

**Minutes
Santee City Council
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
May 27, 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 Reverend Andreas Walker-Thode – Carlton Hills Evangelical Lutheran Church.

PLEDGE OF ALLEGIANCE was led by Mayor Minto.

CONSENT CALENDAR:

Council Members Hall and McNelis registered an abstention from Item 5. The City Clerk announced that public comment 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.**
- (2) **Approval of Payment of Demands as Presented. (Finance – McDermott)**
- (3) **Item Pulled for Discussion.**
- (4) **Adoption of a Resolution Authorizing the City Manager to Execute a Program Supplement Agreement with the State of California for the Local Roadway Safety Plan Project LRSPL 5429 (033) and Appropriation of Traffic Mitigation Fees to Meet the Local Match Requirement of a State Grant. (Development Services – Kush) (Reso 039-2020)**
- (5) **Approval of a Second Amendment to the Agreement with Steven Smith Landscape, Inc. for Landscape and Horticultural Management Services (AREA 3) for an amount not to exceed \$174,406.92 for Fiscal Year 2020/21. (Community Services – Maertz)**

Vice Mayor Koval inquired regarding the budget increases for legal fees on Item 2.

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

Council Members Hall and McNelis abstained from Item 5.

Item Pulled from Consent Calendar:

- (3) Approval of the Expenditure of \$107,023.89 for April 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.

NON-AGENDA PUBLIC COMMENT: (15 minutes)

- (A) Rob Schick expressed concerns regarding the potential health impacts from 5G 60 Ghz technology.
- (B) Sharon Guerrero stated she is opposed to the proposed Carlton Oaks Golf Course housing project.
- (C) Daniel Bickford expressed concerns regarding the negative rhetoric directed at the Council Members; he invited the community to participate in expressing love and tolerance to all.
- (D) Robin Davis noted the importance of protecting the open spaces in Santee.
- (E) Gloria Jardon expressed concerns regarding race intolerance within a number of schools in Santee.

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 and Consideration of Extension of the Exclusive Negotiation Agreement (ENA) Between the City of Santee and Excel Acquisitions, LLC. (City Manager – Best)**

The Public Hearing was opened at 6:58 p.m. The City Manager introduced the Item and presented the staff report.

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.

The Public Hearing was continued at 7:00 p.m. to August 26, 2020.

NEW BUSINESS:

(7) Housing Element Workshop II – Overview of Inclusionary Housing Program as an Affordable Housing Strategy. (Development Services – Kush)

The Director of Development Services introduced the Item and the Associate Planner provided a PowerPoint presentation and responded to Council questions.

Mayor Minto spoke regarding the misconceptions of affordable housing; he inquired whether the City or the developer determines the quality and affordability of a project; he requested clarification regarding impact fees for inclusionary housing; he mentioned the state mandated Regional Housing Needs Assessment (RHNA) requires the County of San Diego to build 177,000 homes and inquired whether that number can be modified if the consumers are purchasing less homes due to the economy and the current escalation in refinancing.

Council Member Hall requested clarification regarding the number of affordable housing units for the upcoming cycle.

Council Member McNelis stated that due to COVID-19, consumers are moving away from high density areas; he mentioned that there is a demand for houses due to a shortage for consumers in the County and there is a need for more developments; he expressed support for inclusionary housing.

Council Member Houlahan stated he is in favor of inclusionary housing; he commended staff for the innovation and bringing it forward; requested more information in regards to the fluctuation of in lieu fees within other cities in the County.

Vice Mayor Koval expressed support for inclusionary housing; she requested examples of inclusionary housing from local communities and the cities mentioned in the staff report; she inquired whether there is a specific number of units in the development pipeline that would not be impacted by an inclusionary housing mandate; she requested clarification on the impact of future numbers; she suggested that Accessory Dwelling Units (ADU), Senior, and Veterans housing be included as part of inclusionary housing.

Mayor Minto requested examples of inclusionary housing within a development.

ACTION: Direction was given to staff.

(8) Continued Workshop on the Use of Coronavirus, Relief, and Economic Security (CARES) Act (CDBG-CV) Funding. (Development Services – Kush)

The Director of Development Services introduced the Item and the Senior Management Analyst provided a PowerPoint presentation and responded to Council questions.

Council Member Hall inquired whether the funding recommendation for the Boys & Girls Club of East County and the Cameron Family YMCA was a request of the Council at the previous meeting.

Council Member Houlahan stated that the organizations listed provide childcare and funding and are a necessity to allow families to go back to work.

Vice Mayor Koval stated that childcare must be in place to allow families the ability to go back to work; she stated that the Boys & Girls Club are a non-profit organization and their funds have been depleted during the current crisis.

Mayor Minto concurred that childcare is a necessity.

ACTION: Direction was given to staff.

(9) Introduction of an Ordinance Adding Chapter 2.40.150 “Electronic and Paperless Filing of Fair Political Practices Commission Campaign Disclosure Statements” to Title 2 of the Santee Municipal Code. (City Clerk – Ortiz)

The City Clerk presented the staff report and responded to Council questions.

Mayor Minto inquired which forms can be electronically filed.

Council Member Houlahan commended staff on bringing this Item forward; he stated that electronic filings are important due to the health guidelines brought on by COVID-19.

Council Member Hall inquired whether paper filings will continue to be accepted to which the City Clerk responded in the affirmative.

ACTION: Council Member Houlahan 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.

- (10) **Urgency Ordinance Extending the 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 577)**

The City Manager presented the staff report and responded to Council questions.

Council Member McNelis inquired whether the Urgency Ordinance was solely an extension of Ordinance 575.

ACTION: Council Member McNelis 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) **Update to the City Council on the Plans for the Council Chamber Audio/Visual Upgrade (CIP 2016-51). (City Clerk – Ortiz)**

The City Clerk provided a PowerPoint presentation. The Principal Civil Engineer responded to Council questions.

PUBLIC SPEAKER:

- Daniel Bickford

Council Member Hall inquired whether there will be video monitors provided for the dais; he expressed support for the extension of the dais; he requested clarification regarding the suggested relocation of the ethernet switch and alarm; he expressed concerns regarding the unprotected audio-visual equipment and the lack of security in City Council Chambers.

Council Member Houlahan expressed support for the extension of the dais; he concurred with Council Member Hall regarding security; he expressed support for facilitating communication with the public.

Mayor Minto requested clarification regarding several specifications.

Idibri Consultant, Vance Breshears, provided clarification for Council regarding certain aspects of the specifications.

Vice Mayor Koval inquired whether the results of the request for proposal (RFP) will be made available to Council; she inquired whether the final design for the Chamber upgrade will be brought back to a future Council meeting for approval to which the Principal Civil Engineer responded in the affirmative.

ACTION: Direction was given to staff.

NON-AGENDA PUBLIC COMMENT: (Continued)

- (A) Ellen Rademaker expressed concerns regarding trash and overgrown weeds throughout the City.
- (B) Justin Schlaefli expressed concerns regarding the public displays of hate paraphernalia in the City; he observed the passing of Buddy Rabaya.
- (C) Steve Stelman expressed concerns regarding the public displays of hate paraphernalia in the City.
- (D) Joseph Mansour stated he is in opposition of the Carlton Oaks Golf Course proposed development.
- (E) Eid Fakhouri stated he is in opposition to rezone or amend the General Plan favoring a housing development.

CITY COUNCIL REPORTS:

(12) Selection of Voting Representative and Alternate for League of California Cities' Annual Conference. (City Council)

ACTION: Council Member Hall moved to have Mayor Minto as the voting member delegate with himself as the alternate voting delegate.

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.

Vice Mayor Koval reported that she attended the East County Economic Development Council Meeting where San Diego Association of Governments (SANDAG) gave a presentation regarding the financial impacts for East County cities due to the pandemic; she reported that every member of the Blue-Ribbon Committee working group has a County approved plan for reopening; she stated that it was a meaningful and rewarding opportunity to be a part of the Committee.

Council Member Hall congratulated the Rotary Club of Santee-Lakeside on their 60th anniversary.

Council Member McNelis wished Vice Mayor Koval a Happy Birthday.

Mayor Minto reported that 4 new members have been added to the Community Oriented Policing Committee (COMPOC); he has been in communication with the members and are working together on creating a plan to move forward; he stated that the topic of the following meeting will be regarding intolerance in Santee.

CITY MANAGER REPORTS:

The City Manager reported that the COVID-19 webpage on the City of Santee website is

being updated regularly; she stated that there are new County health orders for reopening; she reported that all of the City parks are open with the exception of playgrounds; she urged the community to follow the County's health guidelines.

CITY ATTORNEY REPORTS:

None.

CLOSED SESSION:

Council Members recessed at 8:47 p.m. and convened in Closed Session at 8:57 p.m.

- (13) **PUBLIC EMPLOYEE PERFORMANCE EVALUATION**
(Government Code Section 54957(b))
Title: City Clerk

PUBLIC SPEAKER:

- Justin Schlaefli

- (14) **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

Council Members reconvened in Open Session at 9:23 p.m. with all members present. Mayor Minto reported that direction was given to staff Item 13, and no reportable action was taken for Item 14.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 9:24 p.m.

Date Approved: July 22, 2020



Annette Ortiz, CMC, City Clerk