

**Minutes
Santee City Council
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
April 22, 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 Manuel Espino Jr – World Mission Society Church of God.

PLEDGE OF ALLEGIANCE was led by Mayor Minto.

CONSENT CALENDAR:

The City Clerk announced that a speaker slip was submitted for Item 4. Council Member McNelis registered an abstention on Item 6. Council Member Hall registered an abstention on Item 7.

- (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 April 08, 2020, Regular Meeting. (City Clerk – Ortiz)**
- (3) **Approval of Payment of Demands as presented. (Finance – McDermott)**
- (4) **Item pulled for discussion.**
- (5) **Adoption of a Resolution authorizing the submittal of a grant application to the Federal BUILD (Better Utilizing Investments to Leverage Development) Grant Program for State Route 52 (SR 52) Improvements. (Development Services – Kush) (Reso 028-2020)**
- (6) **Adoption of a Resolution initiating proceedings and ordering the preparation of an Engineer's Report for the Fiscal Year 2020-21 Santee Landscape Maintenance District Annual Levy of Assessments. (Finance – McDermott) (Reso 029-2020)**
- (7) **Adoption of a Resolution initiating proceedings and ordering the**

preparation of an Engineer's Report for the Fiscal Year 2020-21 Town Center Landscape Maintenance District Annual Levy of Assessments. (Finance – McDermott) (Reso 030-2020)

- (8) Adoption of a Resolution initiating proceedings and ordering the preparation of an Engineer's Report for the Fiscal Year 2020-21 Santee Roadway Lighting District Annual Levy of Assessments. (Finance – McDermott) (Reso 031-2020)
- (9) Adoption of a Resolution authorizing application for, and receipt of, a Local Early Action Planning Grant (LEAP) application for Local Government Planning Support Grant Program Funds. (Development Services – Kush) (Reso 032-2020)
- (10) Adoption of a Resolution approving the final map for a 128-unit residential condominium subdivision project (TM 2018-1) and authorizing the City Manager to execute the associated Subdivision Improvement Agreement. Location: North of Town Center Parkway and west of Riverview Parkway in the Town Center Specific Plan Area. Applicant: William Lyon Homes, Inc. (Development Services – Kush) (Reso 033-2020)
- (11) Direct staff to conduct the biennial review of the Conflict of Interest Code and report back to Council prior to October 1, 2020. (City Clerk – Ortiz)

Item Pulled from Consent Calendar:

- (4) Approval of the expenditure of \$113,366.21 for March 2020 Legal Services and Related Costs. (Finance – McDermott)

PUBLIC SPEAKER:

- Michael Ranson

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

Council Member McNelis abstained from Item 6. Council Member Hall abstained from Item 7.

NON-AGENDA PUBLIC COMMENT: (15 minutes)

- (A) Rudy Reyes expressed concerns regarding speeding; he is in opposition of a new movie theater.

- (B) Sharon Guerrero expressed concerns regarding the removal of signs from private property; she expressed concerns regarding the First Amendment; she made brief comments regarding an alleged conflict of interest with the Carlton Oaks Golf Course development and Council Members; stated she is in opposition to the proposed development; she suggested the City work to prioritize essential tasks.
- (C) Dan Bickford expressed concerns with the way the Term Limits Initiative is written; he supports reasonable term limits similar to the State of California.
- (D) Robin Andrew stated he supports the Santee Term Limits Committee.
- (E) Joe Mansour expressed concerns regarding traffic; he opposes the Carlton Oaks Golf Course proposed development.

PUBLIC HEARING:

- (12) **Public Hearing to review the Draft 2020-2024 Consolidated Plan and Program Year (PY) 2020 Annual Action Plan, and authorize the City Manager to submit the Grant application to the U.S. Department of Housing and Urban Development for PY 2020 Community Development Block Grant funds. (Development Services – Kush)**

The Public Hearing was opened at 6:45 p.m. 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 about the amount of the additional COVID-19 funds and when the funds will be available.

ACTION: Council Member McNelis 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.

The Public Hearing closed at 6:52 p.m.

- (13) **Public Hearing to introduce 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, and determining the Ordinance is not subject to environmental review under the California Environmental Quality Act. (Development Services – Kush)**

The Public Hearing was opened at 6:53 p.m. The Director of Development Services introduced the Item and responded to Council questions.

PUBLIC SPEAKER:

- Joe Britton, San Diego Gas & Electric (SDG&E) spoke in support of EV charging stations.

Vice Mayor Koval inquired about the status of the City's online permitting system; she inquired on the number of Electric Vehicles (EV) that are registered in the City to determine the need for EV charging stations.

Mayor Minto requested that staff follow up on Vice Mayor Koval's inquiries.

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 6:58 p.m.

(14) Public Hearing to amend the Consolidated Fee Schedule to add disc golf fees at Mast Park and to update and add certain fire inspection fees. (Finance – McDermott) (Reso 034-2020)

The Public Hearing was opened at 6:59 p.m. The Director of Finance introduced the Item and responded to Council questions.

Council Member McNelis stated that the added fees are solely cost recovery and not for profit and to ensure that the citizens of Santee remain safe.

Council Member Houlahan commended staff for being innovative during a financial downturn.

Council Member Hall requested clarification whether the inspection fees will be an installation fee or an annual fee; he inquired about the businesses that would be impacted during the current situation.

Mayor Minto inquired when the Resolution would go into effect if it is adopted; he urged that staff be sensitive to the current conditions when applying fees to businesses.

The City Attorney clarified that staff will be highly sensitive to the current situation.

Council Member McNelis stated that the inspection fees are state mandated.

Mayor Minto stated that Santee is a Charter City and has some control over how fees are implemented.

The Fire Chief stated that the state mandates are not for general businesses and does not affect every business in Santee.

Vice Mayor Koval suggested that a portion of the profit from disc golf be set aside for maintenance.

Council Member Houlahan clarified the fees and stated he supports the process.

ACTION: Council Member McNellis 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 closed at 7:10 p.m.

NEW BUSINESS:

- (15) **Resolution adopting a list of projects funded by Senate Bill 1, the Road Repair and Accountability Act of 2017, for Fiscal Year 2020-21. (Development Services – Kush) (Reso 035-2020)**

The Director of Development Services introduced the Item and the Principal Civil Engineer presented the staff report and responded to Council questions.

Vice Mayor Koval inquired about the number of projects that have been completed from the list of projects funded by Senate Bill 1 (SB1); she inquired about the federal infrastructure dollars and whether it can be a solution for the City's streets and roads; she requested clarification about which bridges were referenced on the list.

Council Member Houlahan commended staff on their continuous hard work.

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.

- (16) **Resolution approving application of the terms of the Side Letter to unrepresented Battalion Chiefs and approving Limited Pandemic Leave (LPL). (Human Resources – Hardy) (Reso 036-2020)**

The Director of Human Resources introduced the Item and presented the staff report.

Council Member Houlahan commended City staff and the City of Santee Fire Department for working together through the COVID-19 pandemic.

ACTION: Council Member McNellis 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.

NON-AGENDA PUBLIC COMMENT: (Continued)

- (A) Augie Scalzitti stated he is in opposition of the Carlton Oaks Golf Course proposed development.
- (B) Robert Mentze stated he is in opposition of the Carlton Oaks Golf Course proposed development; he expressed concern regarding traffic.
- (C) Christine English stated she is in opposition of the Carlton Oaks Golf Course proposed development; she expressed concern regarding traffic.
- (D) Jeanette Morris stated she is in opposition of the Carlton Oaks Golf Course proposed development; she expressed concern regarding traffic and flood zones.
- (E) Joyce Seyffert stated she is in opposition of the Carlton Oaks Golf Course proposed development; she expressed concern regarding flood zones.
- (F) Larry Frazier stated he is in opposition of the Carlton Oaks Golf Course proposed development; he expressed concern regarding nature reserves.
- (G) Loreen Mattis stated she is in opposition of the Carlton Oaks Golf Course proposed development; she expressed concern regarding wildlife, flood zones, and the economy.
- (H) Marie Southwick stated she is in opposition of the Carlton Oaks Golf Course proposed development; she expressed concern regarding traffic.
- (I) Mike Abdelnour stated he is in opposition of the Carlton Oaks Golf Course proposed development; he expressed concern regarding traffic.
- (J) Mike West stated he is in opposition of the Carlton Oaks Golf Course proposed development; he expressed concern regarding traffic.
- (K) Robin Davis is in opposition of the Carlton Oaks Golf Course proposed development and expressed concern regarding wildlife and traffic.
- (L) Diane Ingals stated she is in opposition of the Carlton Oaks Golf Course proposed development; she expressed concern regarding traffic, wildlife, and fires.
- (M) Charles Ford stated he is in opposition of the Governor's Shelter in Place health orders.
- (N) MaryAnn Silva DeMars stated she is in opposition of the Carlton Oaks Golf Course proposed development; she expressed concern regarding traffic, wildlife, flood zones, and the economy.
- (O) Rick Boster stated he is in opposition of the Carlton Oaks Golf Course proposed development; he expressed concern regarding traffic, wildlife, and the economy.
- (P) Eid Fakhouri stated he is in opposition of the Carlton Oaks Golf Course proposed development.
- (Q) Samson Osburn stated he supports the Santee Term Limits Committee.

CITY COUNCIL REPORTS:

Vice Mayor Koval expressed empathy for all businesses deemed non-essential; she stated that the League of California Cities' website updates nightly and is a great resource for information with helpful links to webinars; she participates in the San Diego County weekly County health updates along with other local County politicians; she also participates in the weekly White House calls along with others throughout the country; the East County Economic Development Council is a great local resource for businesses and encouraged all to visit their Facebook page for webinars and links to help businesses navigate through the system.

Council Member Hall reported that there have not been any changes for the San Diego Metropolitan Transit System; he recognized the City Clerk and congratulated her on the 2nd anniversary with the City.

Council Member McNelis expressed concern over small businesses and urged doing what is necessary to allow them the opportunity to open in a responsible manner as soon as possible.

Council Member Houlahan expressed empathy for small businesses in Santee; he expressed concerns for the at-risk population, especially the elderly at the mobile home parks and convalescent homes; he stated that the Chain of Life volunteers make wellness calls to the elderly population of Santee and their volunteers along with the City of Santee Fire Department and the City's Emergency Operations Center (EOC) were able to arrange a food drop at the Hawaiian Village Mobile Home Park; referrals have been made to Elder Help; he encouraged all to make wellness calls to loved ones; he provided information about Santee 8 p.m. Cheer to show support and boost moral for nurses and the community.

Mayor Minto reported that he remains informed and receives regular updates from the County's health reports; he stated that the County's health orders and Governor Newsome's orders have been written verbatim; the City is a Charter City which allows for unilateralism; he convened a Blue Ribbon Committee, with approximately 20 members, including Vice Mayor Koval, City staff, and different local businesses to discuss the negative impact on businesses and how to prepare as the health orders are modified; he mentioned there are penalties for not abiding by the Governor's orders; the East County Mayors will be establishing a coalition to prepare for the opening of their respective City's; James Sly, Vice President of the Economic Development Council, has helped small businesses obtain \$13,000,000.00 in small business loans during the COVID-19 pandemic.

CITY MANAGER REPORTS:

None.

CITY ATTORNEY REPORTS:

None.

CLOSED SESSION:

(17) CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION

(Government Code section 54956.9(d)(2))

Name of Parties: Lennar and Sky Ranch Homeowners Associations

Council Members recessed at 8:03 p.m. and convened in Closed Session at 8:06 p.m.

Council Members reconvened in Open Session at 8:17 p.m. with all members present, Mayor Minto stated for Item 17, no direction was given to staff.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:19 p.m.

Prepared By:



Rosi Acosta, Administrative Secretary

Date Approved: June 10, 2020



Annette Ortiz, CMC, City Clerk