

**Minutes
Santee City Council
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
October 14, 2020**

This Regular Meeting of the Santee City Council was called to order by Mayor John W. Minto at 6:37 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 Gary Lawton – Calvary Chapel of Santee

PLEDGE OF ALLEGIANCE was led by Mayor Minto

PROCLAMATION: Fire Prevention Week

Chief Garlow presented a short video related to Fire Prevention Week and was awarded the Proclamation by Mayor Minto.

CONSENT CALENDAR:

The City Manager requested Items 8 and 9 be heard concurrently. The City Clerk announced a speaker for Item 4.

- (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 September 23, 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 Approving the Final Map for 10 Residential Condominium Units (TM2014-2) and Authorizing the Director of Development Services to Execute the Associated Subdivision Improvement Agreement. Location: Northeast Corner of E. Heaney Circle and Carlton Oaks Drive. Applicant: Responsible Residential, LLC. (Development Services – Kush) (Reso 112-2020)**

- (6) **Claim Against the City by Cynthia Avery. (Human Resources – Hardy)**
- (7) **Second Reading and Adoption of an Ordinance Approving Rezone R2018-1 to Amend the Zone District Map from Hillside/Limited (HL) and Low Density Residential to Medium High Density Residential for Property at 11000 Sunset Trail Further Identified by Assessor's Parcel Number 384-142-04. (Development Services – Kush) (Ord 582)**

ACTION: Council Member McNelis moved approval of the Consent Calendar and Agenda as amended.

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:

- (4) **Approval of the Expenditure of \$109,205.98 for August 2020 Legal Services and Reimbursable Costs – HomeFed Fanita Rancho LLC (Fanita Ranch). (Finance – McDermott)**

PUBLIC SPEAKER:

- Mary Hyder

The City Attorney provided clarification on the materials provided in the staff report.

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.

NON-AGENDA PUBLIC COMMENT (15 minutes):

- (A) Mary Hyder inquired about law enforcement procedures with the San Diego Sheriff's Department.
- (B) Karen Schroeder spoke regarding the referendum.
- (C) Janet Garvin spoke regarding the referendum.
- (D) Nichole Weinman spoke in favor of the Fanita Ranch project.
- (E) Loretta Cole spoke regarding the signature gathering pertaining to the referendum.

CONTINUED BUSINESS:

Items 8 and 9 were heard concurrently.

- (8) **Second Reading and Adoption of an Ordinance Adding Chapter 13.20 “Specific Plan District” to Title 13 and Amending Chapter 13.04 “Administration” of the Santee Municipal Code, and Approving the Fanita Ranch Specific Plan (Case Files R2017-1 and SP2017-1). (Development Services – Kush) (Ord 580)**
- (9) **Second Reading and Adoption of an Ordinance Approving and Authorizing Execution of a Development Agreement by and Among the City of Santee and HomeFed Fanita Rancho, LLC. (Development Services – Kush) (Ord 581)**

The Director of Development Services provided a PowerPoint presentation and responded to Council questions.

PUBLIC SPEAKERS:

- Mary Hyder
- Daniel Bickford
- Lynda Marrokal
- Alan Jones
- John Olsen
- Justin Schlaefli

Council Member Hall inquired whether the current General Plan allows for housing to still be built despite any referendums or initiatives that are circulating, to which the City Attorney responded in the affirmative.

Council Member Houlahan expressed concerns with the fire mitigation plan with Fanita Ranch and urged Council to let the people vote.

FAILED MOTION: Council Member Houlahan moved to delay the vote of staff recommendation until after the November 3, 2020 election.

The motion failed for lack of a second.

Council Member McNelis stated homes will not be sold until the prerequisite infrastructure improvements for development are completed.

Vice Mayor Koval requested staff bring back a traffic mitigation plan and expressed support for the water purification program.

Mayor Minto stated he is in support of the motion.

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:

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

NEW BUSINESS:

- (10) **Resolution Proclaiming an Emergency, Authorizing the Construction of a Firebreak Along the South Property Boundary of Mast Park West Abutting the Residential Structures on Willowgrove Avenue (West of Carlton Hills Boulevard), Waiving the Requirement for Competitive Bidding, Appropriating Funds, and Authorizing the City Manager to Enter Into a Contract to Construct a Firebreak. (City Manager – Best) (Reso 113-2020)**

Vice Mayor Koval registered an abstention, muted her microphone and turned off her camera.

The City Manager introduced the item and the Fire Chief provided a PowerPoint presentation and responded to Council questions.

Council Member Houlahan stated a long-term plan is needed to ensure this problem does not occur again.

PUBLIC SPEAKER:

- Karen Gibson

Written comment was also received by:

- Ashley Mains

ACTION: Council Member Hall moved approval of staff recommendation.

Mayor Minto seconded the motion, which carried by the following roll call vote: Mayor Minto: Aye; Vice Mayor Koval: Abstain; and Council Members Hall: Aye; Houlahan: Aye; and McNelis: Aye. Ayes: 4. Noes: 0. Abstain: 1.

Vice Mayor Koval rejoined the meeting.

- (11) **Adoption of Urgency Ordinance and Introduction of Non-Urgency Ordinance Establishing an Automatic One-Year Extension for Active Development Approvals, Due to the Economic Impacts of the Novel Coronavirus (COVID-19), and Setting Forth the Facts Constituting Such Urgency. (City Manager – Best) (Ord 583)**

The City Manager introduced the item and responded to Council questions.

PUBLIC SPEAKERS:

- Mary Hyder
- Michael Ranson

Written Non-Agenda Public Comment was also received by:

- Michael McSweeney
- Michael Ranson

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.

- (12) **Update on the Use of the Coronavirus Aid, Relief, and Economic Security (CARES) Act Coronavirus Relief Fund (CRF) Allocations from the County of San Diego and State of California. (City Manager/Finance – Best/McDermott).**

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

- (13) **First Workshop on the Use of Cares Act Community Development Block Grant Coronavirus (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.

Vice Mayor Koval requested more money be allocated on housing needs and the East County Homeless Task Force.

Council Member McNelis concurred with Vice Mayor Koval.

Council Member Houlahan stated he supports the rental assistance and the money being allocated to the East County Homeless Task Force.

- (14) **Resolution Accepting the Award of Federal Grant Funds from the Cooperative Endangered Species Conservation Fund (Section 6 of the Endangered Species Act) Nontraditional Habitat Conservation Planning Assistance Program for Santee's Multiple Species Conservation Program (MSCP), Appropriating Said Funds and Authorizing the Director of Development Services to Execute an Agreement with the California Department of Fish and Wildlife. (Development Services – Kush) (Reso 114-2020)**

The Director of Development Services presented the item.

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: (Continued)

- (A) Daniel Bickford expressed concerns with the political climate and the referendum signature gatherers.
- (B) Lynda Marrokal expressed concerns with the referendum signature gatherers and the measures on the ballot.
- (C) Justin Schlaefli spoke regarding the referendum signature gatherers.
- (D) Jeff O'Connor addressed the concerns brought up by members of the public.

Written Non-Agenda Public Comment was also received by:

- Scott Macek
- Erin D.

CITY COUNCIL REPORTS:

None.

CITY MANAGER REPORTS:

The City Manager provided a brief update regarding the Council Chamber upgrade.

CITY ATTORNEY REPORTS:

None.

CLOSED SESSION:

Council Members recessed at 9:04 p.m. and convened in Closed Session at 9:07 p.m.

(15) 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

(16) CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Government 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

(17) 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: Eneract, LLC.

Under negotiation: Price and terms of payment.

Council Members reconvened in Open Session at 9:55 p.m. with all members presents. Mayor Minto reported for direction was given to staff on Items 15 and 16; and for Item 17, action was taken by unanimous vote, to direct the Finance Director to return \$90,000.00 to Studio Movie Grill and maintain at least \$10,000.00 and if it falls to \$5,000.00 they have to reestablish a \$10,000.00 level.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 9:57 p.m.

Date Approved: October 28, 2020



Annette Ortiz, CMC, City Clerk