

## Minutes

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

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

**February 24, 2016**

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 7:03 p.m.

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

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.)

The **INVOCATION** was given by Pastor Marshall Masser, Lakeside Christian Church, and the **PLEDGE OF ALLEGIANCE** was led by Ken Fox, Santee School District Board Member.

Mayor Voepel announced that a new City Manager had been appointed, Marlene Best. Marlene will begin her Santee career on March 28. Ms. Best thanked the Council for their support and introduced herself to the members of the public.

**ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA:** None

**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 of the Santee City Council, the CDC Successor Agency and the Santee Public Financing Authority for the December 9, 2015 and December 17, 2015 meetings.**

- (C) Approval of Payment of Demands as presented.
- (D) Approval of the expenditure of \$85,686.30 for January 2016 Legal Services and related costs.
- (E) Adoption of a Resolution accepting the Willowgrove Avenue Storm Drain Repairs (CIP 2016-23) as complete and directing the City Clerk to file a Notice of Completion. (Reso 22-2016)
- (F) Adoption of a Resolution awarding the material supply contract for the Sign Upgrade Project Material Purchase (CIP 2013-10 and Federal Project Number HSIPL 5429 (025)) to Zumar Industries, Inc. for a total amount of \$72,998.98, authorizing the City Manager to execute the contract, and authorizing the Director of Development Services to approve change orders in an amount not to exceed \$36,499.00. (Reso 23-2016)

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

## 2. PUBLIC HEARING:

- (A) Continued Public Hearing to assess community development needs and to allocate Program Year 2016 Community Development Block Grant (CDBG) Funding. (continued from 2-10-16)

The continued Public Hearing opened at 7:10 p.m. Director of Development Services Melanie Kush introduced the item and Senior Management Analyst Tom Romstad presented the staff report and answered Council's questions.

### PUBLIC SPEAKERS:

- Suzanne Stephens, Caring Neighbors
- Trudy Del Priore, Meals on Wheels
- Marion Mann, Meals on Wheels
- Ruth Cleesattle discussed concerns she has regarding the Santee Food Bank and suggested an oversight board be set up.
- Dennis Martine, Santee Food Bank, informed Council that the Santee Ministerial Council is the Oversight Board for the Food Bank and provided additional information.

**ACTION:** After discussion, on motion of Council Member Hall, seconded by Council Member McNelis, the Public Hearing was closed at 7:33 p.m., Community Development Block Grant fund allocations were approved as listed below; staff was directed to publish a summary of the Annual Action Plan and the Resolution approving Program Year 2016 CDBG funds was adopted with all voting aye.

<b><u>Public Service Activities</u></b>	<b><u>Allocation</u></b>
Cameron Family YMCA	\$2,000
Crisis House	5,000
Caring Neighbors Program (LSS)	3,000
Elderhelp	3,000
Meals on Wheels	8,000
Santee Food Bank	13,603
Santee Santas	<u>5,000</u>
<b>Total</b>	<b>\$39,603</b>
<b><u>Administrative Activities</u></b>	
CDBG Program Administration	\$38,804
CSA San Diego County	<u>14,000</u>
<b>Total</b>	<b>\$52,804</b>
<b><u>Public Facility Projects</u></b>	
City of Santee - 108 Loan Debt Service	\$154,518
City of Santee - 108 Loan Debt Service Reserve	3,398
Home of Guiding Hands	<u>13,700</u>
<b>Total</b>	<b>\$171,616</b>
 <b>Grand Total Allocation</b>	 <b><u>\$264,023</u></b>

3. **ORDINANCES:** None

4. **CITY COUNCIL ITEMS AND REPORTS:** None

5. **CONTINUED BUSINESS:**

- (A) Resolution awarding the construction contract for the Mast Boulevard and Jeremy Street Median Installation (CIP 2011-13), authorizing change orders, authorizing a professional services agreement for materials testing and approving a categorical exemption pursuant to the California Environmental Quality Act. (continued from 2-10-16) **(Reso 25-2016)**

**ENTERED INTO THE RECORD:**

Staff provided correspondence that was received from Van Collinsworth, Preserve Wild Santee, after the issuance of the agenda.

Director of Development Services Melanie Kush introduced the item and Principal Civil Engineer Carl Schmitz presented the staff report utilizing a PowerPoint presentation. He and Director Kush answered Council's questions. Council Member Minto stated that he would rather see the funding go toward adding sidewalks in other areas of the city that do not currently have them.

**PUBLIC SPEAKERS:**

- Submitting a speaker slip in support of the median and stop signs, but not wishing to speak, was Rhae Novetti.
- Gloria Lee Gonzalez supports the median and stop signs and opposes the roundabout.
- Robert Gassmann opposes both a roundabout and the median, and supports extending Mast Boulevard.
- Mark Huyser supports installation of a signal light and lowering the speed limit.
- Stephen Houlahan opposes the median and supports a roundabout.
- Lili submitted a speaker slip in opposition to a roundabout, but was not available to speak.

**ACTION:** After further discussion, on motion of Council Member McNelis, seconded by Vice Mayor Dale, the Resolution awarding a Construction Contract to Palm Engineering for a total amount of \$315,436.20, authorizing the City Manager to execute the contract and a professional services agreement with SCST for materials testing in the amount of \$20,000.00 and authorizing the Director of Development Services to approve change orders up to \$65,563.80 was adopted with all voting aye, except Council Member Minto who voted no.

**6. NEW BUSINESS:**

- (A) Request for authorization to consider an application for an amendment to the General Plan to change the land use designation from "Low-Medium Density Residential (R2)" to "Medium Density Residential (R7)" and to change the zone classification from "Low-Medium Density Residential (R2)" to "Medium Density Residential (R7)" of an undeveloped 3.48-acre parcel at 8600 Prospect Avenue, APN: 383-112-55-00. Applicant: M. Grant Real Estate Inc.

Vice Mayor Dale registered an abstention on this item due to a conflict of interest and left the meeting (8:03 p.m.).

**ENTERED INTO THE RECORD:**

Staff provided correspondence in opposition to the rezone that was received from Van Collinsworth, Preserve Wild Santee, after the issuance of the agenda.

Senior Planner John O'Donnell presented the staff report utilizing a PowerPoint presentation. He, Director of Development Services Melanie Kush and Principal Civil Engineer Scott Johnson answered Council's questions.

**PUBLIC SPEAKERS:**

In Opposition:

- Kirsten Uptain submitted a speaker slip in opposition, but did not wish to speak.
- Stephen Houlahan

**ACTION:** On motion of Council Member Minto, seconded by Council Member Hall, direction was given to staff to proceed with processing an application requesting a General Plan Amendment and a change to the Zone Base District Map with all voting aye, except Vice Mayor Dale who abstained.

- (B) **Resolutions authorizing execution of two State Route 52 excess Right-of-Way Purchase Agreements, Director's Deeds DD 27014-01-01 and DD 27492-01-01, accepting Drainage Easement DK 33292-3 and authorizing the signing of the Certificates of Acceptance between the City of Santee and the California Department of Transportation.**

Principal Civil Engineer Carl Schmitz presented the staff report and answered Council's questions.

**ACTION:** After discussion, on motion of Council Member Hall, seconded by Council Member McNelis, three Resolutions authorizing the City Manager to execute two Purchase Agreements, accept the Easement Deed and transmit the Certificate of Acceptance on behalf of the City to the State Department of Transportation were adopted with all voting aye, except Vice Mayor Dale who was absent.

**7. COMMUNICATION FROM THE PUBLIC:**

- (A) Mark Huyser discussed crime in Santee.

**8. CITY MANAGER REPORTS: None**

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

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

**11. CITY ATTORNEY REPORTS: None**

12. **CLOSED SESSION:** None

13. **ADJOURNMENT:**

There being no further business, the meeting was adjourned at 8:30 p.m.

Date Approved: March 23, 2016

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