

**Minutes  
Santee City Council  
Council Chamber – Building 2  
10601 Magnolia Avenue  
Santee, California  
August 09, 2023**

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 Rob McNelis and Dustin Trotter – 4. Absent: Council Member Ronn Hall –1.

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

**INVOCATION** was given by Missionary Matthew Jo, The World Mission Society Church of God.

**PLEDGE OF ALLEGIANCE** was led by Jerry Cerpa, I.T. Manager.

**RECOGNITION:** Presentation of a Certificate of Recognition to World Mission Society Church of God for Forester Creek Clean-Up Event

Council Member Trotter presented the Recognition to Missionary Matthew Jo and the World Mission Society Church of God, followed by the World Mission Society Church of God video presentation and song.

**CONSENT CALENDAR:**

Vice Mayor Koval requested Items 5 and 9 be pulled for discussion. The City Clerk requested Items 1, 2, 3, and 4 be pulled for discussion.

- (1) **Item Pulled for Discussion.**
- (2) **Item Pulled for Discussion.**
- (3) **Item Pulled for Discussion.**
- (4) **Item Pulled for Discussion.**
- (5) **Item Pulled for Discussion**
- (6) **Adoption of a Resolution Authorizing the Submittal of a Grant Application to the Federal Infrastructure for Rebuilding America (INFRA) Program for State Route 52 (SR-52) Improvements. (Engineering – Schmitz) (Reso 091-2023)**

- (7) Adoption of a Resolution Accepting the Public Improvements for Cuyamaca Service Station Project (P2017-02, IP2019-03, G-1329) as Complete. Location: 8617 Cuyamaca Street. (Engineering – Schmitz) (Reso 092-2023)
- (8) Adoption of a Resolution Authorizing the Agreement Between the City of Santee and the Lakeside Fire Protection District for Nurse Coordinator Cost Sharing in Connection with the Santee-Lakeside Emergency Medical Services Authority (SLEMSA). (Fire – Matsushita) (Reso 093-2023)
- (9) Item Pulled for Discussion.

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

Council Member Trotter seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; Council Members McNelis: Aye; and Trotter: Aye. Ayes: 4. Noes: 0. Absent: Council Member Hall – 1.

- (1) Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances and Resolutions on the Agenda. (City Clerk – Ortiz)

**PUBLIC SPEAKER:**

- Truth

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

Vice Mayor Koval seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; Council Members McNelis: Aye; and Trotter: Aye. Ayes: 4. Noes: 0. Absent: Council Member Hall – 1.

- (2) Approval of Meeting Minutes of the Santee City Council for the May 10, May 24, June 14, and June 28, 2023, Regular Meetings, and the May 10, and June 14, 2023, Special Meetings. (City Clerk – Ortiz)

**PUBLIC SPEAKER:**

- Truth

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

Vice Mayor Koval seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; Council Members McNelis: Aye; and Trotter: Aye. Ayes: 4. Noes: 0. Absent: Council Member Hall – 1.

- (3) Approval of Payment of Demands as Presented. (Finance – Jennings)

**PUBLIC SPEAKER:**

- Truth

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

Vice Mayor Koval seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; Council Members McNelis: Aye; and Trotter: Aye. Ayes: 4. Noes: 0. Absent: Council Member Hall – 1.

- (4) **Approval of the Expenditure of \$65,009.00 for June 2023 Legal Services. (Finance – Jennings)**

**PUBLIC SPEAKER:**

- Truth

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

Council Member McNelis seconded the motion, which carried by the following vote Mayor Minto: Aye; Vice Mayor Koval: Aye; Council Members McNelis: Aye; and Trotter: Aye. Ayes: 4. Noes: 0. Absent: Council Member Hall – 1.

- (5) **Adoption of a Resolution Accepting the Town Center Community Park West, Field 1 Improvements (CIP 2022-40) Project as Complete and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Engineering – Schmitz) (Reso 090-2023)**

Vice Mayor Koval made a brief comment regarding parking surrounding the softball fields.

**ACTION:** Vice Mayor Koval moved approval of the staff recommendation.

Council Member McNelis seconded the motion, which carried by the following vote Mayor Minto: Aye; Vice Mayor Koval: Aye; Council Members McNelis: Aye; and Trotter: Aye. Ayes: 4. Noes: 0. Absent: Council Member Hall – 1.

- (9) **Adoption of a Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Jet Advertising, LLC, to Design and Build a New Custom Website for the City of Santee. (City Manager – Best) (Reso 094-2023)**

Vice Mayor Koval requested a scope of work be provided for Council review. The Marketing Manager provided a PowerPoint presentation and responded to Council questions.

Under discussion, the Mayor requested staff bring the item back to address Council's concerns.

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

- (A) Nick Eustace, Joint Ventures, spoke about the California cannabis manufacturing startup company, and stated that clarification is needed regarding Ordinance 602, and cannabis business updates.
- (B) Truth spoke about having more directional signs in Santee, SANDAG webinar, Caltrans and encouraged more of the public to speak up at local City Council Meetings.
- (C) John Hossick, Santee Mobilehome Owners Action Committee, spoke about Buddy’s Backpacks and invited the City Council to the assembly and backpack giveaway.

**PUBLIC HEARING:**

- (10) **Resolution Approving the Annual Levy of a Special Tax Within the CSA 69 Reorganization Boundary for FY 2023-2024 and Collection on the Property Tax Roll. (Finance – Jennings) (Reso 095-2023)**

The Public Hearing was opened at 7:24 p.m. The Finance Director provided a PowerPoint presentation and responded to Council questions.

**PUBLIC SPEAKER:**

- Truth

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

Vice Mayor Koval seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; Council Members McNelis: Aye; and Trotter: Aye. Ayes: 4. Noes: 0. Absent: Council Member Hall – 1.

The Public Hearing was closed at 7:28 p.m.

- (11) **Public Hearing for Development Review Permit DR2022-5 for a Three-Story Apartment Complex Consisting of 54 Units and Related Site Improvements on a 2.45-Acre Vacant Lot Located at 701 Park Center Drive (APN 384-032-07 & 08) in the Town Center Specific Plan Area with a Medium-High Density Residential (R-14) Land Use Designation and Finding the Project Exempt from the California Environmental Quality Act (“CEQA”) Pursuant to the Class 32 Infill Exemption. (Applicant: Westmark Partners, LP). (Planning and Building – Coyne) (Reso 096-2023)**

The Public Hearing was opened at 7:29 p.m. The Principal Planner provided a PowerPoint presentation and responded to Council questions, with assistance from the Fire Chief, Santee Sheriff’s Department Captain, the City Attorney and Pauly De Barten, project applicant.

**PUBLIC SPEAKERS:**

- Truth
- Shaun Halvax
- Pauly De Barten

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

Council Member Trotter seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; Council Members McNelis: Aye; and Trotter: Aye. Ayes: 4. Noes: 0. Absent: Council Member Hall – 1.

The Public Hearing was closed at 7:28 p.m.

**NEW BUSINESS:**

- (12) **Resolution Receiving the 2023 City of Santee Development Impact Fee Report and Making Certain Findings Based on that Report Pursuant to the Santee Municipal Code and the California Government Code. (Finance – Jennings) (Reso 097-2023)**

The Finance Director provided a PowerPoint presentation and responded to Council questions.

**PUBLIC SPEAKER:**

- Truth

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

Vice Mayor Koval seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; Council Members McNelis: Aye; and Trotter: Aye. Ayes: 4. Noes: 0. Absent: Council Member Hall – 1.

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

None.

**CITY COUNCIL REPORTS:**

Vice Mayor Koval spoke about the parking situation in Town Center related to the ball fields, Sportsplex, YMCA, and surrounding neighborhoods; she asked if the funds from Community Center and Park-in-Lieu fees could be fast tracked for the parking lot that will be part of the upcoming Community Center Project; she reminded the community of the SLEMSA meeting on August 10, 2023; she reported on attending the Heartland Communications Facility Commission meeting, various SANDAG meetings and SANDAG Borders Committee meeting; she also congratulated Senior Volunteer Bonell Goycochea for winning an award at the Kiwanis Club of Santee Law Enforcement and Community Services Award Dinner.

Mayor Minto spoke about SANDAG meetings he attended, as well as SANDAG Chief Executive Officer Hasan Ikhata's resignation; he reported he will be attending the upcoming League of California Cities annual conference in September; he also announced the reappointment of James Sly, as the Santee representative to the Gillespie Field Development Council.

**CITY MANAGER REPORTS:**

The City Manager spoke about the Summer Concert series at Town Center Park; she also reminded the community that the City is going live with the new on-line Permitting & Service Request System on August 29, 2023, and that limited services would be offered the week of August 21 through August 25, 2023.

**CITY ATTORNEY REPORTS:**

None.

**CLOSED SESSION:**

Council Members recessed at 8:31 p.m. and convened in Closed Session at 8:36 p.m.

**(13) Conference with Labor Negotiators**

(Gov. Code Section 54957.6)

City Designated Representative: City Manager

Employee Organization: Santee Firefighters Association

**(14) Conference with Legal Counsel—Existing Litigation**

(Gov. Code section 54956.9)

Name of Case: *City of Santee v. Orkin, Inc., et al.*

Case Number: San Diego Superior Court Case No. 37-2022-00023668-CU-EI-CTL

Council Members reconvened in Open Session at 8:55 p.m. with all members present. Mayor Minto reported for Item 13 direction was given to bring back a final approval for a memorandum of understanding at the next Council Meeting and for Item 14, Council unanimously approved the terms of the settlement agreement, which once finalized, will be available for public review.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 8:56 p.m.

Date Approved: September 13, 2023

  
Annette Fagan Ortiz, CMC, City Clerk