

**Minutes
Santee City Council
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
October 9, 2019**

This Regular Meeting of the Santee City Council was called to order by Mayor John W. Minto at 7:01 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 Eric King of Lakeside Christian Church and the **PLEDGE OF ALLEGIANCE** was also led by Eric King.

CONSENT CALENDAR:

Vice Mayor Houlahan and Council Member Hall requested Item 6 be pulled for discussion. The City Clerk announced that there were two speaker slips submitted for item 6.

- (1) **Approval of reading by title only and waiver of reading in full of Ordinances and Resolutions on the agenda. (City Clerk – Ortiz)**
- (2) **Approval of Meeting Minutes of the Santee City Council for the August 28, and September 11, 2019 Regular City Council Meetings, the September 18, 2019, Adjourned Regular Meeting and September 25, 2019, Regular Meetings. (City Clerk – Ortiz)**
- (3) **Approval of Payment of Demands as presented. (Finance – McDermott)**
- (4) **Adoption of a Resolution authorizing the appropriation and expenditure of FY2017 State Homeland Security Grant Reallocation Funds in the amount of \$13,576.00, to purchase new ballistic vests and helmets in accordance with all program requirements. (Fire – Garlow) (Reso 092-2019)**
- (5) **Authorize the purchase of a 2020 Ford Police Interceptor Utility Vehicle from Downtown Ford Sales per City of Sacramento Contract #B19153311005 and declaration of Vehicle V-108 as surplus property. (Fire – Garlow)**
- (6) **Item pulled for discussion**
- (7) **Adoption of a Resolution accepting the Citywide Pavement Repair and Rehabilitation Program 2019 Project (CIP 2019-01) as complete. (Development Services – Kush) (Reso 094-2019)**

- (8) **Adoption of a Resolution approving the final map for the 42-unit residential condominium subdivision project (TM 2017-02) and authorizing the City Manager to execute the associated Subdivision Improvement Agreement. Location: 8707 Carribean Way. Applicant: City Ventures. (Development Services – Kush) (Reso 095-2019)**

ACTION: Council Member McNelis moved approval of the Consent Calendar with the exception of Item 6.

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

Item Pulled from Consent Calendar:

- (6) **Adoption of a Resolution accepting the public improvements for the River Village Subdivision (TM2015-02) as complete. Location: Braverman Drive west of Jeremy Street. (Development Services – Kush) (Reso 093-2019)**

The Development Services Director introduced the item and responded to Council questions.

PUBLIC SPEAKERS:

- Steve Kakacek
- Van Collinsworth, Preserve Wild Santee

Steve Ruffner, President and Regional General Manager for KB Homes Southern California responded to public comment and Council questions.

Vice Mayor Houlahan expressed appreciation to KB Homes for being available to respond to concerns from the community; he also expressed concerns with the compaction and workmanship in the area.

Council Member Hall inquired whether the requirement for Electric Vehicle (EV) charging in the homes would be for wiring or actual stations; he also expressed concerns with the compaction of the development.

Council Member McNelis thanked KB Homes for attending the Council meeting and responding to questions; he expressed concerns with holding a developer responsible for what minimum standards will be in the future; he also clarified that by accepting the public improvements, it would not limit the ability to ensure other requirements of the project are completed.

Mayor Minto inquired whether staff inspected the project for compaction during development, to which the Development Services Director responded in the affirmative.

Mayor Minto clarified that some of the issues mentioned by public speakers are civil issues between the property owners and the developer.

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

Council Member Koval seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Council Members Koval and McNelis – 3. Noes: Vice Mayor Houlahan and Council Member Hall – 2.

PUBLIC HEARING:

- (9) **Continued Public Hearing for Tentative Map (TM2016-3), Development Review Permit (DR2016-4) and Mitigated Negative Declaration (AEIS2016-8) prepared pursuant to the California Environmental Quality Act (CEQA) for a residential subdivision consisting of 38 attached condominiums and 15 single-family subdivisions consisting of 38 attached condominiums and 15 single-family dwelling units located on a 6.8-acre site on Prospect Avenue at Marrokal Lane. APN: 383-112-32 and 383-112-55. Applicant: Prospect Estates II, LLC. (Development Services – Kush) (Resos 096-2019, 097-2019, 098-2019)**

The Public Hearing was opened at 7:35 p.m.

The Development Services Director introduced the item and the Associate Planner provided a PowerPoint presentation and responded to Council questions.

PUBLIC SPEAKERS:

- Mike Root
- Chris Martinez
- Matthew Laue
- John Hossick, Santee Mobilehome Owners Action Committee
- Lynda Marrokal
- Michael Grant, Applicant

Vice Mayor Houlahan inquired whether traffic mitigation has been addressed; he also expressed concerns regarding the gas lines mentioned by members of the public; he also requested clarification regarding the walls between the development and neighboring properties.

Council Member Koval thanked staff and the developer for responding to the questions; she expressed concerns for the gas line near the development and requested protective measures be taken during the construction to ensure the gas line was not disturbed.

Council Member Hall stated he appreciated that the development will have solar and EV charging for qualified owners; he inquired whether the developer would be adhering to the wet saw requirements.

Council Member McNelis requested clarification on whether approving the item would have any effect on the easement litigation, to which the City Attorney responded in the negative; he also clarified the hours when construction would occur and inquired about the conditions of undergrounding the utilities at the property.

Mayor Minto urged the developer to work with the owner of the mobile home park to underground all of the utilities; he requested clarification from Joe Britton, San Diego Gas & Electric (SDG&E) regarding the ability to underground utilities.

ACTION: Mayor Minto moved approval of staff's recommendation and provided direction to staff to work with SDG&E, the mobilehome park owners and the developer on the possibility of underground utilities.

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 8:39 p.m.

CONTINUED BUSINESS:

- (10) **Introduction of an Ordinance authorizing the implementation of a Joint Powers Authority (JPA) Community Choice Aggregation Program in the City of Santee; and review of a Resolution and JPA Agreement creating and joining the Clean Energy Alliance JPA. (City Manager – Best)**

The Assistant to the City Manager provided a PowerPoint presentation and responded to Council questions.

PUBLIC SPEAKER:

- Van Collinsworth, Preserve Wild Santee

Ryan Baron, Best Best & Krieger and Scott Chadwick, City Manager for the City of Carlsbad responded to Council questions.

Mayor Minto expressed his support for adopting the Ordinance to allow for the ability to be closer to the end goal.

Council Member Hall stated he would like to see what other organizations do; he is in support of approving the Ordinance.

Council Member McNelis expressed concern regarding the return on investment; he requested consistency on reports provided to Council and more information to make an informed decision.

Council Member Koval expressed concern with the costs and with how fast the process is going; currently she supports only doing the Ordinance.

Vice Mayor Houlahan moved approval of staff's recommendation and to adopt the Resolution joining the Clean Energy Alliance.

FAILED MOTION: Council Member Hall seconded the motion which failed by the following vote: Ayes: Vice Mayor Houlahan and Council Member Hall – 2. Noes: Mayor Minto, Council Members Koval and McNelis – 3.

ACTION: Council Member McNelis moved approval of recommendation one from the staff report.

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.

NEW BUSINESS:

- (11) Discussion and direction to staff regarding the collection and use of Public, Education and Government (PEG) fees for Council Chamber Upgrade and Livestream capabilities. (City Clerk – Ortiz)**

The City Clerk presented the staff report and responded to Council questions.

PUBLIC SPEAKERS:

- Van Collinsworth, Preserve Wild Santee
- Justin Schlaefli

ACTION: Council Member Hall moved approval of the collection of PEG fees.

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

- (12) Resolution authorizing execution of a Professional Services Agreement with Veronica Tam & Associates Inc., to update the Housing Element and appropriation of funds. (Development Services – Kush) (Reso 099-2019)**

The Director of Development Services presented the staff report and responded to Council questions.

ACTION: Council Member Hall 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.

- (13) Report related to implementing on-street recreational vehicle parking regulations. (Development Services – Kush)**

The Director of Development Services introduced the item and the Senior Planner provided a PowerPoint presentation and responded to Council questions.

PUBLIC SPEAKERS:

- Rowena Parravano
- Jim Bartell

Council Member Koval inquired whether the fee for citations cover the full cost of staff time and suggested fees escalate for reoccurring citations; she also inquired whether the City has code enforcement on the weekends.

Council Member McNelis expressed his support for private property rights and would prefer people park on their property than on the streets; he stated he is in support of fees escalating for reoccurring citations.

Vice Mayor Houlahan thanked the code enforcement staff for their hard work and noted the need for escalating the citation fees; he suggested reviewing the regulations in other cities.

Mayor Minto clarified the direction given to staff and directed staff to review other enforcement options to bring back at a future Council meeting.

The City Attorney stated staff would return with proposed language changes to the Ordinance.

NON-AGENDA PUBLIC COMMENT:

- (A) Augie Scalzitti spoke in opposition to the application submitted by Carlton Oaks Golf Course to build housing on the golf course.
- (B) Eid Fakhouri spoke in opposition to the application submitted by Carlton Oaks Golf Course to build housing on the golf course.
- (C) Bill Balos spoke against the application submitted by Carlton Oaks Golf Course due to traffic concerns and potential flooding due to its proximity to the San Diego River.
- (D) Courtney Chase expressed concerns for a proposed sign that is currently being processed by Development Services for Lantern Crest.
- (E) Mike Root expressed concerns regarding the possible fire hazard with the vegetation behind his property in the Sky Ranch development.
- (F) Dustin Trotter reminded Council about the football game between West Hills High School and Santana High School on Friday, October 11, 2019 and suggested the Council wear the high school colors for the next Council Meeting.
- (G) Mike Aiken, Carlton Oaks Golf Club, noted his goal is to be open and transparent about their application for development at the golf course.

CITY COUNCIL REPORTS:

None

CITY MANAGER REPORTS:

The City Manager discussed the new bulletin board display put together by staff in the Council Chambers and invited everyone to attend the Fire Station Open House on Saturday, October 12, 2019.

CITY ATTORNEY REPORTS:

None

CLOSED SESSION:

(14) CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Gov. Code section 54956.8)

Property: Parcel 4 of Parcel Map 18857 located in Trolley Square (Library site)

City Negotiator: City Manager

Negotiating Parties: Excel Hotel Group and Vestar Kimco Santee, LP

Under Negotiation: Price and terms of payment

(15) PUBLIC EMPLOYEE PERFORMANCE EVALUATION

(Government Code Section 54957(b))

Title: City Manager

PUBLIC SPEAKERS:

- Justin Schlaefli
- Dean Velasco

Council Members recessed at 10:36 p.m. and convened in Closed Session at 10:44 p.m.

Council Members reconvened in Open Session at 11:01 p.m. with all members present. Mayor Minto reported that for Item 14 direction was given to staff and for Item 15, direction was given to staff.

ADJOURNMENT:


There being no further business, the meeting was adjourned at 11:01 p.m.

Prepared by:



 James Jeffries, Administrative Secretary

Date Approved: November 13, 2019



 Annette Ortiz, MBA, CMC, City Clerk