

Minutes

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

**Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
February 22, 2017**

This Regular Meeting of the Santee City Council, the CDC Successor Agency and the Santee Public Financing Authority was called to order by Vice Mayor/Agency Vice Chair/Authority Vice Chair Ronn Hall at 7:00 p.m.

Council Members present were: Vice Mayor/Agency Vice Chair/Authority Vice Chair Ronn Hall and Council/Agency/Authority Members Stephen Houlahan, Brian W. Jones and Rob McNelis. Mayor/Agency Chair/Authority Chair John W. Minto was absent.

Officers present were: City Manager/Agency Executive Director/Authority Secretary Marlene Best, City/Agency/Authority Attorney Shawn Hagerty and City Clerk/Agency Secretary Patsy Bell.

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

The **INVOCATION** was given by Imam Taha Hassane of the Islamic Center of San Diego and the **PLEDGE OF ALLEGIANCE** was led by Sandy Reynard.

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

Council Member Jones requested that Item 1(D) be pulled for discussion.

1. CONSENT CALENDAR:

- (A) Approval of reading by title only and waiver of reading in full of Ordinances and Resolutions on the agenda.**
- (B) Approval of meeting Minutes of the Santee City Council, the CDC Successor Agency and the Santee Public Financing Authority for the Regular Meetings of January 25, 2017.**
- (C) Approval of Payment of Demands as presented.**

- (D) Item pulled for discussion.
- (E) Adoption of a Resolution accepting the Town Center Community Park Memorial Flagpole (CIP 2016-34) as complete and direct the City Clerk to file a Notice of Completion. (Reso 013-2017)
- (F) Second Reading and adoption of an Ordinance amending Title 17 of the Santee Municipal Code, Chapter 17.04 titled "Administration," Chapter 17.08 titled "Development Review," and Chapter 17.10 titled "Residential Districts" to comply with State requirements for secondary dwelling units and farmworker housing. (ORD 546)
- (G) Authorization of a one year extension of the professional services agreement with Albert A. Webb Associates to provide assessment engineering services for the FY 2017-2018 levy of assessments process in the amount of \$18,401.

ACTION: On motion of Council Member McNelis, seconded by Council Member Houlahan, the Agenda and Consent Calendar were approved as amended with all voting aye, except Mayor Minto who was absent.

Item Removed from Consent Calendar:

- (D) Approval of the expenditure of \$52,481.26 for January 2017 Legal Services and related costs.

City Attorney Hagerty and City Manager Best answered Council's questions regarding what types of projects fall under "Special Projects." Director of Development Services Kush was asked to provide to Council a breakdown for the Cavalry Chapel Conditional Use Permit Revision.

ACTION: On motion of Council Member Jones, seconded by Council Member McNelis, the expenditure of \$52,481.26 for January 2017 Legal Services was approved with all voting aye, except Mayor Minto who was absent.

2. PUBLIC HEARING:

- (A) Continued Public Hearing to assess community development needs and to allocate Program Year 2017 Community Development Block Grant (CDBG) Funding. (continued from 02-08-17) (Reso 014-2017)

The continued Public Hearing was opened at 7:09 p.m. Director of Development Services Kush introduced the item and Senior Management Analyst Romstad answered Council's questions. Council Member Jones requested the Public Services Category be discussed after the Public Facilities and Administrative Activities categories.

PUBLIC SPEAKERS: None

MOTION: After discussion, it was moved by Council Member McNelis to close the Public Hearing and adopt the Resolution directing staff to prepare a Draft Annual Action Plan and publish a summary of the Annual Action Plan for Program Year 2017 CDBG funds with funding levels as listed below and to proportionally adjust sub recipient allocations to accommodate any shortfall or surplus received for Program Year 2017.

AMENDED MOTION: At the request of Council Member Jones, and approved by Council Member McNelis, the motion was amended to direct staff to proportionately adjust allocations among Public Services, Public Facilities and Administrative Activities to accommodate any shortfall or surplus, with the exception that any additional funding in the Public Service Activities category up to \$5,000 shall be allocated proportionately between the Santee Food Bank and Santee Santos and that staff shall return to the City Council for additional direction should the additional amount available for Public Services activities exceed \$5,000.

ACTION: After additional discussion and clarification, on the amended motion by Council Member McNelis, seconded by Council Member Jones, the Public Hearing was closed at 7:30 p.m. and the amended Resolution directing staff to proportionately adjust allocations among Public Services, Public Facilities and Administrative Activities to accommodate any shortfall or surplus between the projected Program Year 2017 CDBG allocation of \$227,000 and the actual CDBG grant received for Program Year 2017, with the exception that any additional funding in the Public Service Activities category up to \$5,000 shall be allocated proportionately between the Santee Food Bank and Santee Santos and that staff shall return to the City Council for additional direction should the additional amount available for Public Services activities exceed \$5,000. The motion carried with all voting aye, except Mayor Minto who was absent.

Public Facility Projects

City of Santee - 108 Loan Debt Service	\$152,362
City of Santee - 108 Loan Debt Service Reserve	656
Home of Guiding Hands	<u>0</u>
Total:	\$153,018

Administrative Activities

CDBG Program Administration	\$29,900
CSA San Diego County	<u>15,500</u>
Total:	\$45,400

Public Service Activities

	<u>Allocation</u>
Cameron Family YMCA	\$2,000
Crisis House	5,000

Caring Neighbors Program (LSS)	2,500
Elderhelp	2,500
Meals on Wheels	6,800
Santee Food Bank	11,500
Santee Santas	<u>3,750</u>
Total:	\$34,050
 Grand Total Allocation:	 <u>\$232,468</u>

3. **ORDINANCES:** See Item 1(F)

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

5. **CONTINUED BUSINESS:** None

6. **NEW BUSINESS:**

- (A) **Resolution awarding the construction contract for the Citywide Bike Lane Project (CIP 2016-04) to Chrisp Company and approving a Categorical Exemption pursuant to the guidelines of the California Environmental Quality Act (CEQA). (Reso 015-2017)**

Vice Mayor Hall registered an abstention due to a conflict of interest and left the dais, turning the meeting over to Council Member McNelis. Principal Traffic Engineer Mei presented the staff report utilizing a PowerPoint presentation and noted for the record that a segment on Fanita Drive between Prospect Avenue and the City's southern limit is included in the scope of work, but was inadvertently left out of the agenda staff report. Principal Traffic Engineer Mie and Principal Civil Engineer Schmitz answered Council's questions.

ACTION: On motion of Council Member Jones, seconded by Council Member Houlahan, the Resolution determining the bid from Payco Specialties, Inc. to be non-responsive; awarding the construction contract to Chrisp Company for a total amount of \$100,503.65; authorizing the City Manager to execute the contract; authorizing the Director of Development Services to approve change orders in an amount not to exceed \$10,050.00; and approving a categorical exemption pursuant to CEQA was adopted with all voting aye, except Vice Mayor Hall who abstained and Mayor Minto who was absent.

(B) Approve in concept a temporary easement from Home Fed to allow public access to the Stowe Trail.

Director of Community Services Maertz presented the staff report utilizing a PowerPoint presentation and answered Council's questions.

PUBLIC SPEAKERS:

City Clerk Bell announced that one speaker slip in support, but not wishing to speak, was submitted by Kirk Riley.

In Support:

- Ben Stone, San Diego Mountain Biking Association
- Kevin Loomis, San Diego Mountain Biking Association
- Gardner Grady

ACTION: After discussion, on motion of Council Member Jones, seconded by Council Member McNelis, approval in concept of a temporary easement from HomeFed to allow public access to the Stowe Trail in a form substantially similar to the Draft Temporary Trail Access Easement provided, and directing the City Manager and City Attorney to refine and finalize the Temporary Trail Easement and indemnification of the property owner for this recreational use to allow patrons to access the Stowe Trail from Santee was approved with all voting aye, except Mayor Minto who was absent.

7. COMMUNICATION FROM THE PUBLIC:

- (A) Scot Wright asked Council to consider revising the City's Ordinance regarding beekeeping in Santee to be more in line with County regulations.

Council Members Jones, McNelis, and Houlahan provided general comments on beekeeping.

8. CITY MANAGER REPORTS:

City Manager Best reported on attending the East County Californian's Best of East County award ceremony and announced the local businesses that won and were highlighted at the event.

9. CDC SUCCESSOR AGENCY:

(Note: Minutes appear as Item 1(B))

10. SANTEE PUBLIC FINANCING AUTHORITY:

(Note: Minutes appear as Item 1(B))

11. CITY ATTORNEY REPORTS: None

12. CLOSED SESSION: None

13. ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:08 p.m.

Date Approved: April 12, 2017

/s/ Patsy Bell

Patsy Bell, CMC, City Clerk/Agency Secretary
and for Authority Secretary Marlene Best