

**Minutes  
Santee City Council  
Council Chamber – Building 2  
10601 Magnolia Avenue  
Santee, California  
February 12, 2020**

This Regular Meeting of the Santee City Council was called to order by Mayor John W. Minto at 6:32 p.m.

**ROLL CALL:** Present: Mayor John W. Minto and Council Members Ronn Hall, Stephen Houlahan and Rob McNelis – 4. Absent: Vice Mayor Laura Koval – 1.

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

**INVOCATION** was given by Todd Tolson – Riverview Community Church

**PLEDGE OF ALLEGIANCE** was led by Council Member Ronn Hall.

**PROCLAMATION:** Santee Christian Church – 60<sup>th</sup> Anniversary.

Mayor Minto presented a Proclamation to James D. Johnson and Senior Pastor Wayne Dabney, Santee Christian Church and proclaimed Friday, February 21, 2020, as Santee Christian Church Day in the City of Santee.

Mayor Minto requested staff bring back a Resolution to set aside \$300,000.00 for a Community Choice Aggregation (CCA).

**CONSENT CALENDAR:**

The City Clerk announced that two speaker slips were submitted for Item 5.

- (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 January 22, 2020, Regular Meeting and the January 28, 2020, Special Meeting. (City Clerk – Ortiz)**
- (3) **Approval of Payment of Demands as presented. (Finance – McDermott)**
- (4) **Approval of an amendment to the agreement with Prizm Janitorial Services, Inc. for Custodial Services (Parks) in an amount not to exceed \$29,139.93. (Community Services – Maertz)**

**(5) Item pulled for discussion.**

**ACTION:** Council Member Houlahan moved approval of the Consent Calendar with the exception of Item 5.

Council Member Hall seconded the motion, which carried by the following vote: Ayes: Mayor Minto and Council Members Hall, Houlahan, and McNelis – 4. Absent: Vice Mayor Koval – 1.

Item Pulled from Consent Calendar:

**(5) Resolution authorizing the submittal of a Grant Application to the Federal INFRA (Infrastructure for Rebuilding America) Grant Program for State Route 52 (SR 52) Improvements. (Development Services – Kush)**

**PUBLIC SPEAKER:**

- Janet Garvin
- Dan Bickford

**ACTION:** Mayor Minto moved approval of Item 5.

Council Member Houlahan seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Council Members Hall, Houlahan, and McNelis – 4. Absent: Vice Mayor Koval – 1.

The City Clerk requested that Item 9 be pulled from the Agenda.

**NON-AGENDA PUBLIC COMMENT: (15 minutes)**

- A. Eid Fakhouri, spoke regarding the Employment Based Fifth Category (EB-5) Immigration Investor Visa Program and Carlton Oaks Golf Course.
- B. Sharon Donohoo Guererro, provided a handout to Council and spoke regarding the traffic issues a new housing development would bring to the City; she stated she is in opposition of the proposed development at the Carlton Oaks Golf Course.
- C. Cheryl Cosart, Santee Public Library, announced that she will be retiring from her position of Librarian after 8 years of service; she also introduced Lorena Martinez, Assistant Branch Manager at the Santee Library.
- D. Michele Perchez, inquired about an update for the livestreaming video recordings of the Council Meetings.

- E. Suzanne Till, stated she is in opposition of the proposed development at Carlton Oaks Golf Course and suggested Council consider other alternatives that would protect the San Diego River and the City's water resources.

### **PUBLIC HEARING:**

- (6) **Public Hearing to assess community development needs to solicit proposals for Program Year 2020 Community Development Block Grant (CDBG) and Home Program Funding consistent with the Consolidated Plan. (Development Services – Kush)**

The Public Hearing was opened at 7:00 p.m.

The Development Services Director introduced the Item and the Senior Management Analyst presented the staff report and responded to Council questions.

### **PUBLIC SPEAKERS:**

- Estella DeLosRios, CSA San Diego County
- Ali Duarte and Tim Ray, Meals on Wheels
- Kelly Douglas, Voices for Children
- Claudia Gavin, Elder Help of San Diego
- Tanya Henricks, Santee Santas
- Jack Micklos, Crisis House
- Dennis Martin, Santee Food Bank
- Dorthy Petrich, Lutheran Services of Southern California
- Suzanne Till
- Justin Schlaeflii

Mayor Minto expressed interest in providing Voices for Children with a portion of the funding.

Council Member thanked the volunteers and the private financial contributors for their hard work.

Council Member Houlahan thanked the speakers representing the organizations; he expressed concern for the process and would like it to be reconsidered; he requested an additional degree of processing by staff.

Council Member Hall thanked all the organizations for their presence at the Council Meeting.

Council Member Hall inquired about the amount of CDBG Funding the City was allotted in previous years.

- (7) **Public Hearing for Tentative Map (TM2016-4) and Development Review Permit (DR2016-5) for an 8-Unit Residential Condominium Subdivision addressed as 8842 Olive Lane in the R-14 (Medium High Density Residential) Zone and finding the Project Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332. Applicant: B.L. Talwar. (Development Services – Kush)**

The Development Services Director introduced the Item and the Associate Planner presented the staff report and responded to Council questions.

**PUBLIC SPEAKERS:**

- Larry Walsh, Walsh Engineering
- Shiv Talwar, Design Concepts

Mayor Minto inquired whether the project would be as complex as the Montivo Townhomes; he also inquired whether new trees would be planted to replace the trees that were going to be removed; he also confirmed that the units would be technologically pre-wired.

Council Member McNelis expressed his support for the project and commended staff and the developer on the architectural design.

Council Member Houlahan expressed approval of the architectural design of the project.

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

Council Member Hall seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Council Members Hall, Houlahan, and McNelis – 4. Absent: Vice Mayor Koval – 1.

The Public Hearing was closed at 7:56 p.m.

**NEW BUSINESS:**

- (8) **Resolution awarding the construction contract for the Citywide Crack Sealing Program 2020 Project (CIP 2020-06) and determining a categorical exemption pursuant to Section 15301(c) of the California Environmental Quality Act. (Development Services – Kush)**

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

Council Member Houlahan inquired about the process for the bid documents and how the contractor is selected.

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

Council Member Hall seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Council Members Hall, Houlahan, and McNelis – 4. Absent: Vice Mayor Koval – 1.

- (9) **Resolution authorizing the City Manager to execute a Letter of Intent to accept relinquishment of property from Caltrans for the SR-67/Woodside Avenue Roundabout CIP 2015-07 Project and waiving the 90-Day notice required per Section 73 of the California Streets and Highways Code. (Development Services – Kush) (The Item was not heard and was withdrawn by staff)**
- (10) **Fanita Ranch Workshop IV – Fire Protection and Public Safety. (Fire/Development Services – Garlow/Kush)**

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

Mayor Minto requested HomeFed bring full transparency to the citizens of Santee regarding their plans for fire prevention and response be based on, not only legal answers but from the expertise of trained firefighters.

Council Member McNelis inquired whether HomeFed is going to subsidize the fire station along with the staffing for the proposed Fanita Ranch project.

Council Member Hall inquired whether HomeFed is considering a Community Facility Service and stated that the City would not fund it; he stated that there should be an escalating cost for Home Owners Association (HOA) fees; he urged staff to enforce landscaping guidelines to prevent fire dangers if the project goes forward.

Council Member McNelis stated that cost escalators for HOA fees are being built into new projects to ensure that the City does not come across the issues raised by Council Member Hall.

Mayor Minto suggested that the City collaborate with San Diego Gas and Electric (SDG&E) for their Community Fire Safety Programs.

**PUBLIC SPEAKERS:**

- Dan Bickford
- Janet Garvin
- Michele Perchez
- Mark Hartley
- Dennis Schroeder
- Theresa McCarthy
- Van Collinsworth, Preserve Wild Santee
- Justin Schlaefli

- John Olsen
- Mike Root
- Eid Fakouri
- Vicki Call
- Danny Jack O'Brien

Mayor Minto stated the City has a great Emergency Operations Center (EOC), which plans for emergencies.

The Fire Chief briefed Council on the Fire Department's Mutual Aid System with neighboring agencies statewide and clarified the process of the cost recovery in the event of an emergency.

The City Manager informed Council about the additional actions the City would take in the event of a natural or human made disaster; she stated that the City would be eligible for funds if the County and State declared the area a state of emergency.

Courtney Mael, Padre Dam, responded to Council questions regarding water demand.

Council Member McNelis inquired whether there is a fire protection plan in place, which the Fire Chief responded in the affirmative.

Council Member Houlahan – [mic inaudible]

Council Member Hall inquired whether the public will be directed to the safest evacuation routes; he expressed concerns with Sky Ranch and requested that staff add the Item to a future agenda.

Mayor Minto inquired whether staff is trained and educated to review proposed projects to ensure public safety is addressed, to which the Development Services Director responded in the affirmative.

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

No speakers

**CITY COUNCIL REPORTS:**

Council Member Hall reported that he toured the new helicopters for the Sheriff's Department; he stated that they are equipped with clearer loud speakers.

**CITY MANAGER REPORTS:**

The City Manager congratulated staff and the community for the reopening of Mast Park; she encouraged everyone to attend Fido Fest presents My Furry Valentine; she also invited everyone to check the Chambers bulletin board and encouraged the community to enjoy the City's 40<sup>th</sup> birthday.

**CITY ATTORNEY REPORTS:** None

**CLOSED SESSION:**

Council Members recessed at 10:09 p.m. and convened in Closed Session at 8:00 p.m.

**(11) 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

**(12) CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

(Gov. Code section 54956.8)

Property: Parcel 3 of Parcel Map 20177 located north of Town Center Parkway between Cuyamaca Street and Riverview Parkway (Theater Parcel).

City Negotiator: City Manager.

Negotiating Party: Studio Movie Grill.

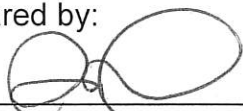
Under negotiation: Price and terms of payment.

Council Members reconvened in Open Session at 10:21 p. m. with all members present, except Vice Mayor Koval who was absent. Mayor reported that no direction was given for Item 11, and no direction was given for Item 12.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 10:21 p.m.

Prepared by:



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Rosi Acosta, Office Assistant

Date Approved: March 11, 2020



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Annette Ortiz, CMC, City Clerk