

**Minutes  
Santee City Council  
Council Chamber – Building 2  
10601 Magnolia Avenue  
Santee, California  
May 13, 2020**

This Regular Meeting of the Santee City Council was called to order by Mayor John W. Minto at 6:30 p.m.

**ROLL CALL:** Present: Mayor John W. Minto, Vice Mayor Laura Koval and Council Members Ronn Hall, Stephen Houlahan and Rob McNelis – 5.

Officers present: City Manager Marlene Best, City Attorney Shawn Hagerty, and City Clerk Annette Ortiz.

**INVOCATION** was given by Bishop Bradley Rivers – Church of Jesus Christ of Latter-Day Saints.

**PLEDGE OF ALLEGIANCE** was led by Mayor Minto.

**CONSENT CALENDAR:**

- (1) Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances and Resolutions on the Agenda.
- (2) Approval of Payment of Demands as Presented. (Finance – McDermott)
- (3) Second Reading and Adoption of an Ordinance Adding Chapter 11.50 to Title 11 of the Municipal Code Implementing the Requirements of AB 1236 to Streamline Processing of Permit Applications for Electric Vehicle Charging Stations. (Development Services – Kush) (Ord 576)
- (4) Approval of a 90-Day Contract Extension with Bound Tree Medical, LLC for As-Needed Purchase of Medical Supplies for an Amount not to Exceed \$40,000.00. (Fire – Garlow)

**ACTION:** Council Member Houlahan moved approval of the Consent Calendar.

Council Member McNelis seconded the motion, which carried by the following roll call vote: Mayor Minto: Aye; Vice Mayor Koval: Aye, and Council Members Hall: Aye; Houlahan: Aye, and McNelis: Aye. Ayes: 5. Noes: 0.

**NON-AGENDA PUBLIC COMMENT: (15 minutes)**

- (A) Monette Peralta, provided a handout, expressed concerns regarding rents during the COVID-19 pandemic.
- (B) Melody Bennett urged Council to allow the beauty salon industry in Santee to open for business and provided suggestions on regulations required for opening.
- (C) Daniel Bickford expressed support for the proposed Carlton Oaks Golf course development housing.
- (D) Kelli Dumas urged Council to allow the beauty salon industry in Santee to open for business with additional precautions in place.
- (E) Eid Fakhouri expressed concerns regarding a social media page of a private citizen.
- (F) Lindsay Dapremont expressed concerns regarding Santee citizens not wearing facemasks when out in public.

**PUBLIC HEARING:**

- (5) **Public Hearing for the Vacation of Excess Right-of-Way Along Graves Avenue (VAC 2020-01) Location: 8549 Graves Avenue. (Development Services – Kush) (Reso 037-2020)**

The Public Hearing was opened at 6:46 p.m. The Director of Development Services introduced the Item and the Principal Civil Engineer gave a brief presentation.

**ACTION:** Council Member Hall moved approval of staff recommendation.

Council Member McNelis seconded the motion, which carried by the following roll call vote: Mayor Minto: Aye; Vice Mayor Koval: Aye, and Council Members Hall: Aye; Houlahan: Aye, and McNelis: Aye. Ayes: 5. Noes: 0.

The Public Hearing closed at 6:48 p.m.

- (6) **Public Hearing and Resolution Amending the TransNet Local Street Improvement Program of Projects for Fiscal Years 2020/21 Through 2024/25. (Development Services – Kush) (Reso 038-2020)**

The Public Hearing was opened at 6:49 p.m. The Director of Development Services introduced the Item and the Principal Civil Engineer presented the staff report and responded to Council questions.

Council Member Houlahan requested clarification on what the previous estimate was compared to the current adjustment to assess the magnitude of the loss of funding.

Council Member Hall inquired whether certain traffic improvements were going to be done.

Mayor Minto made brief comments regarding SB1 funding.

**ACTION:** Council Member McNelis moved approval of staff recommendation.

Council Member Houlahan seconded the motion, which carried by the following roll call vote: Mayor Minto: Aye; Vice Mayor Koval: Aye, and Council Members Hall: Aye; Houlahan: Aye, and McNelis: Aye. Ayes: 5. Noes: 0.

The Public Hearing was closed at 6:56 p.m.

**NEW BUSINESS:**

**(7) Notice of Funding Availability and Workshop on the Use of Coronavirus, Relief, and Economic Security (CARES) Act, Community Development Block Grant – Coronavirus (CDBG-CV) Funding. (Development Services – Kush)**

The Director of Development Services introduced the Item and the Senior Management Analyst presented the staff report and responded to Council questions.

Council Member Houlahan inquired how staff arrived at the suggested amounts for distribution.

The Senior Management Analyst responded that the amounts were requested from the subrecipients.

Vice Mayor Koval stated the money is for COVID-19 impacts and should be used for things substantially affected by the pandemic; congregate care centers in Santee, childcare, food pantries, small business loans overlooked by the system, independent contractors impacted by AB5, and rent relief for qualified individuals; she does not support money being allocated to Crisis House due to funds already being approved for homelessness from other agencies.

Council Member Houlahan expressed support for the homeless and Cameron Family YMCA; he suggested slight changes to the allocated amounts.

Council Member Hall requested the majority of the funds be allocated between Santee Food Bank and Santee Santa's with a portion to Meals-On-Wheels; he suggested the funds should be allocated to local entities.

**PUBLIC SPEAKER:**

- Dennis Martins, Santee Food Bank, provided a handout

Under discussion, Mayor Minto stated his primary concern is providing for mobile home park community and congregate care facilities; he has personally delivered prepared meals from local restaurants to five mobile park communities and has been contributing to food pantries; he mentioned that there are several organizations working toward the



same goals; he suggested that the Emergency Operations Center, Care and Shelter team coordinate the contributions to one large organization to allow for equal and fair distribution.

Council Member McNelis commended Mayor Minto for his generosity; he requested that the majority of the funds be allocated to Meals-on-Wheels and the Santee Food Bank; he stated those organizations have the resources to provide to the communities at a larger volume; he requested that a portion of the funds be allocated to organizations that are providing low cost or no cost childcare.

Vice Mayor Koval stated she understood the item was to provide recommendations to staff to bring the item back and not to decide on the allocation of funds at this point; she suggested staff research congregate care facilities for senior assistance and the Boys and Girls Club for daycare to assist parents in returning to work.

Council Member Hall stated he concurs with the recommendations made by Council Member McNelis.

Council Member Houlahan suggested allocating the funds to organizations the City is familiar with; he stated that there is a sense of emergency and implored to the Council Members to move forward with the Item.

Mayor Minto inquired whether any of the CDBG funds that are being allocated for COVID-19 related activities are reimbursable through the Federal Emergency Management Agency (FEMA).

Council Member McNelis requested clarification regarding the Rental Assistance program; he suggested that the funds allocated for this program should be specifically for those impacted by the pandemic.

Council Member Hall expressed concerns for the possibility of fraud.

Council Member Houlahan urged Council to move forward and accepted staff recommendations on the suggested amounts.

Mayor Minto commended staff for demonstrating concern for the residents of the City.

**ACTION:** Council Member McNelis moved approval of staff recommendation.

Council Member Hall seconded the motion, which carried by the following roll call vote: Mayor Minto: Aye; Vice Mayor Koval: Aye, and Council Members Hall: Aye; Houlahan: No, and McNelis: Aye. Ayes: 4. Noes: 1.

**(8) “Support Our Santee” (SOS) Program to Address Fiscal Impacts from Novel Coronavirus (COVID-19). (City Manager – Best)**

The City Manager introduced the Item and the Economic Development Manager and the Director of Finance presented the staff report and responded to Council questions.

Council Member Hall inquired about the monthly rent amount and whether the rental assistance provided to Sportsplex is being waived, to which the Finance Director responded in the negative. The Finance Director responded that the money will be deferred.

Council Member McNelis stated that businesses continue to pay for utilities and the \$1,000.00 per week offsets the costs during nonoperation.

Vice Mayor Koval inquired whether \$1,000.00 per week was the actual cost of nonoperational businesses.

Council Member Houlahan stated he would like to help local businesses.

Mayor Minto stated that the same opportunities have to be presented to all of the businesses in Santee; he stated that the program is a deferral and not a waiver.

**PUBLIC SPEAKER:**

- Eid Fakhouri

**ACTION:** Council Member Houlahan moved approval of staff recommendation.

Council Member McNelis seconded the motion, which carried by the following roll call vote: Mayor Minto: Aye; Vice Mayor Koval: Aye, and Council Members Hall: Aye; Houlahan: Aye, and McNelis: Aye. Ayes: 5. Noes: 0.

**(9) Report and Workshop on City Council Term Limits. (City Attorney – Hagerty)**

The City Attorney introduced the Item and presented the staff report and responded to Council questions.

**PUBLIC SPEAKERS:**

- Daniel Bickford
- Van Collinsworth
- Michael Ranson
- Mike Aiken

Mayor Minto expressed interest in a more reasonable Term Limit Initiative (Initiative); he requested clarification regarding certain verbiage in the Measure on the November 2020 ballot; he suggested mirroring the Term Limit Initiative for the State of California.

Council Member Houlahan urged the Council Members to allow the process to carry forward with the Initiative on the ballot in November.

Council Member Hall stated he is opposed to the way the Initiative is written; he suggested a 16-year total limit; he stated that the position is knowledge-based.

Council Member McNelis stated that he supports a Term Limit Initiatives but it must be written in a responsible manner; he suggested to take the size of the City into consideration; he mentioned that there is a learning curve to the job and term limits can handicap the future of the City and that the current Initiative is written and presented in a disingenuous manner.

Vice Mayor Koval inquired whether about the costs of adding measures on the ballot; she stated that Council Members for Santee are not full-time positions as opposed to the other cities within the County of San Diego; she mentioned that she met with a member of Preserve Wild Santee; she stated that having two ballot initiatives gives the residents a choice to select the term limits they want.

Mayor Minto suggested that an Ordinance be drafted in a way that is constitutionally sound and correct; he recommended that direction be given to the City Attorney to draft a Term Limit Initiative for Council to place on the ballot with a 3-term limit for City Council and 2-term limit for Mayor with a 25-month minimum for a partial term.

#### **NON-AGENDA PUBLIC COMMENT: (Continued)**

- (A) Mary Hyder expressed concerns regarding the re-opening of the City in regards to the pandemic; she stated that all of the Council Members should be members of the Blue-Ribbon Commission and be involved in the discussions; she thanked the City of Santee for the parks and recreation opportunities during the stay at home orders.

#### **CITY COUNCIL REPORTS:**

- (10) **Expand Community Oriented Policing Committee (COMPOC) to Address Issues of Intolerance in the City of Santee. (Mayor – John Minto)**

Council Member McNelis stated that Santee is an incredible community and has provided an abundance of love and support; he mentioned that he is proud of his Hispanic culture and being a Hispanic person on the Santee City Council; he suggested that Santee as a whole, come together and become the best community possible; he urged all to move forward and denounce racism and any symbols that represent racism.

Council Member Houlahan stated that he denounces racism, KKK and the symbols of Nazism and all symbolism of white supremacy; he mentioned that the strongest action possible must be taken and move forward to prevent the City from being impacted

financially; he suggested COMPOC have individuals of color to show that Santee embraces people of all colors; he stated that it is the financial and moral responsibility of the Council Members to do what is right and handle the situation immediately.

Mayor Minto stated that the role of the Mayor is to be the spokesperson for the City; he mentioned that the community requires education and kindness to heal; he is bringing together a new group of members for COMPOC with diverse backgrounds and experiences; training resources and programs must be provided to learn to address racism; he invited all to participate in the COMPOC meetings and to be part of the conversation; he stated that everyone must be treated with dignity and respect.

Council Member Hall suggested organizing training programs with various store managers from local businesses.

Vice Mayor Koval clarified that all of the Council Members are united behind the message that denounces hate and racism; she stated that she recognizes the emotions from the community; Santee is her priority and supports the plan to improve culture and expand COMPOC and have more community involvement; she mentioned that hate has no business in Santee; she urged the community to come together stronger and address any underlying issues and move forward.

Mayor Minto stated that he dedicated a great deal of time communicating with the public from the community and across the nation; he affirmed that Santee will not tolerate racism; he urged for the plan to be prepared accurately and legitimately.

#### **PUBLIC SPEAKERS:**

- Evlyn Andrade
- Naomi Bell
- Robin Davis
- Tina Deesen
- Les Ford
- Janet Garvin
- Lee Gregory
- Lee Harstad
- Samantha Hurst
- Carly Morales
- Melissa Morrow
- Ana Nita
- Mary Hyder
- Michele Perchez
- Jeff Sale
- Lori Scribner
- Steve Stelman
- Anonymous
- Elizabeth Walk



- Janet McLees
- Unknown
- Sherise Stark
- Eid Fakhouri

**ACTION:** Council Member Hall moved approval of the Mayor’s recommendation and include up to four new members for COMPOC.

Vice Mayor Koval seconded the motion, which carried by the following roll call vote: Mayor Minto: Aye; Vice Mayor Koval: Aye, and Council Members Hall: Aye; Houlahan: Aye, and McNelis: Aye. Ayes: 5. Noes: 0.

Council Member Hall reported that Paul Jablonski, CEO of the San Diego Metropolitan Transit System, passed away.

Vice Mayor Koval reported that she participated in the weekly White House call with Senior Administrative officials from the United States (U.S.) Department of Health and Human Services, Centers for Medicaid Services, U.S. Department of Commerce, U.S. Department of Transportation, and U.S. Department of Agriculture regarding health updates, medical supplies, testing sites, services, and regulations; she suggested researching the website for U.S. Economic Development Administration for resources relating to the pandemic.

**CITY MANAGER REPORTS:**

None.

**CITY ATTORNEY REPORTS:**

None.

**CLOSED SESSION:**

- (11) **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**  
(Government Code section 54956.9(d)(1))  
Name of case: Preserve Wild Santee, Climate Action Campaign, and Center for Biological Diversity v. City of Santee et al.  
Case Number: 37-2020-00007331-CU-TT-CLT
- (12) **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**  
(Government Code section 54956.9(d)(1))  
Name of case: Santee Trolley Square 991, LLP v. City of Santee et al.  
Case Number: 37-2020-00007895-CU-WM-CTL

**ACTION:** Council Member McNelis moved approval of staff recommendation.

Council Member Houlahan seconded the motion, which carried by the following roll call



vote: Mayor Minto: Aye; Vice Mayor Koval: Aye, and Council Members Hall: Aye; Houlahan: Aye, and McNelis: Aye. Ayes: 5. Noes: 0.

Council Members recessed at 10:38 p.m. and convened in Closed Session at 10:38 p.m.

Council Members reconvened in Open Session at 11:11 p.m. with all members present, Mayor Minto stated direction was given to staff for Item 11; direction was given to staff for Item 12.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 11:12 p.m.

Date Approved: July 22, 2020



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Annette Ortiz, CMC, City Clerk