Minutes

Santee City Council
Community Development Commission
Santee Public Financing Authority

Council Chambers
10601 Magnolia Avenue
Santee, California

March 23, 2011

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 7:03 p.m.

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

Staff present were: City Manager/Executive Director/Secretary Keith Till, City/Commission/Authority Attorney Shawn Hagerty, Deputy City Manager/Director of Development Services Pedro Orso-Delgado, Director of Community Services Bill Maertz, Finance Director/Treasurer Tim McDermott, Director of Fire and Life Safety Bob Leigh, Director of Human Resources Jodene Dunphy, Assistant to the City Manager Kathy Valverde, Assistant to the Executive Director Pamela White, Santee Sheriff's Captain Edward Musgrove, City Clerk/Commission Secretary Patsy Bell, and Administrative Secretary Pam Coleman.

(Note: Hereinafter the titles Mayor, Vice Mayor, Council Member, City Manager, City Attorney, and 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, and City Clerk/Commission Secretary.)

LEGISLATIVE INVOCATION: Dr. Gwen Cooper, US West Falun Dafa

PLEDGE OF ALLEGIANCE: Anita Bautista, Santee Park and Recreation Committee Member

PRESENTATION: Recognition of Santana High School and West Hills High School Academic League Varsity Teams

Mayor Voepel and Vice Mayor Minto introduced Grossmont Union High School District Academic League Coordinator Steve Haiman. Mr. Haiman invited West Hills Junior Varsity Coach Debbie Dissinger and Santana Varsity Coach Brooke Crocker to introduce their teams. Mayor Voepel and Vice Mayor Minto presented each of the team members

with individual Certificates of Achievement. Vice Mayor Minto presented the City of Santee Academic Excellence Perpetual Trophy (to be rewarded to the yearly winner of the dual season Academic League match between Santana and West Hills) to West Hills High School.

PRESENTATION: Certificate of Appreciation – Jay Renard
Vice Mayor Minto presented a Certificate of Appreciation to Mr. Renard for his time and efforts in photographing events in Santee since 2008.

ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA:
Council Member Dale registered a no vote on Item 1(E), and requested Item 1(I) and 1(J) be removed for discussion. Mayor Voepel requested that Item 3(A) be re-ordered to follow Item 9(A) and Item 2(B) be re-ordered to be heard concurrently with Item 9(B).

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:
- **City Council 2-23-11 Regular Meeting and 2-28-11 Special Meeting**
- **Community Development Commission 2-23-11 Regular Meeting and 2-28-11 Special Meeting**
- **Public Financing Authority 2-23-11 Regular Meeting and 2-28-11 Special Meeting**

(C) Approval of Payment of Demands as presented.

(D) Approval of the expenditure of $54,545.77 for February 2011 legal services and related costs.

(E) Second reading and adoption of an Ordinance of the City of Santee regarding the Zone Reclassification R09-02 to change the zone designation of a 1.64 gross-acre site at 8820 Olive Lane and 9554 and 9560 Via Zapador from Light Industrial to R14 Medium High Density Residential. (ORD 504; Dale no)

(F) Adoption of a Resolution authorizing the City Manager to send the Annual Housing Element Progress Report for Calendar Year 2010 to the State of California Office of Planning and Research and the State of California Department of Housing and Community Development. (Reso 22-2011)

(G) Adoption of a Resolution accepting the Fire Station Vehicle Exhaust Extraction System Upgrade Project (CIP 2010-04) as complete. (Reso 23-2011)

(H) Adoption of a Resolution authorizing execution of a cost sharing agreement with the State of California (Caltrans) for State highway electrical facilities. (Reso 24-2011)

(I) Item removed for discussion.

(J) Item removed for discussion.

ACTION: On motion of Vice Mayor Minto, seconded by Council Member Dale, the Agenda and Consent Calendar were approved as amended with all voting aye except Council Member Dale who voted no on Item 1(E).

Items removed from the Consent Calendar:

1(I) Adoption of a Resolution approving immediate repair of a storm drain pipe at 9599 Halberns Boulevard, waiving the competitive bid requirement, appropriating $27,652 in Gas Tax Funds and authorizing the City Manager to execute the agreement with TC Construction. (Reso 25-2011)

Director of Development Services Director Orso-Delgado answered Council Member Dale's questions about the bid process.

ACTION: On motion of Council Member Dale, seconded by Council Member McNelis, the Resolution approving immediate repair of a storm drain pipe at 9599 Halberns Boulevard, waiving the competitive bid requirement, appropriating $27,652 in Gas Tax Funds and authorizing the City Manager to execute the agreement with TC Construction was adopted with all voting aye.

1(J) Adoption of a Resolution canceling the contract with Frank & Son Paving, Inc. and authorizing the City Manager to execute and record a Notice of Cessation on the Citywide Pavement Repair and Rehabilitation Project (CIP 2009-02). (Reso 26-2011)

Director of Development Services Director Orso-Delgado answered Council Member Dale's questions regarding the contractor and the work not being completed.

ACTION: On motion of Council Member Dale, seconded by Vice Mayor Minto, the Resolution canceling the contract with Frank & Son Paving, Inc. and authorizing the City Manager to execute and record a Notice of Cessation on the Citywide Pavement Repair and Rehabilitation Project was adopted with all voting aye.

2. PUBLIC HEARINGS:

(A) Public Hearing and Second Reading of an Ordinance by the City Council of the City of Santee, California, amending Section 903.2(B) and 903.2(C) of the local amendments to the California Fire Code, 2010 edition, adopted on January 12, 2011, relating to fire sprinkler systems under Santee Municipal Code Section 15.20.040.C. (ORD 505)

The Public Hearing opened at 7:35 p.m. Fire Chief Leigh clarified that the wording of the amendment relating to fire sprinkler systems has not been changed or revised since the First Reading at the February 23, 2011 meeting.

MOTION: Council Member McNelis moved to close the Public Hearing and adopt the Ordinance. The motion was seconded by Council Member Dale.

WITHDRAWN MOTION: After a brief discussion regarding the amendment wording and Council Member Dale's request to continue the Public Hearing, Council Member McNelis withdrew his motion.

PUBLIC SPEAKERS: None

ACTION: On motion of Council Member McNelis, seconded by Council Member Ryan, the Public Hearing was continued to April 13, 2011 with all voting aye.

(B) Re-ordered to be heard concurrently with Item 9(B).

3. ORDINANCES (First Reading):

(A) Re-ordered to be heard following Item 9(A).

4. CITY COUNCIL ITEMS AND REPORTS:

Vice Mayor Minto reported that he had the opportunity to make deliveries with Meals on Wheels to Santee seniors and thought it to be a rewarding experience.

5. CONTINUED BUSINESS: None

6. NEW BUSINESS:

(A) Informational report on factors impacting the FY 2011-12 and 2012-13 operating budget.

City Manager Till introduced the item and Director of Finance McDermott presented the staff report utilizing a PowerPoint presentation and answered Council's questions.

For the next portion of the discussion regarding medical insurance, Mayor Voepel noted a possible conflict of interest and left the dais at 8:30 p.m. Human Resources Director Dunphy gave Council an overview on the City's medical insurance costs over the past 10 years. Mayor Voepel returned to the dais at 8:33 p.m. for the remainder of the budget update.

PUBLIC SPEAKERS:

- Janet Enright commented on the health insurance cost.

7. COMMUNICATION FROM THE PUBLIC:

(A) Lee Wazzi, Lakes Market & Deli, had concerns with users of the new Mast Park West Trailhead parking at his place of business instead of the designated parking at Mast Park East.

Council directed staff to look into the current parking situation. City Manager Till and Director of Community Services Maertz reported that Community Services is working with the San Diego River Foundation on cleaning up the Mast Park East parking area and the trail under the bridge connecting it to the West Trailhead; it should be completed by May or June of this year.

(B) Karen Bisignanow requested that Council officially support bill AB579, which would change the law so that cities could recover attorney fees when mobile home park owners sue the city.

(C) Warren Savage, Santee Chamber of Commerce, thanked Council and staff for their support in the opening ceremony of the SR52.

8. CITY MANAGER REPORTS:

(A) Employee Service Awards

City Manager Till reported that 23 employees were recognized for their years of public service to the City of Santee at the Annual Employee Service Awards Ceremony held on March 9. He recognized several employees who were in attendance at the meeting.

9. COMMUNITY DEVELOPMENT COMMISSION:

(Note: Minutes appear as Item 1B)

(A) Public Hearing of the Community Development Commission (CDC) approving the Five-Year Implementation Plan for the Santee Community Redevelopment Project. (CDC 007-2011)

The Public Hearing opened at 9:05 p.m.

ACTION: On motion of Council Member Dale, seconded by Vice Mayor Minto, the Public Hearing was closed at 9:07 p.m. and the Resolution approving the Five-Year Implementation Plan for the Santee Community Redevelopment Project was adopted with all voting aye.

The following item was re-ordered to be heard after Item 9(A).

3. ORDINANCES (First Reading):

(A) An Ordinance of the City Council of the City of Santee, California extending the plan effectiveness deadline of the Redevelopment Plan for the Santee Community Redevelopment project.

City Manager Till presented the staff report.

ACTION: On motion of Council Member Dale, seconded by Vice Mayor Minto, the Ordinance was approved for First Reading with all voting aye.

The following items were heard concurrently:

9. COMMUNITY DEVELOPMENT COMMISSION:

(B) Public Hearing of the Community Development Commission (CDC) approving the transfer of CDC owned property for the Forester Square Apartments project. (Relates to Item 2B) (CDC 008-2011)

2. PUBLIC HEARINGS:

(B) Public Hearing approving Community Development Commission Property transfer for the Forester Square Apartments project. (Relates to 9B) (Reso 27-2011)

The Public Hearing opened at 9:09 p.m.

ACTION: On motion of Council Member McNelis, seconded by Council Member Ryan, the Public Hearings were closed at 9:10 p.m., and the CDC and City Resolutions approving the sale of CDC owned property in accordance with the terms of the Dispostion and Development Agreement between the CDC and Wakeland Housing and Development Corporation were adopted with all voting aye except Council Member Dale who voted no.

9. COMMUNITY DEVELOPMENT COMMISSION:

(C) Resolution approving the Replacement Housing Plan for the Forester Square Apartments project. (CDC 009-2011)

Director of Planning Kush and Senior Management Analyst Tom Romstad answered Council Member Dale's questions regarding the qualifying income for the Forester Square Apartments housing project.

ACTION: On motion of Council Member McNelis, seconded by Vice Mayor Minto, the Resolution approving the Replacement Housing Plan for the Forester Square Apartments was adopted with all voting aye except Council Member Dale who voted no.

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

11. CITY ATTORNEY REPORTS: None

Council Members recessed at 9:13 p.m. and convened in Closed Session at 9:19 p.m. with all Members present.

12. CLOSED SESSION:

(A) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Government Code Section 54956.9(a)
Name of Case: City of Santee v. City of San Diego
Case No. 37-2008-0097666 -CU-WM-CTL

(B) CONFERENCE WITH LABOR NEGOTIATORS
(Government Code section 54957.6)
Agency Designated Representative: City Manager
Employee Organization: Santee Firefighters' Association

Council Members reconvened in Open Session at 9:52 p.m. with all Members present. Mayor Voepel reported 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 9:53 p.m.

Date Approved: April 27, 2011

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