

**Minutes  
Santee City Council  
Council Chamber – Building 2  
10601 Magnolia Avenue  
Santee, California  
November 13, 2024**

This Regular Meeting of the Santee City Council was called to order by Mayor John W. Minto at 6:33 p.m.

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

Officers present: City Manager Marlene Best, City Attorney Shawn Hagerty and City Clerk James Jeffries

**INVOCATION** was given by Craig Barnett, Carlton Oaks Baptist Church

**PLEDGE OF ALLEGIANCE** was led by Bill Crane, Senior Management Analyst/Grants Coordinator

**PRESENTATION:** Santee City Cup Presentation: Varsity Football Game Between Santana High School and West Hills High School

Vice Mayor Trotter and Councilmember McNelis presented patches and the Santee City Cup to West Hills High School Varsity Football coach and players.

**PRESENTATION:** Introduction of 2024 Miss Santee, Miss Teen Santee and Three Santee Princesses

Vice Mayor Trotter and Councilmember McNelis presented Miss Santee, Serenity Stark, Miss Teen Santee, Sydney Gess, and the Miss Santee Princesses, Reagan Gess, Ella Geber and Riely Lovin with rose bouquets and gift bags. Lauren Geber former Miss Santee spoke about her experience as a mentor and leading the Miss Santee pageant.

**CONSENT CALENDAR:**

- (1) **Approval of Reading by Title Only and Waiver of Reading in Full, of Ordinances and Resolutions on the Agenda. (City Clerk – Jeffries)**
- (2) **Approval of Meeting Minutes of the Santee City Council for the September 25, October 9, and October 23, 2024, Regular Meetings. (City Clerk – Jeffries)**
- (3) **Approval of Payment of Demands as Presented. (Finance – Jennings)**

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- (4) Approval of the Expenditure of \$83,227.69 for October 2024 Legal Services. (Finance – Jennings)
  - (5) Adoption of a Resolution Amending the City’s Conflict of Interest Code. (City Clerk – Jeffries) (Reso 116-2024)
  - (6) Adoption of a Resolution Authorizing the City Manager to Execute ARPA-Funded Agreement Amendments with the East County Transitional Living Center for \$100,000.00 and PATH San Diego for Homelessness Prevention Services for \$84,475.00. (City Manager – Best) (Reso 117-2024)
  - (7) Adoption of a Resolution Authorizing the Purchase of 120 New Dell Precision 3460 Small Form Factor Workstations to Replace Existing Workstations Through the Minnesota NASPO ValuePoint Master Cooperative Purchasing Master Agreement No. 23026 in the Amount of \$99,128.40. (City Manager – Best) (Reso 118-2024)
  - (8) Adoption of a Resolution Approving the Procurement of Traffic Signal Cabinets and Controllers for the Traffic Signal Upgrade Project CIP 2023-09 for a total amount of \$177,623.94, and Finding the Action is Exempt from the Requirements of the California Environmental Quality Act (“CEQA”) Pursuant to CEQA Guidelines Section 15302(c). (Engineering – Schmitz) (Reso 119-2024)
  - (9) Authorization for Transferring the Obligation Authority of the Community Project Funding/Congressional Directed Spending Fund for State Route 52 Improvements to Caltrans and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Engineering – Schmitz)
  - (10) Adoption of a Resolution Rejecting the Bid Submitted by Construction & Industrial Roofing Co., Inc. and Awarding the Construction Contract to AOS Inc. dba Superior Roofing for the City Hall Improvements – Building 6 Roof Replacement (CIP 2024-31) Project for a Total Anticipated Project Cost of \$105,366.00 and Determining the Project is Categorically Exempt from Environmental Review Under the California Environmental Quality Act (“CEQA”) per State CEQA Guidelines Section 15301(c). (Engineering – Schmitz) (Reso 120-2024)
  - (11) Adoption of a Resolution Finding in Support of and Authorizing the Purchase of One New 2025 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 No. AM10-23 for a total purchase price of \$211,105.95. (Fire – Matsushita) (Reso 121-2024)



- (12) Adoption of a Resolution Authorizing the Purchase of New Structural Firefighting Clothing (Turnouts) from Allstar Fire Equipment Inc., per Sourcewell Contract No. 010424-LIO for an Amount Not to Exceed \$66,251.17. (Fire – Matsushita) (Reso 122-2024)
- (13) Rejection of Claims Against the City by Cameron Matthews, Andrew Golembiewski, Chad White, Tamara McAnally and John Ehmke, and Acceptance of a Claim Against the City by James Ross for \$2,663.26. (Human Resources – Freeman)
- (14) Adoption of a Resolution Authorizing the Appropriation of Funds in the amount of \$15,000.00 for the FLSA Determination Related to 56-Hour Work Week Battalion Chiefs Based Upon a Non-Exempt Status Determination. (Fire – Matsushita) (Reso 123-2024)

**Action:** Councilmember McNelis moved approval of the Consent Calendar.

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

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

- (A) Carl Costantino spoke about the fires near the riverbed and raised questions about Santee establishing an encampment ordinance.
- (B) Lee Shannon brought up concerns about a trailer parked on the street in front of her residence and inquired about Santee's parking ordinance.

Mayor Minto requested Item 23 be heard before Item 15.

**NEW BUSINESS:**

- (23) Resolution Proclaiming an Emergency, Authorizing the Maintenance of Existing Defensible Space Areas in the San Diego River Corridor and Authorizing the City Manager to Enter into Contracts to Maintain Existing Defensible Space Areas; and Finding Such Action is Exempt from Review Under the California Environmental Quality Act ("CEQA") Pursuant to CEQA Guidelines Section 15269(c). (City Manager – Best) (Reso 127-2024)

Eric King, Parks and Landscape Supervisor, provided a PowerPoint presentation and responded to Council questions with the assistance of Justin Matsushita, Fire Chief.

**Action:** Councilmember Hall moved approval of staff recommendation.

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

### **PUBLIC HEARING:**

**(15) Continuation of the October 23, 2024, City Council Workshop Regarding the City of Santee Development Impact Fee Nexus Study and Proposed Updates to Development Impact Fees and Continuation of a Public Hearing to Adopt the Nexus Study and the Proposed Development Impact Fee Schedule to January 8, 2025. (Finance – Jennings)**

The Public Hearing was opened at 7:16 p.m. Marlene Best, City Manager, introduced the Item and Heather Jennings, Finance Director, provided a PowerPoint presentation and responded to Council questions with the assistance of Megan Quinn, Harris & Associates; Sandi Sawa, Planning and Building Director; Shawn Hagerty, City Attorney; Carl Schmitz, Engineering Director; and Justin Matsushita, Fire Chief.

**Action:** Mayor Minto moved approval of staff recommendation.

Vice Mayor Trotter seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Trotter: Aye; and Councilmembers Hall: No; Koval: Aye; and McNelis: Aye. Ayes: 4. Noes: 1

The Public Hearing was continued to January 8, 2025, at 8:14 p.m.

**(16) Public Hearing and Introduction and First Reading of an Ordinance Amending Santee Municipal Code, Title 13, "Zoning" Regarding Accessory Structures in the Front Yard (Case File: ZOA-2024-0003). (Planning and Building – Sawa)**

The Public Hearing was opened at 8:14 p.m. Christina Rios, Senior Planner, provided a PowerPoint presentation and responded to Council questions with the assistance of Sandi Sawa, Planning and Building Director; Justin Matsushita, Fire Chief and Aaron Strum, Building Official.

**Action:** Councilmember Hall moved approval of staff recommendation.

Councilmember Koval seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Trotter: No; and Councilmembers Hall: Aye; Koval: Aye; and McNelis: Aye. Ayes: 4. Noes: 1.

The Public Hearing was closed at 8:31 p.m.



- (17) **Public Hearing and Introduction and First Reading of an Ordinance Amending Santee Municipal Code Title 13 (Zoning) Regarding Accessory Dwelling Units and Junior Accessory Dwelling Units to Comply with Recent Changes in State Law and Finding the Action to be Statutorily Exempt from the California Environmental Quality Act (“CEQA”) Under Section 21080.17 of the Public Resources Code (Case File ZOA-2024-0003). (City Attorney – Hagerty)**

The Public Hearing was opened at 8:31 p.m. Tari Williams, Assistant City Attorney, provided a PowerPoint presentation and responded to Council questions with the assistance of Shawn Hagerty, City Attorney.

**Action:** Councilmember Hall moved approval of staff recommendation.

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

The Public Hearing was closed at 8:35 p.m.

- (18) **Public Hearing and Introduction and First Reading of an Ordinance Amending Table 13.12.030A and Table 13.14.030A of the Santee Municipal Code Title 13 (Zoning) Regarding Commercial/Office and Industrial Use Regulations Applicable to Car Wash Facilities (Case File ZOA-2024-0003) and Finding the Action to be Exempt from the California Environmental Quality Act. (City Attorney – Hagerty)**

The Public Hearing was opened at 8:35 p.m. Tari Williams, Assistant City Attorney, provided a PowerPoint presentation and responded to Council questions.

**Action:** Councilmember Koval moved approval of staff recommendation.

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

The Public Hearing was closed at 8:38 p.m.

#### **CONTINUED BUSINESS:**

- (19) **American Rescue Plan Act (ARPA) Expenditure Plan Final Update and Resolution Authorizing the Transfer of ARPA Funds to the General Fund to Fund a Portion of the Fiscal Year 2024-25 San Diego Sheriff Contract and Authorizing the City Manager to Make All As-Needed Final ARPA Allocations on December 31, 2024. (Finance – Jennings) (Reso 124-2024)**

Heather Jennings, Finance Director, provided a PowerPoint presentation and responded to Council questions with the assistance of Justin Matsushita, Fire Chief, and Shawn Hagerty, City Attorney.

**Action:** Vice Mayor Trotter moved approval of staff recommendation with using the funds for the temporary Fire Station as first priority then for the Town Center Specific Plan.

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

### **NEW BUSINESS:**

#### **(20) Presentation of Proposal for City Holiday Closure December 2024. (City Manager – Best)**

Marlene Best, City Manager introduced the Item and Rida Freeman, Human Resources Director, provided a PowerPoint presentation and responded to Council questions with the assistance of Aaron Strum, Building Official; Nicholas Chavez, Community Services Director; Heather Jennings, Finance Director; and Justin Matsushita, Fire Chief.

**Action:** Councilmember McNelis moved to approve the holiday closure with a 50/50 split between the City and employees for leave use, for a 1-year trial.

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

Councilmember McNelis left dais approximately at 9:23 p.m.

#### **(21) Request to Approve a Resolution Authorizing a Professional Services Agreement with Interwest Consulting Group Inc. for Specialized Building Professional Services and Finding this Action is Not a Project Under the California Environmental Quality Act (“CEQA”) Pursuant to CEQA Guidelines Section 15378. (Planning and Building – Sawa) (Reso 125-2024)**

Aaron Strum, Building Official, provided a PowerPoint presentation and responded to Council questions.

**Action:** Vice Mayor Trotter moved approval of staff recommendation.

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

Councilmember McNelis returned to dais at 9:25 p.m.

- (22) **Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Dudek, Inc. for Preparation of an Update to the General Plan Land Use Element. (Planning and Building – Sawa) (Reso 126-2024)**

Michael Coyne, Principal Planner, provided a PowerPoint presentation and responded to Council questions.

**Action:** Vice Mayor Trotter moved approval of staff recommendation.

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

- (23) **Item 23 was reordered to be heard before Item 15.**

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

None.

**CITY COUNCIL REPORTS:**

Vice Mayor Trotter shared with the community that new Veterans Hometown Heroes banners have been put up.

**CITY MANAGER REPORTS:**

The City Manager reminded the community about the upcoming events.

**CITY ATTORNEY REPORTS:**

None.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 9:31 p.m.

Date Approved: February 12, 2025

  
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James Jeffries, City Clerk