

**Minutes  
Santee City Council  
Council Chamber – Building 2  
10601 Magnolia Avenue  
Santee, California  
September 18, 2019**

This Adjourned Regular Meeting of the Santee City Council was called to order by Vice Mayor Stephen Houlahan at 7:00 p.m.

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

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

The **INVOCATION** was given by David Yeargan of Sunrise Church and the **PLEDGE OF ALLEGIANCE** was led by Vice Mayor Houlahan.

**CONSENT CALENDAR:**

- (1) **Approval of reading by title only and waiver of reading in full of Ordinances and Resolutions on the agenda. (City Clerk – Ortiz)**
- (2) **Rejection of claim against the City by Cox Communications, per Government Code Section 913. (Human Resources – Bishop)**
- (3) **Adoption of a Resolution approving the Third Amendment to the Contract with West Coast Arborist Incorporated, increasing the FY 2019-2020 Contract amount from \$135,696.00 to \$155,196.00 and authorizing the City Manager to execute said Third Amendment. (Community Services – Maertz) (Reso 089-2019)**

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

Council Member Koval seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Vice Mayor Houlahan and Council Members Hall, Koval and McNelis – 5.

**PUBLIC HEARING:**

- (4) **Public Hearing for a Conditional Use Permit (P2019-1) and a height variance for a four-story, 122-guestroom hotel on a vacant 2.05-acre lot at 8801 Mission Gorge Road in the General Commercial (GC) Zone and finding the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (APN 383-112-52-00). Applicant: Gold Coast Properties CA 4, LLC. (Development Services – Kush) (Reso 090-2019)**

The Public Hearing was opened at 7:04 p.m. The Associate Planner provided the staff report and responded to Council questions.

**PUBLIC SPEAKERS:**

- Cody Cox, Prospect Fields Board Member
- Michael Ranson
- Van Collinsworth, Preserve Wild Santee
- Adam Shults, Prospect Fields
- John Olsen
- Lynda Marrokal
- Aaron Packard, Gold Coast Premier Properties

Council Member Koval inquired about the location of the bioswale.

Council Member Hall requested that solar be a part of the project.

Council Member McNelis expressed the need for this type of business in Santee and is in favor of the project.

Vice Mayor Houlahan requested that solar and charging stations be a part of the project.

Mayor Minto inquired whether security is being address, to which the applicant responded in the affirmative.

Council Member Koval expressed concerned with the height of the barrier.

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

Council Member Hall seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Vice Mayor Houlahan and Council Members Hall, Koval and McNelis – 5.

The Public Hearing was closed at 7:38 p.m.

**CONTINUED BUSINESS:**

- (5) **Community Choice Aggregation workshop and review of governance options. (City Manager/City Attorney – Best/Hagerty)**

The Assistant to the City Manager provided a PowerPoint presentation and responded to Council questions. Drake Welch, Calpine Energy Solutions, LLC. provided a report and responded to Council questions.

**PUBLIC SPEAKERS:**

- Michelle Perchez
- Van Collinsworth, Preserve Wild Santee
- Evlyn Andrade-Heymsfield
- Michael Ranson

The City Manager of Carlsbad, Scott Chadwick discussed a possible partnership with Santee and responded to Council questions. Ryan Barron of Best Best & Krieger and Howard Choy of EES Consulting responded to Council questions.

Council Member Koval expressed concern with losing local control; states she would need to see more information.

Council Member McNelis inquired how the net revenue is divided among the members; he suggested giving more control to the local municipalities.

Council Member Hall stated he would also like the revenue to be divided among the participating cities; he is interested in helping the citizens that pay the bills.

Mayor Minto stated he believes moving forward now instead of later will benefit the City of Santee.

Vice Mayor Houlahan stated having a Council Member on the board would bring local control to Santee; he expressed how the program will help the city achieve its goals and urged Council to vote on the item.

**MOTION:** Mayor Minto moved to establish a Joint Powers Authority (JPA) with the City of Carlsbad and other potential partners. Vice Mayor Houlahan seconded the motion.

**ACTION:** After further discussion, Mayor Minto amended his motion to direct staff to engage in negotiations with the City of Carlsbad JPA partnership and bring back all the required documents for Council consideration to approve the creation and joining of the JPA.

Vice Mayor Houlahan accepted the amendment which carried by the following vote: Ayes: Mayor Minto, Vice Mayor Houlahan and Council Members Hall, Koval and McNelis – 5.

**(6) Review and approval of branding research study results by North Star Destination Strategies. (City Manager – Best)**

The City Manager introduced the item and Ed Barlow of North Star Destination Strategies presented the report and responded to Council questions.

**PUBLIC SPEAKERS:**

- David Rader
- Michelle Perchez

**ACTION:** Vice Mayor Houlahan moved approval of staff's recommendation.

Council Member Koval seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Vice Mayor Houlahan and Council Members Hall, Koval and McNelis – 5.

**NON-AGENDA PUBLIC COMMENT:** None

**CITY COUNCIL REPORTS:**

Vice Mayor Houlahan stated that he attended the San Diego River Conservancy meeting and there were three projects approved to improve drainage and run off in East County.

He also stated that he attended the County Service Area 69 Advisory Committee meeting and there was favorable discussion regarding the future of the City's Firefighter/Paramedic services.

**CITY MANAGER REPORTS:**

The City Manager thanked staff who worked with North Star Destination Strategies for their efforts and thanked staff and Santee Park and Recreation Committee volunteers for their efforts at the Santee Bluegrass Festival. She announced the Highway 52 Coalition meeting is on September 25, 2019 at 6:00 p.m.; and she urged citizens to attend the San Diego Association of Governments meeting on September 27, 2019 to speak in favor of a budget modification for the Highway 52.

**CITY ATTORNEY REPORTS:** None

**CLOSED SESSION:** None

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 10:03 p.m.

Prepared by:

  
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James Jeffries, Administrative Secretary

Date Approved: October 9, 2019

  
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Annette Ortiz, MBA, CMC, City Clerk