

**Minutes
Santee City Council
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
December 14, 2022**

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 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 Pastor Timothy Avazian, Lakeside Community Presbyterian Church

PLEDGE OF ALLEGIANCE was led by Aaron Strum, Building Official

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 – Jennings)
- (3) Approval of the Expenditure of \$98,326.60 for November 2022 Legal Services and Reimbursable Costs. (Finance – Jennings)
- (4) Adoption of a Resolution Awarding a Professional Services Agreement to Disabled Access Consultants for the Completion of an Americans Disabilities Act (ADA) Self-Evaluation and Transition Plan and Authorizing the City Manager to Execute the Agreement. (Human Resources – Rankin) **(Reso 134-2022)**
- (5) Adoption of a Resolution Accepting the Citywide Pavement Repair and Rehabilitation Program 2022 (CIP 2022-01) Project as Complete. (Development Services – Engineering) **(Reso 135-2022)**
- (6) Adoption of a Resolution Authorizing the Purchase of a New 2024 Freightliner 114SD Conventional Chassis with a 15-Foot Dump Body Truck from PB Loader Corporation, per Sourcewell Contract #080521-PBL. (Fire – Garlow) **(Reso 136-2022)**
- (7) Adoption of a Resolution Authorizing the City Manager to Execute a Second Amendment to the Professional Services Agreement with Harris & Associates for the Safety and Environmental Justice Element. (Development Services – Planning) **(Reso 137-2022)**

- (8) Adoption of a Resolution Authorizing the Appropriation and Expenditure of FY 2020 State Homeland Security Grant Funds in Accordance with all Program Requirements. (Fire – Garlow) (**Reso 138-2022**)
- (9) Adoption of a Resolution Authorizing Purchase of a New 2024 Ford E450 Chassis with Remount of Existing Ambulance Module onto the New Chassis and Trade-In of a 2017 Ford E450 Chassis, all with Braun Northwest, Inc. per HGACBUY Contract AM10-20. (Fire – Garlow) (**Reso 139-2022**)
- (10) Claim Against the City by Juanita Gibeault. (Human Resources – Rankin)
- (11) Proposed New Service Rates for the Waste Management Franchise Agreement for Solid Waste Services. (Community Services – Chavez)

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

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.

NON-AGENDA PUBLIC COMMENT (15 minutes):

- (A) Dan Bickford, Santee Kiwanis President, spoke regarding the American Rescue Plan Act (ARPA) funds that were received.
- (B) Justin Schlaefli spoke regarding the new traffic signal on Magnolia Avenue near the new development.
- (C) Steven Gerard Sidlovsky sang a song and spoke regarding pro-life.

PUBLIC HEARING:

- (12) Public Hearing for Conditional Use Permit P2021-1 and California Environmental Quality Act (CEQA) Exemption Prepared Pursuant to Section 15332 of the CEQA Guidelines for the Development of a 1,740 Square-Foot Restaurant with a Drive-Through in the General Commercial Zone (GC). The Project Location is 10308 Mission Gorge Road. Applicant: David Beshay; DNBA Properties, LLC. (Development Services – Planning) (**Reso 140-2022**)

The Public Hearing was opened at 6:46 p.m. The Senior Planner provided a PowerPoint presentation and responded to Council questions.

PUBLIC SPEAKER(S):

- Justin Schlaefli
- Kevin Killham with Food Service Concepts, Inc, provided a PowerPoint presentation and responded to council questions.

ACTION: Council Member Koval moved approval of staff recommendation.

Mayor Minto 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 closed at 7:03 p.m.

- (13) **Public Hearing for Tentative Map TM2021-1, Development Review Permit DR2021-2 and California Environmental Quality Act (CEQA) Exemption AEIS2021-4 Prepared Pursuant to Section 15332 of the CEQA Guidelines for a Nine-Lot Residential Subdivision Located at the Northeast and Southeast Corners of Fanita Parkway and Lake Canyon Road in the Low-Medium Density Residential Zone (R-2) (Applicant: HomeFed Fanita Rancho, LLC). (Development Services – Planning) (Resos 141-2022 and 142-2022)**

Vice Mayor Hall and Council Member Trotter recused themselves from the Item and left the dais. The Public Hearing was opened at 7:03 p.m. The Senior Planner provided a PowerPoint presentation and responded to Council questions.

ACTION: Council Member McNelis moved approval of staff recommendation.

Council Member Koval seconded the motion, which carried by the following vote: Mayor Minto: Aye; and Council Members Koval: Aye; and McNelis: Aye. Vice Mayor Hall and Council Member Trotter – Recused. Ayes: 3. Noes: 0. Abstain: 2.

The Public Hearing was closed at 7:07 p.m.

Vice Mayor Hall and Council Member Trotter rejoined the meeting at 7:07 p.m.

- (14) **Adoption of an Urgency Ordinance and Introduction and First Reading of a Non-Urgency Ordinance of the City of Santee, California, Amending Section 13.10.045 of the Santee Municipal Code Relating to Accessory Dwelling Units and Junior Accessory Dwelling Units and Determining the Ordinance to be Exempt from the California Environmental Quality Act Under California Public Resources Code Section 21080.17. (Development Services – Planning) (ORD 606)**

The Public Hearing was opened at 7:07 p.m. The Associate Planner provided a PowerPoint presentation.

ACTION: Vice Mayor Hall 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.

The Public Hearing was closed at 7:08 p.m.

CONTINUED BUSINESS:

- (15) Adoption of a Resolution Approving the First Amendment to Disposition and Development 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/City Attorney – Best/Hagerty) **(Reso 143-2022)**

The City Manager provided information on the Item and responded to Council questions.

PUBLIC SPEAKER(S):

- Matt Johnson, Santee Trolley Square 991, LP
- Christopher Allen, Southwest Mountain States Regional Council of Carpenters

ACTION: Vice Mayor Hall 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.

NEW BUSINESS:

- (16) 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). (City Manager – Best) **(ORD 607)**

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

ACTION: Council Member McNelis 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.

- (17) Approval of a Resolution Declaring Pursuant to Government Code Section 54221 that Real Property Owned by the City Located on Mission Gorge Road Near Forester Creek (Assessor Parcel Numbers 383-124-18, 383-124-20, 383-124-54 and 383-124-56), are Non-Exempt Surplus Land, Approving the Form of Notice of Availability Therefor, Authorizing the City Manager to Comply with the Surplus Land Act, and Finding the Foregoing Categorically Exempt from CEQA Review Because it is Not a Project Subject to CEQA Review and, in the Alternative, it is Exempt Under CEQA Pursuant to a Class 12 Categorical Exemption. (City Manager – Best) **(Reso 144-2022)**

The City Manager introduced the Item and the Economic Development Manager provided a PowerPoint presentation.

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.

- (18) **Resolution Declaring Pursuant to Government Code Section 54221 that Real Property Owned by the City Located at 9860 Prospect Avenue (Assessor Parcel Number 384-161-10), is Exempt Surplus Land, and Finding that Such Declaration is Exempt from Environmental Review Under the California Environmental Quality Act. (City Manager – Best) (Reso 145-2022)**

The City Manager introduced the Item and the Economic Development Manager provided a PowerPoint presentation.

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.

- (19) **Resolution Appointing Tim McDermott as Interim Senior Accountant During a Recruitment for the Vacant Position, and Establishing an Exception to the 180-Day Waiting Period. (Human Resources/Finance – Rankin/Jennings) (Reso 146-2022)**

ACTION: Vice Mayor Hall 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.

- (20) **Appointment of Boards, Commissions and Committees Representatives for Council and Citizen Committees. (Mayor – Minto)**

The Mayor provided information on the Item, recommended Council Member Trotter as a replacement for Vice Mayor Hall working alongside Council Member Koval on the Fire Services Joint Powers Authority.

ACTION: Council Member Koval moved approval of the Mayor's 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.

(21) Selection of Mayor Pro Tempore (Vice Mayor). (Mayor – Minto)

The Mayor provided information on the Item and responded to Council questions.

ACTION: Mayor Minto 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.

OATH OF OFFICE:

(22) Selection of Mayor Pro Tempore (Vice Mayor). (Mayor – Minto)

The Mayor introduced the Item and the City Clerk provided information followed by the Oath of Office ceremony.

NON-AGENDA PUBLIC COMMENT: (Continued)

None.

CITY COUNCIL REPORTS:

Mayor Minto invited County of San Diego Sheriff Tony Ray to speak.

CITY MANAGER REPORTS:

The City Manager congratulated the Council Members on being appointed.

CITY ATTORNEY REPORTS:

None.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:35 p.m.

Date Approved: January 11, 2023



Annette Fagan Ortiz, CMC, City Clerk