home Buyer Program.

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

Items removed from the Consent Calendar:

1(C) Approval of Payment of Demands as presented.

Council Member Minto asked if there would be a mid year budget review. Finance Director McDermott replied that quarterly budget reports will be provided to Council. Final budget Resolutions will be brought back within six weeks for Council's approval.

ACTION: On motion of Council Member Minto, seconded by Vice Mayor Jones, the Payment of Demands was approved as presented with all voting aye.

1(F) Approval of an amendment to a professional services agreement with Kerry Consulting Group, Inc. in an amount of $32,818 for technical assistance and project management services for the selection, contract negotiation, system implementation, and monitoring of a new financial enterprise software system.

Finance Director McDermott answered Council Member Minto's questions. Funding for the entire project is provided by a technology grant received from Cox Communications.

ACTION: On motion of Council Member Minto, seconded by Vice Mayor Jones, the amendment to a professional services agreement with Kerry Consulting Group was approved with all voting aye.

1(D) Approval of the Right-of-Way Use Agreement between the City of Santee and NextG Networks of California, Inc. for the installation and operation of wireless telecommunication equipment within the City of Santee.

Principal Civil Engineer Julie Procopio answered Council's questions regarding fees and height requirements.

MOTION: Council Member Dale moved to approve the Right-of-Way Use Agreement between the City of Santee and NextG Networks of California for the installation and operation of wireless telecommunication equipment within the City of Santee.

PUBLIC SPEAKER:
In Support:

- Joeseph Milone, NextG Networks, answered Council's questions.

During further discussion, Council Member Ryan requested that staff explore placing reasonable restrictions on height and/or width increases on existing facilities and research the legal parameters that may allow the City to impose additional fees if the City were to allow an increase beyond the existing pole height.

WITHDRAWN MOTION: During discussion, Council Member Dale withdrew his motion.

ACTION: On motion of Council Member Ryan, seconded by Council Member Dale, staff was directed to return to Council with additional information and the approval of the Right-of-Way Use Agreement between the City of Santee and NextG Networks of California was continued to a date uncertain with all voting aye.

2. PUBLIC HEARINGS:

(A) Public Hearing for a revision to a Development Review Permit (DR08-07 Revision No. 1) to change the deadline for the removal of tenants at 11322 North Woodside Avenue in the IG General Industrial Zone. (Applicant: Woodside Properties, LLC) (Reso 45-2009)

The public hearing opened at 7:28 p.m. Council Member Ryan announced that he would abstain from this item due to a conflict of interest, and left the dais. Senior Planner Mark Brunette presented the staff report utilizing a PowerPoint presentation. During discussion City Attorney Hagerty answered Council's questions.

PUBLIC SPEAKER:
In Support:

- Mike Shaw, Woodside Properties, LLC, answered Council's questions.

ACTION: On motion of Council Member Dale, seconded by Vice Mayor Jones, the Public Hearing was closed at 7:53 p.m., the Development Review Permit DR08-07 Revision No. 1 was found to be Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, and the amended Resolution extending the deadline for one year only with no extensions beyond that and approving Development Review Permit DR08-07 Revision No. 1 was adopted with all voting aye except Council Member Ryan who abstained.

Council Member Ryan returned to the dais.

3. ORDINANCES (First Reading): None

4. CITY COUNCIL REPORTS: None

5. CONTINUED BUSINESS: None

6. NEW BUSINESS:

(A) Request for consideration of General Plan Amendment. (Santee Senior Retirement Communities, LLC)

Council Member Dale and Council Member Ryan both announced an abstention on this item as each had a conflict of interest. Council Member Dale and Council Member Ryan left the dais.

Principal Planner Kevin Mallory presented the staff report utilizing a PowerPoint presentation. Principal Planner Mallory and City Attorney Hagerty answered Council's questions.

PUBLIC SPEAKER:
In Support:

- Michael Grant, applicant, answered Council's questions.

ACTION: On motion of Mayor Voepel, seconded by Council Member Minto, staff was directed to proceed with processing the General Plan Amendment and Rezone with all voting aye except Council Member Dale and Council Member Ryan who abstained.

7. COMMUNICATION FROM THE PUBLIC: None

8. CITY MANAGER REPORTS: None

9. COMMUNITY DEVELOPMENT COMMISSION:
(Note: Minutes appear as Item 1B)

(A) Item re-ordered to Consent Calendar.

(B) Item re-ordered to Consent Calendar.

10. SANTEE PUBLIC FINANCING AUTHORITY:
(Note: Minutes appear as Item 1B)

11. CITY ATTORNEY REPORTS: None

The following item was not discussed.

12. CLOSED SESSION:

(A) CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION
(Government Code section 54956.9)
Name of Case: City of Santee v. County of San Diego, San Diego Superior Court Case No. 37-2009-94497

13. ADJOURNMENT:
There being no further business, the meeting was adjourned at 8:25 p.m.

Date Approved: September 23, 2009

/s/Patsy Bell
Patsy Bell, Interim City Clerk/Commission Secretary
and for Authority Secretary Keith Till