

**Minutes  
Santee City Council  
Council Chamber – Building 2  
10601 Magnolia Avenue  
Santee, California  
February 26, 2020**

This Regular Meeting of the Santee City Council was called to order by Mayor John W. Minto at 6:33 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 Rene Franken of Sunrise Community Church.

**PLEDGE OF ALLEGIANCE** was led by Carl Schmitz, Principal Civil Engineer.

**CONSENT CALENDAR:**

- (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 \$88,237.98 for January 2020 Legal Services and Related Costs. (Finance – McDermott)
- (4) Adoption of a Resolution awarding the construction contract for the Bus Stop Trash Diversion Project (CIP 2019-20) and determining a Categorical Exemption Pursuant to Section 15301(c) of the California Environmental Quality Act. (Development Services – Kush) (Reso 009-2020)
- (5) Update on the City Council's Two-Year Priorities. (City Manager – Best)

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

Council Member McNelis 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.

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

- (A) Sharon Guerrero, provided a handout to Council, spoke against the proposed development at the Carlton Oaks Golf Course and events held at the Golf Course.
- (B) Mike Root, provided a handout to Council, spoke regarding Item 13 in closed session related to Lot L and the FMZ zones at Sky Ranch.
- (C) Virginia Hall, Grossmont Healthcare District, announced the District's nominations for Healthcare Heroes is open and asked the Council and community to nominate individuals; she also spoke of two scholarships available for students.
- (D) Lynda Marrokal, spoke in favor of growth in the community and in support of the proposed development at the Carlton Oaks Golf Course and Fanita Ranch.

**PUBLIC HEARING:**

- (6) **Public Hearing considering a Disposition and Development Agreement (DDA) between the City of Santee and Excel Acquisitions, LLC, for Development of real property known as Parcel 4 of Parcel Map 18857 located in Trolley Square. (City Manager – Best)**

The Public Hearing was opened at 6:49 p.m. The City Manager introduced the item and requested the Public Hearing be continued to May 27, 2020.

**ACTION:** Council Member Hall moved approval of staff's recommendation.

Council Member McNelis 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.

The Public Hearing was continued to May 27, 2020 at 8:50 p.m.

- (7) **Continued Public Hearing to assess community development needs and to allocate Program Year 2020 Community Development Block Grant (CDBG) Funding. (Development Services – Kush) (Reso 010-2020)**

The continued Public Hearing was opened at 6:50 p.m. The Development Services Director introduced the item and the Senior Management Analyst presented the staff report.

**ACTION:** Council Member Hall moved to allocate \$267,779.00 for Public Facilities per staff's recommendation.

Council Member McNelis 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.

**ACTION:** Council Member Hall moved to allocate \$55,136.00 for Administrative Activities per staff’s recommendation.

Council Member Houlahan 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.

**ACTION:** After discussion, Council Member McNelis moved to allocate the consensus recommendation of \$41,352.00 for Public Services as listed below:

| <u>Public Service Activities</u> | <u>Allocation</u>  |
|----------------------------------|--------------------|
| Cameron Family YMCA              | \$0.00             |
| Crisis House                     | \$6,852.00         |
| Elderhelp                        | \$3,000.00         |
| Caring Neighbors Program (LSS)   | \$3,500.00         |
| Meals on Wheels                  | \$4,500.00         |
| Santee Food Bank                 | \$14,000.00        |
| Santee Santas                    | \$5,500.00         |
| Voices for Children              | <u>\$4,000.00</u>  |
| <b>Total:</b>                    | <b>\$41,352.00</b> |

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.

**NEW BUSINESS:**

- (8) **Resolution authorizing a reimbursement agreement with the Santee School District and appropriating funds for reconstruction of a sanitary sewer line on school district property servicing facilities at Big Rock Park. (Community Services – Maertz) (Reso 011-2020)**

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

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

Council Member Houlahan 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.



(9) **Fiscal Year 2019-20 Operating Budget Update and Resolution amending the Fiscal Year 2019-20 Budget and amending the Hourly, General and Management Salary Schedule. (Finance – McDermott) (Reso 012-2020)**

The Finance Director provided a PowerPoint presentation and responded to Council questions.

**PUBLIC SPEAKERS:**

- Dan Bickford
- John Hossick

Mayor Minto stated he would like \$1,000,000.00 of the surplus reserves to be used as local match for potential grant funds the City could receive for State Route 52 improvements, \$50,000.00 set aside for the City's 40<sup>th</sup> birthday activities, and a portion to be spent on road improvements, specifically in the gateway areas into the City; he expressed concerns with the effects of AB5 on the City's budget.

Council Member McNelis stated he is in favor of putting \$500,000.00 aside to be used as local match for potential grant funds for State Route 52 improvements, \$25,000.00 towards the City's 40<sup>th</sup> birthday activities and utilizing the remainder towards road and traffic light improvements.

Council Member Houlahan agreed with putting \$500,000.00 towards State Route 52 improvements; he suggested using some of the reserve funds for road repairs at the City's gateway entry corridors, specifically Cuyamaca Street; he expressed interest in combining a portion of the excess reserve balance with SB1 funds the City receives to help complete a larger project; he recommended putting \$25,000.00–\$50,000.00 towards the City's 40<sup>th</sup> birthday and putting aside funds for emergency response needs, should an outbreak of the Coronavirus come to Santee.

Council Member Hall stated putting \$500,000.00 towards State Route 52 improvements could help the City receive more grants and interest from other agencies; he suggested putting \$25,000.00 towards the City's 40<sup>th</sup> birthday, and putting some of the excess reserves towards road repairs.

Council Member McNelis added that construction traffic could undo road improvements due to development in the area; he noted the funds set aside for State Route 52 could also be used for other needs in the future.

Council Member Houlahan suggested \$25,000.00 be used towards the City's 40<sup>th</sup> birthday and then divide the remainder into thirds: one third set aside for State Route 52 improvements, one third saved in reserves and one third put towards road repairs with staff bringing back an item to Council on what roads could best utilize the repairs.

**ACTION:** Council Member Houlahan moved approval of staff's recommendation and directed staff to bring back additional information related to road repair options.

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.

- (10) **Resolution amending the Parking Violation Fee Schedule for Santee Municipal Code sections 10.10.230(A), 10.10.230 (C), 10.10.245(A), and 10.10.245(B). (City Attorney – Hagerty) (Reso 013-2020)**

**ACTION:** Council Member Hall moved approval of staff's recommendation.

Council Member Houlahan 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.

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

None

**CITY COUNCIL REPORTS:**

None

**CITY MANAGER REPORTS:**

None

**CITY ATTORNEY REPORTS:**

**CLOSED SESSION:**

Council Members recessed at 8:17 p.m. and convened in Closed Session at 8:22 p.m.

- (11) **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
  
- (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—ANTICIPATED LITIGATION**

(Government Code Sections 54956.9(d)(2) and (4))

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9 and the potential initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9 related to Lot L and the FMZ zones at Sky Ranch and involving as potential parties Lennar and the Sky Ranch Homeowners Associations

Council Members reconvened in Open Session at 9:21 p.m. with all members present, except Vice Mayor Koval who was absent. Mayor Minto reported that direction was given to staff for Item 11, cross complaint directed by unanimous Council decision for Item 12 and direction given to staff on Item 13.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 9:22 p.m.

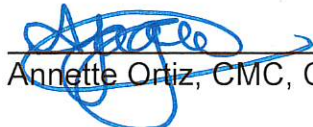
Prepared by:



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James Jeffries, Assistant City Clerk

Date Approved: March 11, 2020



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Annette Ortiz, CMC, City Clerk