

**Minutes
Santee City Council
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
October 23, 2019**

This Regular Meeting of the Santee City Council was called to order by Mayor John W. Minto at 7:02 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 Gary Lawton of Calvary Chapel of Santee and the **PLEDGE OF ALLEGIANCE** was also led by Jessie Bishop, Director of Human Resources.

PRESENTATION: Mayor's Cup (Jack E. Dale) Trophy Presentation

Mayor Minto and Council Member McNelis presented the trophy to the Santana High School Football team.

CONSENT CALENDAR:

Council Members Hall and McNelis registered an abstention on Item 6. Mayor Minto reordered Item 14 to be heard following Item 9. The City Clerk announced a speaker 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 Payment of Demands as presented. (Finance – McDermott)**
- (3) **Approval of the expenditure of \$99,666.37 for September 2019 Legal Services and Related Costs. (Finance – McDermott)**
- (4) **Adoption of a Resolution authorizing the purchase of new structural firefighting clothing (turnouts) from Municipal Emergency Services per National Purchasing Partners, LLC, (dba NPPGov) Contract #00000168 for an amount not to exceed \$8,285.06 and authorizing the City Manager to execute all necessary documents. (Fire – Garlow)
(Reso 100-2019)**
- (5) **Approval of an amendment to the agreement with Accent Electronics dba Standard Electronics for Alarm Monitoring, Inspections and Repairs. (Community Services – Maertz)**

- (6) Item pulled for discussion.
- (7) Adoption of a Resolution authorizing an application for a Neighborhood Reinvestment Program grant from the County of San Diego for the Sports Complex Playground Improvements Project (CIP 2020-41). (Community Services – Maertz) (Reso 101-2019)
- (8) Adoption of a Resolution approving the addition of one position to the City Manager’s budget and amending the Salary Schedule to reflect the addition. (Human Resources – Bishop) (Reso 102-2019)

ACTION: Council Member Hall 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) Approval of an amendment to the agreement with Steven Smith Landscape, Incorporated for Landscape and Horticultural Management Services in Landscape Maintenance Districts Citywide (Area 3) for an amount not to exceed \$139,011.94. (Community Services – Maertz)

Council Members Hall and McNelis left the dais at 7:15 p.m.

The Community Services Director presented the staff report.

PUBLIC SPEAKER:

- 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 Member Koval – 3. Abstained: Council Members Hall and McNelis – 2.

Council Members Hall and McNelis returned to the dais at 7:17 p.m.

PUBLIC HEARING:

- (9) Public Hearing for a Conditional Use Permit (P2019-2) to allow indoor and outdoor motorcycle sales on a portion of a developed, 0.35-acre lot located at 9143 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 15305 (APN 383-124-13-00). Applicant: Michael Bencic. (Development Services – Kush) (Reso 103-2019)

The Public Hearing was opened at 7:18 p.m.

The Development Services Director introduced the item and the Associate Planner provided a PowerPoint presentation.

ACTION: Mayor Minto 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.

The Public Hearing was closed at 7:22 p.m.

Item reordered to be heard following Item 9:

NEW BUSINESS:

- (14) **Resolution authorizing the execution of a Professional Services Agreement with Superior, LLC, for the Central Square permitting system. (Development Services – Kush) (Reso 104-2019)**

The Development Services Director introduced the item and the Associate Planner provided a PowerPoint presentation along with Denise Brousseau, CentralSquare Technologies and responded to Council questions.

Council provided feedback to staff regarding the new software.

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.

CONTINUED BUSINESS:

Items 10 and 11 were heard concurrently.

- (10) **Second reading and adoption of an Ordinance authorizing the implementation of a Joint Powers Authority Community Choice Aggregation program in the City of Santee. (City Manager – Best)**
- (11) **Consider a Resolution and Joint Powers Authority (JPA) Agreement creating and joining the Clean Energy Alliance JPA to administer a Community Choice Aggregation (CCA) program. (City Manager – Best)**

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

At Council's request, April Heinze, County of San Diego responded to Council questions.

PUBLIC SPEAKERS ITEM 10:

- Van Collinsworth, Preserve Wild Santee
- Jose Torre-Bueno, San Diego Energy District
- Janet McLees
- Evlyn Andrade-Heymsfield, Climate Action Campaign

ACTION ITEM 10: Vice Mayor Houlahan 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.

PUBLIC SPEAKERS ITEM 11:

- Elizabeth Walk
- Nicole Munoz-Proulx
- Jim Whalen
- Van Collinsworth, Preserve Wild Santee
- Evlyn Andrade-Heymsfield, Climate Action Campaign
- Michelle Perchez
- Janet Garvin
- Patti LaBouff
- Dan Bickford
- Justin Schlaefli
- Christopher Bout

Mayor Minto discussed the process the City has taken to get to this point and the different types of energy creation in California; he suggested waiting to discuss forming a JPA with other neighboring cities and the County of San Diego to have a better economy of scale.

Council Member Koval stated there is a need to have a CCA to meet climate action goals but expressed a desire to have a JPA with the County of San Diego and other East County cities; she expressed concerns with coastal cities voting differently based on regional needs at SANDAG; she also added that San Diego Gas & Electric (SDG&E) currently has an option for costumers to receive 100 percent renewable energy.

Vice Mayor Houlahan urged Council to support joining a JPA and to form a CCA; he is in favor of the Clean Energy Alliance JPA; he added there is a benefit to being a founding member to a JPA by allowing the City to be a part of its set up and voting structure; he stressed the important of not waiting any longer to start.

FAILED MOTION ITEM 11: Vice Mayor Houlahan moved to adopt the Resolution and join the Clean Energy Alliance.

The motion failed for lack of a second.

Council Member McNelis urged Council to wait to join a JPA until there is more certainty on the return and outcome; he also expressed desire to join a JPA with other like communities; he also expressed concerns regarding the State of California taking control

over CCAs; he stated more facts are needed before going forward.

Council Member Hall expressed concerns with a weighted vote and the County not being part of the Clean Energy Alliance; he stated he will not support the item.

After further Council discussion, direction was given to staff to work with the County of San Diego and other East County cities on the formation of a JPA.

**(12) Fanita Ranch Workshop III – Parks, Trails and Open Space.
(Development Services – Kush)**

The Development Services Director introduced the item and Jeff O'Connor, HomeFed Corporation, provided a presentation and responded to Council questions.

Mayor Minto left the dais at 9:23 p.m. and returned to the dais at 9:26 p.m. Council Member Hall left the dais at 9:24 p.m. and returned to the dais at 9:26 p.m. Council Member McNelis left the dais at 9:32 p.m. and returned to the dais at 9:35 p.m. Vice Mayor Houlahan left the dais at 10:36 p.m. and returned to the dais at 10:39 p.m.

PUBLIC SPEAKERS:

- Evlyn Andrade-Heymsfield, no longer present
- Derek Hadge, no longer present
- Van Collinsworth, Preserve Wild Santee
- Karen Schroeder
- Jim Whalen
- Patti LaBouff
- Ben Stone, San Diego Mountain Biking Association
- Janet Garvin, no longer present
- Mark Finch
- Michelle Perchez
- Sean-Paul Chambers
- Lynda Marrokal
- Sandy Shielke, no longer present
- Alison Liebrecht, San Diego Mountain Biking Association
- Mike Root, provided a hand out to Council
- Dan Bickford
- John Olson
- Justin Schlaefli
- Jeff O'Connor, HomeFed

Council Member Koval expressed concerns with the trails not being wide enough.

Mayor Minto inquired about the vegetation mitigation measures related to the project to protect the wildlife and native species.

Council Member Hall also expressed concerns with the width of the trails and thought they should be increased; he inquired about what would happen to the proposed farm in the development should it not be successful.

Vice Mayor Houlahan acknowledged the increase in open space compared to previous applications but expressed concerns for the special use area; he addressed the proximity of the development to the Padre Dam waste water treatment facility; he suggested that the development conserve native grinding stones for important historical significance; he stated the vineyards would need too much water if planted and expressed concerns regarding how the vineyards would change the natural look of the hillside; he requested some trails remain a single track to allow for outdoor recreation.

Council Member McNelis addressed concerns related to wildlife trail preservation and stated the development took that into consideration in its design; he added that the trails in the development only become legally accessible if the project is developed.

Council Member Koval thanked the Mountain Bike Association for working with the developer to connect the trails; she stated the trail system has been a priority for a large active community in Santee to allow for more public access to the trails.

Mayor Minto appreciated the applicant's efforts to work with environmental groups to provide feedback and ideas for the development; he stated that he believes the vineyards would enhance the hillside especially when in bloom; he would like more information on the project.

NEW BUSINESS:

- (13) Introduce, and set for Public Hearing, an Ordinance rescinding Chapters 11.02, 11.04, 11.06, 11.08, 11.10, 11.12, 11.14, 11.16, 11.18, 11.20, 11.22, and 11.26 of title 11 of the Santee Municipal Code entitled "Buildings and Construction", in their entirety and adopting by reference the 2019 California Building Standards Code, including the 2019 California Administrative Code, the 2019 California Building Code, the 2019 California Residential Code, the 2019 California Electrical Code, the 2019 California Mechanical Code, the 2019 California Plumbing Code, the 2019 California Energy Code, the 2019 California Historical Building Code, the 2019 California Fire Code, the 2019 California Existing Building Code, the 2019 California Green Building Standards Code, and the California Referenced Standards Code, together with modifications, additions, and deletions thereto. (Development Services/Fire – Kush/Garlow)**

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

MOTION: Council Member Hall moved approval of staff's recommendation with additional changes to Section 4907.2.1 and 4907.2.2 increasing each zone to 75 feet from 50 feet.

ACTION: After further discussion, Council Member Hall amended his motion to move approval of staff's recommendation and direct staff to bring back additional information related to Section 4907.2.1 and 4907.2.2.

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.

(14) Item reordered to be heard after Item 9.

(15) Consideration of draft Legislative Policy Memorandum 2019-1 related to general Council meeting policies. (City Attorney/City Clerk – Hagerty/Ortiz)

The City Attorney introduced the item, provided a brief staff report and responded to Council questions.

Council gave direction to bring back the item at a future Council meeting for further discussion.

NON-AGENDA PUBLIC COMMENT:

- (A) Lynda Marrokal spoke regarding an issue she is having with a developer related to an easement on her private road.
- (B) Richard Peña, no longer present.
- (C) Michael Root, provided a hand-out to Council and spoke regarding vegetation on Lot L in the Sky Ranch development.
- (D) John Hossick, Santee Mobilehome Owners Action Committee, stated he has never seen a developer work with the community like HomeFed; he also addressed joining a CCA JPA and thanked Council for their continued discussion on the issue.

CITY COUNCIL REPORTS:

Council Member Koval reported she attended the League of California Cities Annual Conference and trainings she attended; she also reported that she attended the Edgemoor Skilled Nursing Facility's 10th anniversary event.

Mayor Minto reported he attended the League of California Cities Annual Conference and that he was elected to the Second Vice President position of the Mayor's and Council Member's Department.

CITY MANAGER REPORTS:

The City Manager reported that she attended the League of California Cities Annual Conference with Mayor Minto, Council Member Koval and the City Clerk; she also announced that Jessie Bishop, Human Resources Director would be retiring and that Erica Hardy, Senior Human Resources Analyst would become the new Human Resources Director.

CITY ATTORNEY REPORTS: None

The City Clerk introduced Edgar Felix, the new Assistant City Clerk.

CLOSED SESSION:

Council Members recessed at 11:24 p.m. and convened in Closed Session at 11:29 p.m.

(16) PUBLIC EMPLOYEE PERFORMANCE EVALUATION
(Government Code Section 54957(b))
Title: City Manager

Council Members reconvened in Open Session at 11:53 p.m. with all members present. Mayor Minto reported that for Item 16, direction was given to staff regarding compensation.

ADJOURNMENT:


There being no further business, the meeting was adjourned at 11:53 p.m.

Prepared by:



James Jeffries, Administrative Secretary

Date Approved:



Annette Ortiz, MBA, CMC, City Clerk