

**Minutes  
Santee City Council  
Council Chamber – Building 2  
10601 Magnolia Avenue  
Santee, California  
June 24, 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.

**PROCLAMATION:** Proclaiming July as Parks Make Life Better Month

Mayor Minto presented the Proclamation to Ken Fox, Santee Park and Recreation Committee Chairperson.

**INVOCATION** was given by Phil Herrington – Pathways Community Church

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

**CONSENT CALENDAR:**

Council Member Houlahan requested Item 18 be reordered to be heard after the Consent Calendar. The City Clerk announced that public comment was submitted for Item 6.

- (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 \$36,179.05 for May 2020 Legal Services and Related Costs. (Finance – McDermott)**
- (4) **Approval of the Expenditure of \$128,815.80 for May 2020 Legal Services and Related Costs – HomeFed (Fanita Ranch). (Finance – McDermott)**
- (5) **Adoption of a Resolution Establishing the Appropriations Limit for Fiscal Year 2020-21. (Finance – McDermott)**
- (6) **Item Pulled for Discussion**

- (7) **Adoption of a Resolution Accepting the Mast Park Improvements (CIP 2008-53) as Complete and Appropriating Park In-Lieu Funds in the amount of \$20,285.00. (Development Services – Kush)**
- (8) **Adoption of Resolutions Calling for a November 3, 2020 General Municipal Election. (City Clerk – Ortiz)**
- (9) **Rejection of Bids for Irrigation Supplies (RFB #20/21-20045). (Community Services – Maertz)**
- (10) **Claims Against the City by David Castro and Charles Cushman. (Human Resources – Hardy)**

**ACTION:** Council Member Houlahan moved approval of the Consent Calendar with the exception of Item 6 and reordering Item 18.

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:

- (6) **Adoption of a Resolution Approving the 2020 Local Guidelines for Implementing the California Environmental Quality Act (CEQA). (Development Services – Kush)**

**PUBLIC SPEAKER:**

- Patti La Bouff

**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.

- (8) **Adoption of Resolutions Calling for a November 3, 2020 General Municipal Election. (City Clerk – Ortiz)**

Public Comment for Item 8 was read after the Consent Calendar vote was taken.

**PUBLIC SPEAKER:**

- Patti La Bouff

**NEW BUSINESS:****(18) Resolution Affirming the City's Commitment to Equality, Promoting Tolerance and Denouncing Hate Speech and Racism. (City Manager – Best)**

The City Manager introduced the Item and presented the staff report.

Mayor Minto stated the Resolution would act as a guiding principal and would direct the City towards the future; he mentioned that the Community Oriented Policing Committee (COMPOC) is brainstorming ideas; he learned a lot by attending a seminar by the League of California Cities in which a presentation from the National League of Cities was given on equity versus equality; he acknowledged there have been problems in the City but that it will not stop the City from continuing to move forward and do better.

**PUBLIC SPEAKERS:**

- Christina Perry
- Marc Hyder
- Michele Perchez
- Jeff McGreevey

Council Member Houlahan urged Council to adopt the Resolution immediately and to condemn the actions that have occurred regarding racism; he denounced racism; he stated that people will, unfortunately, use their First Amendment rights to express themselves in hateful ways; he expressed concerns with individuals trying to police the City and spoke regarding the City not tolerating attacks or violence; he urged the community to unite and move forward; he stated there is a balance that needs to occur to give law enforcement the ability to do their jobs.

Vice Mayor Koval stated the first step the City took to denounce racism was the branding campaign; she believes the City was making progress to show it is a welcoming community; she is grateful to have the Resolution to reaffirm what the City represents.

Council Member Hall concurs with the Resolution and that denouncing racism is important; he stated he wants to see more action, in addition to adopting a Resolution; he requested COMPOC make periodic presentations to the City Council regarding the progress and actions the Committee is making; he would like the City to be accountable on these items.

Council Member McNelis stated he wishes simply denouncing racism would make it disappear, he urged staff to continue to come up with ways to do more; he suggested creating a diversity festival to bring people together to celebrate each other would be more productive than a lecture, bringing people together would show that we have more in common as Americans than we do apart as different races; he requested the Item be brought back and kept in the City's focus moving forward.



Mayor Minto stated he is looking forward to the progress the City will make during this unfortunate time.

**PUBLIC SPEAKERS:**

- Gloria Jardon
- Tasha Cassidy and Alana Ethridge

**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.

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

- (A) Jessica Webb requested a point of contact for the public in which questions related to COMPOC can be directed.
- (B) Rob Schick suggested a law enforcement appreciation day.
- (C) Teresa McCarthy requested Council declare if any Council Member has received campaign donations from a Political Action Committee or their affiliates.

**PUBLIC HEARING:**

- (11) Public Hearing on a Resolution Approving the Staff Report and Authorizing a Special Assessment on Certain Parcels of Land that Received Administrative Citations for Municipal Code Violations and/or Administrative Fees for Which Costs Have Not Been Paid by the Owner(s) of Record of Said Parcels. (Development Services – Kush)**

The Public Hearing was opened at 7:28 p.m. The Director of Development Services provided a PowerPoint presentation and responded to Council questions.

**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 was closed at 7:33 p.m.

- (12) Public Hearing Establishing a Special Assessment on Certain Parcels of Land that Were Subject to Involuntary Weed Abatement and/or Administrative Fees by the City and for Which Costs Have Not Been**

**Paid by the Owner(s) of Record of Said Parcels. (Development Services – Kush)**

The Public Hearing was opened at 7:34 p.m. The Director of Development Services provided a PowerPoint presentation.

**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 was closed at 7:39 p.m.

**CONTINUED BUSINESS:**

**(13) Continued Housing Element Update 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 inquired how much the City would need to collect in housing in-lieu fees to construct affordable units; he stated due to the amount of money it takes for inclusionary housing, is a reason he is not in favor of it; he is not in favor of having a group of individuals have to pay for their neighbor's house; he expressed concerns with the City's ability to receive enough money to afford building based on the lack of housing being built; he added if the General Plan Protection Initiative passes it may be even harder; he suggested finding other ways to put funds aside to dedicate to affordable housing.

Council Member Houlahan urged the Council to seriously consider the need for affordable housing; he stated that being able to get any affordable housing is good and clarified that state mandated housing requirements are only for affordable housing; he mentioned that the General Plan Protection Initiative has nothing to do with affordable housing; he supports a 15 percent inclusionary housing requirement; he does not support all of the affordable housing in one place; he believes this is one step towards creating equity and equality for all citizens; he clarified that the City is not required to build thousands of houses, but is required to build affordable housing and that the City needs to mandate inclusionary housing; he stated there are good models already out there to follow and mentioned a lot of people cannot afford to buy a house; he expressed concerns with the current economic situation.

Vice Mayor Koval stated that she agrees that the City needs inclusionary housing and agrees that she does not want it all in one location; she suggested 10 percent if the developer builds the housing or 15 percent if the developer pays the in-lieu fee; she



considered the examples staff provided and took into account the customer who would be purchasing affordable housing; she stated she is in favor of vertical mixed use housing, near the trolley; she stated the City needs a study and requested developers be included during the study.

Council Member Hall inquired how much an in-lieu fee study would cost; he also questioned whether developers would still be willing to build if required to build inclusionary housing, to which the Director of Development Services responded; he expressed concerns related to the General Plan Protection Initiative and how it would affect inclusionary housing; he suggested the study review more than one option; he affirmed he supports Vice Mayor Koval's position and that the City should complete the study.

Council Member McNelis expressed concerns for the cost to build inclusionary housing compared to other units and how inclusionary housing would affect smaller developments, citing examples used in the presentation; he concurred with Mayor Minto that there should be other approaches to meeting the affording housing requirements; he expressed concerns that developers of small projects already have impediments to building; he suggested including the building industry in the process of the study to see what ideas they proposed to help the City meet affordable housing requirements; he requested more information by working with stakeholders in the industry.

Vice Mayor Koval concurred with Council Member McNelis on including the building industry in the discussion.

Mayor Minto request information regarding the cost to build homes in Santee, to compare the cost for developers.

Council Member Houlahan stated based on Exhibit D in the presentation, the minimum zoning requirements would be in R-7; he stated based on the exhibit's unit yield, he would support excluding very small developments if the requirement caused an undue burden.

Council Member Hall requested clarification on the Polo Barn site listed in Exhibit D and expressed concerns of the proposed re-zoning of the location if the General Plan Protection Initiative passes.

Vice Mayor Koval clarified that the building industry would be included in the process.

**FAILED MOTION:** Council Member Houlahan moved approval of the in-lieu study.

Council Member Hall seconded the motion, which carried by the following roll call vote: Mayor Minto: No; Vice Mayor Koval: No, and Council Members Hall: Aye; Houlahan: Aye, and McNelis: No. Ayes: 2. Noes: 3.

**ACTION:** Vice Mayor Koval moved to meet with stakeholders prior to hiring a consultant for the study and approve the funding for the study.

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: No, and McNelis: Aye. Ayes: 4. Noes: 1

**(14) City Council Consideration of an 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)**

The City Manager introduced the Item and presented the staff report.

Vice Mayor Koval requested this Item not be brought back again for future extensions.

**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.

**(15) Resolution Approving and Adopting the Operating Budget for Fiscal Year 2020-21 and Taking Related Actions. (Finance – McDermott)**

The Director of Finance introduced the Item, presented the staff report, and responded to Council questions.

**PUBLIC SPEAKERS:**

- Elizabeth Walk
- Scott Patterson
- Theresa McCarthy
- Bill Pommering

Council Member Houlahan inquired about the sales and use taxes location agreement payment; he also inquired about sales tax deferrals for businesses related to the State's pandemic response; he expressed concerns for decreased revenues due to COVID-19; he requested information regarding the reserve threshold beginning FY 2021-22; he mentioned the ads he has seen on social media regarding Highway 52 Coalition, and requested clarification regarding expenditures.

**ACTION:** Council Member Hall 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) Approval of the Expenditure Plan for the Coronavirus Aid, Relief, and Economic Security (CARES) Act Coronavirus Relief Fund (CRF) and Subgrant from San Diego County. (City Manager – Best)**

The City Manager introduced the Item and the Marketing Coordinator provided a PowerPoint presentation and responded to Council questions.

Mayor Minto stated the proposal looked very inclusive, he requested choosing the least expensive vendor when the City decides on one to help with the grants; he suggested working with the Economic Development Council if possible

Vice Mayor Koval stated the East Council Economic Development Council has the proper licensing to distribute small business loans for these types of CARES Act programs; she thanked the County for being able to distribute the funds; she stated she has researched the definition of a community outbreak and how it has affected the ability of businesses to reopen and operate.

Council Member Houlahan stated outbreaks are getting very bad and the City should pay close attention to the issue; he urged the City to provide a high level of safety for residents when visiting businesses; he mentioned more people are asking how businesses will reopen safely; he suggested following the County's guidelines.

Mayor Minto suggested having the Care and Shelter team with the EOC check in with the senior mobile home parks to assist with stocking the food pantries.

**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.

**NEW BUSINESS:**

**(17) Resolution Setting Priorities for Arguments for and Against Ballot Measures. (City Clerk – Ortiz)**

The City Attorney introduced the Item and the responded to Council questions.

**PUBLIC SPEAKER:**

- Michele Perchez

**MOTION:** Council Member Houlahan moved to be the designee to write the Pro argument for the General Plan Initiative Measure, be designated the proponent for the Santee Term Limit Initiative and be designee to write the against argument for the City sponsored Term Limit Measure.



After clarification from the City Attorney, Council Member Houlahan withdrew his motion.

**ACTION:** Mayor Minto moved to designate Council Member McNelis to write the argument in favor of the City Council Term Limit Measure and write the arguments the Santee Term Limit Initiative and General Plan Protection Initiative.

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.

**(18) Item moved to be heard following the Consent Calendar.**

The City Council recessed at 9:52 p.m. and reconvened at 9:56 p.m.

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

- (A) Lauren Ellis state Santee does not need a diversity parade, but needs an American parade.
- (B) Amanda Outlaw requested Council Member Hall resign due to remarks made during a previous Council Meeting.
- (C) Anthony Przytulski requested Council Member Hall resign due to remarks made during a previous Council Meeting.
- (D) Brian Zellers requested Council Member Hall resign due to remarks made during a previous Council Meeting.
- (E) Cara Hartley requested Council Member Hall resign due to remarks made during a previous Council Meeting.
- (F) Darcey Enarson requested Council Member Hall resign due to remarks made during a previous Council Meeting.
- (G) Elyse Pederson requested Council Member Hall resign due to remarks made during a previous Council Meeting.
- (H) Kyle Taylor requested Council Member Hall resign due to remarks made during a previous Council Meeting.
- (I) Robyn Forzano requested Council Member Hall resign due to remarks made during a previous Council Meeting.
- (J) Tianna Miller requested Council Member Hall resign due to remarks made during a previous Council Meeting.
- (K) CJ Langner stated Santee does not need a diversity parade and requested Council Member Hall resign due to remarks made during a previous Council Meeting.
- (L) Ashley DeCarbo stated Santee does not need a diversity parade and requested Council Member Hall resign due to remarks made during a previous Council Meeting.
- (M) Kelsee Dauz stated Santee does not need a diversity parade and requested Council Member Hall resign due to remarks made during a previous Council Meeting.

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- (N) Brian Twitty stated Santee does not need a diversity parade and requested Council Member Hall resign due to remarks made during a previous Council Meeting.
  - (O) Carole Harris stated Santee does not need a diversity parade and requested Council Member Hall resign due to remarks made during a previous Council Meeting.
  - (P) Carol requested Council Member Hall resign due to remarks made during a previous Council Meeting.
  - (Q) Maria Hart stated she does not want a diversity parade.
  - (R) Shelley Montallegro stated Santee does not need a diversity parade and requested Council Member Hall resign due to remarks made during a previous Council Meeting.
  - (S) Potters stated Santee does not need a diversity parade and requested Council Member Hall resign due to remarks made during a previous Council Meeting.
  - (T) Darrick Parmer requested Council Member Hall resign due to remarks made during a previous Council Meeting.
  - (U) Chad O'Donnell stated Santee does not need a diversity parade and requested Council Member Hall resign due to remarks made during a previous Council Meeting.
  - (V) Chase Daigle stated Santee does not need a diversity parade and requested Council Member Hall resign due to remarks made during a previous Council Meeting.
  - (W) Ashley Strandberg stated Santee does not need a diversity parade and requested Council Member Hall resign due to remarks made during a previous Council Meeting.
  - (X) Ashly Perkins stated Santee does not need a diversity parade and requested Council Member Hall resign due to remarks made during a previous Council Meeting.
  - (Y) Brenda Montgomery stated she does not want a diversity parade.
  - (Z) Eid Fakhouri expressed concerns on COVID-19 impacts to sales tax revenues and suggested the City find ways to pay down CalPERs unfunded pension liability.
  - (AA) Joeren Rogers stated Santee does not need a diversity parade and requested Council Member Hall resign due to remarks made during a previous Council Meeting.
  - (BB) Kerry Kennedy requested Council not pander to radicals and the media.
  - (CC) Melissa McDuffee requested Council Member Hall resign due to remarks made during a previous Council Meeting.
  - (DD) Kimberly Luna stated Santee does not need a diversity parade and requested Council Member Hall resign due to remarks made during a previous Council Meeting.
  - (EE) Darrick Parmer requested Council Member Hall resign due to remarks made during a previous Council Meeting.
  - (FF) Steve Stelman urged the Council to stand strong for what is right.



(GG)Leonard Gallo stated Santee does not need a diversity parade and requested Council Member Hall resign due to remarks made during a previous Council Meeting.

Under discussion, the City Manager clarified the City is not hosting a diversity parade.

### **CITY COUNCIL REPORTS:**

Council Member Houlahan commended the Community Services Department reopening of the West Hills Little League; he also thanked the City Manager for her clarifications.

Vice Mayor Koval stated she virtually attended the East County Economic Development Council (ECEDC) Annual Board Meeting; she reported that the ECEDC provided guidance to over 300 small businesses in the last year and helped those businesses obtain over \$14 million in funding; she suggested businesses reach out to the ECEDC for any issues.

Council Member Hall stated he would like to have a discussion with the Defend East County group and apologized for his inappropriate comment.

### **CITY MANAGER REPORTS:**

The City Manager announced the disc golf course at Mast park is now open; she reminded the Council and community that the Regular Meeting for July 8, 2020, has been cancelled; she wished everyone a safe 4<sup>th</sup> of July.

### **CITY ATTORNEY REPORTS:**

None.

### **CLOSED SESSION:**

Council Members recessed at 10:25 p.m. and convened in Closed Session at 10:26 p.m.

#### **(19) 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 10:33 p.m. with all members present.

Mayor Minto reported that all parties agreed to a settlement agreement for Item 19.

### **ADJOURNMENT:**

There being no further business, the meeting was adjourned at 10:34 p.m.

Date Approved: August 12, 2020

  
Annette Ortiz, CMC, City Clerk