

**Minutes  
Santee City Council  
Council Chamber – Building 2  
10601 Magnolia Avenue  
Santee, California  
April 8, 2020**

This Regular Meeting of the Santee City Council was called to order by Mayor John W. Minto at 6:56 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** Reverend Christian DeMent was unavailable; Mayor Minto mentioned a few short sentiments for everyone during this difficult time.

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

**CONSENT CALENDAR:**

The City Clerk announced that a speaker slip was submitted for Item 3.

- (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 March 25, 2020, Regular Meeting. (City Clerk – Ortiz)**
- (3) **Item pulled for discussion.**
- (4) **Authorization of the sole source purchase of electronic narcotics storage vaults from Thomas EMS in an amount of \$30,924.25. (Fire – Garlow)**
- (5) **Acceptance and appropriation of Fiscal Year (FY) 2019 Urban Area Security Initiative (UASI) Grant training funds for UASI training backfill overtime reimbursement in an amount of \$7,708.00. (Fire – Garlow)**
- (6) **Adoption of a Resolution increasing the City Manager’s authorization to approve purchases of medical supplies from Bound Tree Medical, LLC for Fiscal Year (FY) 2019-20 for an amount not to exceed \$160,021.00. (Fire – Garlow) (Reso 024-2020)**
- (7) **Adoption of a Resolution approving the City of Santee Federal Emergency and Federal Grant Procurement Procedures. (Finance –**

McDermott) (Reso 025-2020)

- (8) Adoption of a Resolution designating authorized agents for seeking federal and state disaster financial assistance – California Office of Emergency Services (CalOES). (Finance – McDermott) (Reso 026-2020)

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

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: Aye, and McNelis: Aye. Ayes: 5. Noes: 0.

Item Pulled from Consent Calendar:

- (3) Approval of Payment of Demands as presented. (Finance – McDermott)

**PUBLIC SPEAKER:**

- Michael Ranson

**ACTION:** Vice Mayor Koval moved approval of Item 3.

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) Daniel Bickford expressed concerns with the current Term Limits initiative and the way it is written.
- (B) Patrick Bunch expressed concerns with the Term Limits initiative; stated he supports the Santee Term Limits Committee put forth by Daniel Bickford.
- (C) Robin Andrew stated he supports the Santee Term Limits Committee.
- (D) Justin Schlaefli stated he supports reasonable term limits similar to the State of California; expressed concerns with the Term Limits initiative.
- (E) Cameron Mehta expressed concerns with the protective measures in place to protect the public from infectious diseases; he also stated he would like Pups & Pets to be shut down.

**CONTINUED BUSINESS:**

- (9) Urgency Ordinance enacting a temporary moratorium on evictions due to nonpayment of rent by residential and commercial tenants impacted by the Novel Coronavirus (COVID-19) and setting forth the facts constituting such urgency. (City Manager – Best) (Ord 575)

The City Manager provided a brief report and responded to Council questions.

Mayor Minto clarified that the language of the order addresses payment options to assist both the tenant and the landlord.

Council Member McNelis stated there are already protections in place in the State of California for residential tenants; expressed concerns with the protections allotted for small businesses; he stated forgiving all rents is not reasonable or fair; he supports the protections being in place until the end of the month and only if the protections apply to landlords, small businesses and residents.

Vice Mayor Koval inquired whether the 30 % reduction in business is cumulative or annual, to which the City Manager responded the 30 % is based on year over year, for example, comparing April 2019 to April 2020.

The City Attorney responded that the language is very specific to COVID-19 and there would need to be documentation.

Council Member Houlahan stated he supports protecting the small businesses in Santee and the extension on the moratorium.

Vice Mayor Koval inquired how revenue will be compared year over year for a business that did not exist in the previous year, to which the City Manager responded that the protections are in place if the business can show the loss in revenue resulted from COVID-19.

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

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.

### **NEW BUSINESS:**

- (10) **Authorize the Second Amendment to the contract with Countywide Mechanical Systems, Incorporated for HVAC Maintenance and Repairs Services. (Community Services – Maertz)**

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

**ACTION:** Council Member Hall 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.

(11) **Resolution authorizing the Third Amendment to the Professional Services Agreement with Granicus, LLC for website development, hosting, and maintenance services. (Community Services – Maertz)**  
**(Reso 027-2020)**

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

The Finance Director clarified the cost.

Council Member McNelis expressed concerns with the cost and using the same company for another three years when they did not produce the desired results in the last contract.

Council Member Hall concurred with Council Member McNelis; stated the website needs much improvement.

Council Member Houlahan stated he was also not pleased with the product, but would support staff recommendation due to the current needs of the City.

Vice Mayor Koval stated the City's expectation are high, she would like to have those expectations met by the contract prior to extending it.

Mayor Minto inquired whether there is a way out of the contract if the company does not produce the desired results, to which the City Attorney responded in the affirmative; he stated that staff needs to be clear about the expectations.

Vice Mayor Koval stated everything needs to be laid out in the contract.

Council Member McNelis stated he is not ready to go forward unless the standards are met this calendar year.

Mayor Minto inquired when the new changes would be in place with a new website, to which the Director of Community Services responded three to six months.

Council Member McNelis stated the website should contain a lot of perks that other websites have that are now considered standard.

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

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.

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

- (A) Lance Wilson urged the City to shut down Pups & Pets.
- (B) Levi Braska urged the City to shut down Pups & Pets.

- (C) Liz Jacobelly urged the City to shut down Pups & Pets.
- (D) Melanie Ross urged the City to shut down Pups & Pets.
- (E) Michele Wolther urged the City to shut down Pups & Pets.
- (F) Rudy Reyes stated more assistance is needed for people affected by COVID-19.
- (G) Samson Osborn stated he supports the Santee Term Limits Committee and suggested the City follow the State of California Term Limits.
- (H) Michael Ranson expressed gratitude for City staff, the Mayor and Council for their response during the COVID-19 crisis.

### **CITY COUNCIL REPORTS:**

Mayor Minto commended staff for their hard work on the Emergency Operations Center (EOC) during the COVID-19 pandemic.

Vice Mayor Koval stated our City does not qualify for a lot of assistance due to certain factors.

Council Member Houlahan thanked the citizens of Santee for sheltering in place to assist with stopping the spread of COVID-19; stated he is making wellness phone calls to people for mental health during this pandemic and encouraged others to make wellness calls to others; urged the public to wear a face covering to protect everyone.

Council Member McNelis clarified the order is a stay at home order; urged the public to understand that forbearance is not forgiveness and the money will still be owed on a mortgage.

Council Member Hall urged the public to help the food bank.

Mayor Minto stated the Firefighters Association has made food deliveries to two mobile home parks and would accept donations; he is trying to find out which companies in the City are hiring to assist people out of work.

### **CITY MANAGER REPORTS:**

None.

### **CITY ATTORNEY REPORTS:**

None.

### **CLOSED SESSION:**

- (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

- (13) **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
  
- (14) **CONFERENCE WITH LABOR NEGOTIATORS**  
(Government Code Section 54957.6)  
City Designated Representative: City Manager  
Employee Organization: Santee Firefighters Association
  
- (15) **CONFERENCE WITH LABOR NEGOTIATORS**  
(Government Code Section 54957.6)  
City Designated Representative: City Manager  
Employee Organization: All unrepresented employees (except the City Manager)


Council Members recessed at 8:36 p.m. and convened in Closed Session at 8:50 p.m.

Council Members reconvened in Open Session at 9:49 p.m. with all members present, Mayor Minto stated for Item 12, 13 and 15 direction was given to staff; Item 15 will come back in the form of a Resolution for Council to consider at a future meeting; Item 14, the Council authorized the City Manager to enter into a side agreement.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 9:52 p.m.

Prepared By/Date Approved: April 22, 2020

  
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Annette Ortiz, CMC, City Clerk