

**Minutes  
Santee City Council  
Council Chamber – Building 2  
10601 Magnolia Avenue  
Santee, California  
January 12, 2022**

This Regular Meeting of the Santee City Council was called to order by Mayor John W. Minto at 6:31 p.m.

**ROLL CALL:** Present: Mayor John W. Minto, Vice Mayor Ronn Hall and Council Members Laura Koval, Rob McNelis and Dustin Trotter – 5.

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

**INVOCATION** was given by Imam Taha Hassane – Islamic Center of San Diego

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

**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 Meeting Minutes of the Santee City Council for the December 8, 2021, Regular and Special Meetings. (City Clerk – Ortiz)**
- (3) **Approval of Payment of Demands as Presented. (Finance – McDermott)**
- (4) **Second Reading and Adoption of an Ordinance Amending Section 13.10.045 of the Santee Municipal Code Regarding Accessory Dwelling Units and Determining the Ordinance to be Exempt from the California Environmental Quality Act. (City Clerk – Ortiz) (Ord 597)**
- (5) **Second Reading and Adoption of an Ordinance Amending Title 12 (“Subdivision of Land, Development Fees, and Dedications”) and Title 13 (“Zoning”) of the City of Santee Municipal Code Relating to Urban Lot Splits and Two-Unit Projects to Implement Senate Bill 9 and Finding the Ordinance to Be Exempt from CEQA. (City Clerk – Ortiz) (Ord 598)**
- (6) **Adoption of a Resolution Authorizing the Installation of a Loading Zone (White Zone) on Alphonse Street for Mail Drop-Off and Pick-Up. (Development Services – Engineering) (Reso 001-2022)**
- (7) **Adoption of a Resolution Accepting the Citywide Slurry Seal and**

**Roadway Maintenance Program 2021 Project (CIP 2021-03) as Complete.  
(Development Services – Engineering) (Reso 002-2022)**

- (8) **Authorization of the First Amendment to the Contract with Global Power Group, Inc. for Electrical Repairs and Related Maintenance to Provide Electrical Upgrades Necessary for the City Hall EV Charging Station (CIP 2021-32) Project. (Development Services – Engineering)**
- (9) **Consideration of Extension of the Exclusive Negotiation Agreement 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)**
- (10) **Award of Professional Services Agreement with Bob Murray & Associates to Provide Recruitment Services for the Human Resources Director. (City Manager – Best)**

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

Vice Mayor Hall seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Hall: Aye; and Council Members Koval: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

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

- (A) Barbara Gordon spoke regarding public health and prevention measures pertaining to cannabis.
- (B) Becky Rapp spoke regarding public health and safety regarding impaired driving related to cannabis businesses in the City.
- (C) Diane Grace spoke regarding cannabis in the City of Santee.

**PUBLIC HEARING:**

- (11) **Redrawing of City Council Member District Boundaries. (City Attorney – Hagerty)**

The Public Hearing was opened at 6:45 p.m. The City Attorney provided a brief report.

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

Council Member Trotter seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Hall: Aye; and Council Members Koval: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

The Public Hearing was continued at 6:50 p.m. to January 26, 2022, at a time certain of 7:00 p.m.



**NEW BUSINESS:**

- (12) **Resolution Awarding the Construction Contract for the Magnolia Avenue Traffic Signal Upgrades Project (CIP 2019-03), Determining a Categorical Exemption Pursuant to Section 15301(c) of the California Environmental Quality Act, and Appropriating Regional Transportation Congestion Improvement Program Funds. (Development Services – Engineering) (Reso 003-2022)**

The Principal Traffic Engineer provided a staff report responded to Council questions.

**ACTION:** Vice Mayor Hall moved approval of staff recommendation.

Council Member Koval seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Hall: Aye; and Council Members Koval: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

- (13) **Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Harris and Associates for Environmental Services to Related to the Preparation of a Cannabis Ordinance and Appropriating Funds. (Development Services – Planning) (Reso 004-2022)**

The Principal Planner provided a PowerPoint presentation and responded to Council questions.

**PUBLIC SPEAKERS:**

- Kathleen Lippitt
- Carol Green

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

Council Member McNelis seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Hall: Aye; and Council Members Koval: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

- (14) **Resolution Appointing Jessie Bishop as Director of Human Resources on an Interim Basis and Approving Employment Agreement. (City Manager – Best) (Reso 005-2022)**

The City Manager provided a staff report and responded to Council questions.

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

Council Member Trotter seconded the motion, which carried by the following vote: Mayor

Minto: Aye; Vice Mayor Hall: Aye; and Council Members Koval: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

**CDC SUCCESSOR AGENCY:**

- (15) **Resolution of the Community Development Commission Successor Agency Approving the Recognized Obligation Payment Schedule for the Period from July 1, 2022 to June 30, 2023 (“ROPS 22-23”). (Finance – McDermott) (CDCSA Reso 001-2022)**

The Director of Finance provided a brief staff report.

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

Vice Mayor Hall seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Hall: Aye; and Council Members Koval: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

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

None.

**CITY COUNCIL REPORTS:**

Council Member Koval thanked Karen Pearlman from the San Diego Union Tribune for her years of service; she also expressed condolences to the family of Santee resident, Martin Andara, for his untimely death.

Council Member Trotter expressed best wishes to longtime resident and business owner, Gene Chubb.

**CITY MANAGER REPORTS:**

The City Manager mentioned the race walk at Santee Trolley Square; she also apologized for the technical difficulties that SanteeTV was experiencing.

**CITY ATTORNEY REPORTS:**

None.

**CLOSED SESSION:**

Council Members recessed at 7:30 p.m. and convened in Closed Session at 7:34 p.m.

**(16) CONFERENCE WITH LABOR NEGOTIATORS**

(Government Code Section 54957.6)

City Designated Representative: City Manager

Employee Organization: Santee Firefighters Association

**(17) 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 Santee Trolley Square 991, LP

Under Negotiation: Price and terms of payment

Council Members reconvened in Open Session at 8:01 p.m. with all members present, except Council Member Trotter, who left the meeting at 8:00 p.m. Mayor Minto reported on Item 16, direction was given by unanimous vote, for the City Manager to continue negotiations with the Santee Firefighters Association regarding side letters and to execute the agreement; for Item 17 discussion was had and no direction was provided.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 8:02 p.m.

Date Approved: February 9, 2022



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Annette Ortiz, CMC, City Clerk