

## Minutes

### Santee City Council Community Development Commission Santee Public Financing Authority

Council Chambers  
10601 Magnolia Avenue  
Santee, California  
April 27, 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 and Council/Authority Members Ronn Hall and Rob McNelis. Council/Authority Member John Minto was absent. Vice Mayor/Vice Chair Jack E. Dale entered the meeting at 7:07 p.m.

Officers present were: City Manager/Authority Secretary Marlene Best, City/Authority Attorney Shawn Hagerty 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 Dennis Ottalagano of the New Life Assembly of God, and the **PLEDGE OF ALLEGIANCE** was led by Retired Warrant Officer Warren Savage.

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

- (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 March 23, 2016 Regular Meeting**
  - **Santee Public Financing Authority March 23, 2016 Regular Meeting**
  - **CDC Successor Agency March 23, 2016 Regular Meeting**
- (C) **Approval of Payment of Demands as presented.**
- (D) **Approval of the expenditure of \$60,490.44 for March 2016 Legal Services and related costs.**

- (E) **Adoption of a Resolution adopting the Transnet Local Street Improvement Program for Fiscal Years 2016/17 through 2020/21 and amending the adopted Capital Improvement Project (CIP) budget. (Reso 035-2016)**
- (F) **Direction to staff to conduct the biennial review of the Conflict of Interest Code and report back to Council prior to October 1, 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, except Council Member Minto who was absent.

**2. PUBLIC HEARING:**

- (A) **Public Hearing to adopt a Resolution approving the Program Year 2016 Annual Action Plan and authorizing the City Manager to submit a grant application for Community Development Block Grant (CDBG) funds to the Department of Housing and Urban Development (HUD). (Reso 036-2016)**

The Public Hearing was opened at 7:11 p.m. Director of Development Services Melanie Kush and Senior Management Analyst Romstad provided a staff report and answered Council's questions.

**ACTION:** On motion of Council Member McNelis, seconded by Council Member Hall, the Public Hearing was closed at 7:14 p.m. and the Resolution approving the Program Year 2016 Annual Action Plan and authorizing the City Manager to submit the grant application to HUD was adopted with all voting aye, except Council Member Minto who was absent.

**3. ORDINANCES: None**

**4. CITY COUNCIL ITEMS AND REPORTS:**

- (A) **Possible cancellation of a Regular City Council summer meeting.**

After a brief discussion and with Council consensus, the July 27, 2016 Regular Council meeting was cancelled and the City Clerk was directed to post the appropriate notices.

**4. CITY COUNCIL REPORTS:**

Council Member McNelis congratulated the River View Church on their five year anniversary.

**5. CONTINUED BUSINESS: None**

**6. NEW BUSINESS:**

- (A) Regional Task Force on the Homeless annual population count and approval of fair share funding request.**

Director of Development Services Melanie Kush and Senior Management Analyst Romstad provided a staff report.

**ACTION:** On motion of Council Member McNelis, seconded by Council Member Hall, the fair share funding fee of \$2,500 from Fiscal Year 2016-17 Community Development Block Grant funds was approved with all voting aye, except Council Member Minto who was absent.

- (B) Resolution authorizing an amendment to a professional services agreement with Dokken Engineering for “as needed” engineering services and accelerating the design funding for the Mast Park Improvements Project (CIP 2008-53) from FY 16-17 to FY 15-16. (Reso 037-2016)**

Community Services Director Bill Maertz 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 authorizing the City Manager to execute an amendment to the professional services agreement with Dokken Engineering for the length of the Mast Park Improvements Project for an amount not to exceed \$898,360; approving the acceleration of the \$600,000 allocated for design work; and authorizing the Director of Development Services to negotiate and issue task orders to complete the Mast Park Improvements Project was adopted with all voting aye, except Council Member Minto who was absent.

- (C) Two Resolutions authorizing the transfer of surplus funds from the City Hall Foundation Repairs Project (CIP 2013-44) to Council Chambers Furniture Replacement Project (CIP 2016-55) and to Cuyamaca Street Pump Stations Project (CIP 2015-65) to purchase office furniture, declaring old furniture as surplus, and for the electrical wiring associated with the Cuyamaca Street irrigation pump stations and approving an increase in change orders to Global Power Incorporated for electrical work. (Reso 038-2016 & 039-2016)**

Director of Development Services Melanie Kush introduced the item and Principal Civil Engineer Carl Schmitz provided a staff report and answered Council’s questions. It was noted that the only furniture items being replaced are the tables and chairs in the Council Chambers (Building 2).

**ACTION:** On motion of Council Member Hall, seconded by Council Member McNelis, the two Resolutions authorizing transfer of funds in the amount of \$44,384.98 from City Hall Foundation Repairs to Council Chambers Furniture Replacement, authorizing the purchase of new office furniture from Office Depot Incorporated for an amount not to exceed \$44,384.98, authorizing transfer of funds in the amount of \$20,000.00 from City Hall Foundation Repairs to the Cuyamaca Street Pump Stations, approving an increase of \$20,000 in change orders to the contract with Global Power Incorporated for the electrical wiring and installation of the Cuyamaca Street pumps, authorizing the Director of Development Services to execute the change orders, and authorizing the City Manager to execute all necessary documents were adopted with all voting aye, except Council Member Minto who was absent.

- (D) **Resolution to vacate and release a “Lien Contract and Agreement Not to Convey” and authorize the City Manager to execute a “Covenant” Not to Convey Condominium Units” for the Sunridge Apartments located at 8729 Graves Avenue. (Reso 040-2016)**

**ENTERED INTO THE RECORD:**

Staff provided replacement pages 2-4 to the Resolution's Exhibit A which further clarifies that there is no obligation to convert the apartments to condominiums.

Director of Development Services Melanie Kush presented the staff report utilizing a PowerPoint Presentation, and she and City Attorney Shawn Hagerty answered Council's questions.

**MOTION:** Council Member Hall moved to adopt the Resolution authorizing the City Manager to vacate and release the “Lien Contract and Agreement Not to Convey” and execute a “Convenient Not to Convey Condominium Units;” Council Member McNelis seconded the motion.

**AMENDMENT:** After discussion, Council Member Hall amended his motion to include a disclosure to be signed by both seller and buyer. Council Member McNelis agreed to the amendment.

**PUBLIC SPEAKERS:** Lane Jorgensen of Pardee Homes was available to answer questions.

**ACTION:** After further discussion, the amended motion made by Council Member Hall, seconded by Council Member McNelis, to authorize the City Manager to vacate and release the “Lien Contract and Agreement Not to Convey” and execute a “Covenant Not to Convey Condominium Units,” with the inclusion of a disclosure form to be signed by both parties, was adopted with all voting aye, except Council Member Minto who was absent.

**7. COMMUNICATION FROM THE PUBLIC:**

- (A) Mark Huyser urged the Council to do their best job for the Santee community.

**8. CITY MANAGER REPORTS:**

City Manager Marlene Best reported a closure at MCAS Miramar on Tuesday, May 3 for a practice lockdown, and reminded the Council and staff to avoid the area due to anticipated traffic delays.

This item was heard at this time:

**4. ADDITIONAL CITY COUNCIL REPORTS:**

Council Member McNelis requested a future agenda item to expand the Ordinance on alcohol prohibition in Santee parks to the trail systems as well.

**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**

Council Members recessed at 7:55 p.m. and convened in Closed Session at 8:01 p.m. with all Members present, except Council Member Minto who was absent.

**12. CLOSED SESSION:**

**(A) 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 8:19 p.m. with all Members present, except Council Member Minto who was absent. Mayor Voepel stated that direction was given to staff on Item 12(A).

**13. ADJOURNMENT:**

There being no further business, the meeting was adjourned at 8:20 p.m.

Date Approved: June 8, 2016

/s/ Patsy Bell

Patsy Bell, City Clerk and for  
Authority Secretary Marlene Best