

**Minutes
Santee City Council
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
February 26, 2025**

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 Rob McNelis, and Councilmembers Ronn Hall, Laura Koval, and Dustin Trotter – 5

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

INVOCATION was given by Gary Lawton, Calvary Chapel of Santee

PLEDGE OF ALLEGIANCE was led by Councilmember Koval

CONSENT CALENDAR:

Marlene Best, City Manager, requested Item 13 under Closed Session be removed from the Agenda.

- (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 Regular Meeting of February 12, 2025. (City Clerk – Jeffries)**
- (3) **Approval of Payment of Demands as Presented. (Finance – Jennings)**
- (4) **Approval of the Expenditure of \$108,378.31 for January 2025 Legal Services. (Finance – Jennings)**
- (5) **Adoption of a Resolution Accepting the City Hall Improvements – Building 6 Roof Replacement (CIP 2024-31) Project as Complete and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”) Per State CEQA Guidelines Section 15378. (Engineering – Schmitz) (Reso 013-2025)**
- (6) **Adoption of a Resolution Approving the First Amendment to the Contract with Advanced Railway Innovations, DBA Advanced Electrical Innovations for Electrical Repairs and Related Maintenance. (Community Services – Chavez) (Reso 014-2025)**

Action: Councilmember Koval moved approval of the Consent Calendar and Agenda as Amended.

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

NON-AGENDA PUBLIC COMMENT (15 minutes):

- (A) Brenda Hammond let the community know about her lost hat and shared a childhood story.
- (B) John Hossick expressed his gratitude for the Community Development Block Grants in Santee and how CSA San Diego has helped the community; he also shared his views on the necessity of additional temporary or permanent fire stations.
- (C) Sharon Bennett voiced concerns regarding the dirt lot adjacent to Town Center Community Park.
- (D) Elanor Aylesworth Warsh expressed her gratitude to the Council and City for the clean-up efforts near Countryside Magnolia and inquired about the possibility of opening the road next to the new development.

PUBLIC HEARING:

- (7) **Continued Public Hearing to Assess Community Development Needs and to Solicit Proposals for Program Year 2025 Community Development Block Grant (CDBG) and Home Program Funding Consistent with the Consolidated Plan and Finding the Action is Not a Project Subject to the California Environmental Quality Act ("CEQA"). (Planning and Building – Sawa) (Reso 015-2025)**

The Public Hearing was reopened at 6:48 p.m. Bill Crane, Senior Management Analyst /Grant Coordinator, provided a PowerPoint presentation and responded to Council questions.

Public Speaker:

- Deborah Martin, Elder Help of San Diego

Action: Under discussion, Vice Mayor McNelis moved approval of staff recommendation with the Program Year 2025 CDBG funds to be allocated as follows:

<u>Public Facilities (CDBG)</u>	<u>Allocation</u>
City of Santee – Public Infrastructure Citywide ADA Pedestrian Ramp Project	
	<u>\$210,804.00</u>
Total	\$210,804.00
 <u>Administrative Activities (CDBG)</u>	
CDBG Program Administration	\$43,800.00
CSA San Diego County (Federally Required Fair Housing Service)	<u>\$21,000.00</u>
Total	\$64,800.00

<u>Public Service Activities (CDBG)</u>	<u>Allocation</u>
Crisis House	5,000.00
Elder Help	5,000.00
Meals on Wheels	5,000.00
Santee Food Bank	23,600.00
Santee Santas	5,000.00
Voices for Children	5,000.00
Total	\$48,600.00
 Grand Total Allocation	 \$324,204.00

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

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

- (8) **Public Hearing And Resolution Adopting Environmental Findings Pursuant to the California Environmental Quality Act, Certifying the Town Center Specific Plan Final Environmental Impact Report (SCH #2023090032), Adopting the Mitigation Monitoring and Reporting Program, and Approving the Project and First Reading of an Ordinance Adopting an Updated Town Center Specific Plan to Replace the Existing Town Center Specific Plan and All Amendments (Case File: TCSPA-2023-0001). (Planning and Building – Sawa) (Reso 016-2025)**

The Public Hearing was opened at 7:09 p.m. Sandi Sawa, Planning and Building Director, introduced the item and along with Mark Steele, M. W. Steele Group, and Yara Fisher, Helix Environmental Planning, provided a PowerPoint presentation and responded to Council questions.

Public Speaker:

- Erik Wiese, Wiese & Associates

Councilmember Koval recommended changing Dance Studios to Performing Arts Studios and changing the sign on the bridge leading into Town Center.

Action: Mayor Minto moved approval of staff recommendation with Councilmember Koval’s requested changes.

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

The Public Hearing was closed at 7:59 p.m.

- (9) **Public Hearing for Tentative Map (TM-2024-0002), Development Review Permit (DR-2024-0004), and Environmental Review (ENV-2025-0004) for a Multi-Family Residential Development Consisting of 53 Units and Related Site Improvements on Two Lots Totaling 2.3 Net Acres Located at 701 Park Center Drive (APN 381-032-07 & 08) in the Town Center Specific Plan Area with a Medium-High Residential (R-14) Land Use Designation and Finding the Project Exempt From the California Environmental Quality Act Pursuant to the Class 32 Infill Exemption. (Applicant: City Ventures). (Planning and Building – Sawa) (Reso 017-2025) (Reso 018-2025)**

The Public Hearing was opened at 7:59 p.m. Austin Silva, Contract Planner with 4Leaf, Inc., provided a PowerPoint presentation and responded to Council questions with the assistance of Sandi Sawa, Planning and Building Director and Carl Schmitz, Engineering Director.

Public Speaker:

- Shaun Halvax
- Eric Miller, City Ventures

Action: Vice Mayor McNelis moved approval of staff recommendation with changes to modify address visibility and EV Charging hookups.

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

The Public Hearing was closed at 8:39 p.m.

- (10) **Resolution Authorizing the Submittal of a Permanent Local Housing Allocation (PLHA) Grant Application to the State Department of Housing and Community Development. (City Manager – Best) (Reso 019-2025)**

The Public Hearing was opened at 8:39 p.m. Bill Crane, Senior Management Analyst/Grant Coordinator, provided a PowerPoint presentation and responded to Council questions.

Action: Councilmember Hall moved approval of staff recommendation.

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

The Public Hearing was closed at 8:46 p.m.

NEW BUSINESS:

- (11) **Resolution Awarding the Design-Build Construction Contract for the Temporary Fire Station Apparatus Bay (CIP 2024-36B) Project to Horizons Construction Company International, Inc., and Appropriating an Additional \$424,721.00 from the General Fund to the Capital Improvement Program Budget for the Construction of a Temporary Fire Station Apparatus Bay and Living Quarters, and Finding the Project Exempt from the California Environmental Quality Act ("CEQA"), Pursuant to CEQA Guidelines Sections 15301, 15303, And 15304. (Fire/Engineering – Matsushita/Schmitz) (Reso 020-2025)**

Justin Matsushita, Fire Chief, provided a PowerPoint presentation and responded to Council questions with the assistance of Nicolas Chavez, Community Services Director.

Action: Councilmember Hall moved approval of staff recommendation.

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

- (12) **Fiscal Year 2024-25 Operating Budget Update and Resolution Amending the Fiscal Year 2024-25 Budget. (Finance – Jennings) (Reso 021-2025)**

Heather Jennings, Finance Director, provided a PowerPoint presentation and responded to Council questions with the assistance of Sandi Sawa, Planning and Building Director, and Rida Freeman, Human Resources Director.

Action: Vice Mayor McNelis moved approval of staff recommendation.

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

NON-AGENDA PUBLIC COMMENT: (Continued)

None.

CITY COUNCIL REPORTS:

Councilmember Koval spoke about her recent Air Pollution Control Board and SANDAG Planning Committee meetings; she also spoke on her efforts towards speeding up the CEQA review for work in the riverbed related to the FEMA grant.

Councilmember Hall spoke about a ride along with the Sheriff's Department and inquired about technology to assist the Sheriff with red light runners.

Mayor Minto shared information he received from his recent League of California Cities meeting.

Vice Mayor McNelis commented on the success of Fido Fest.

CITY MANAGER REPORTS:

Marlene Best, City Manager, thanked staff for their efforts towards Fido Fest.

CITY ATTORNEY REPORTS:

None.

CLOSED SESSION:


(Item removed from Agenda)

- (13) Conference with Labor Negotiators**
(Government Code Section 54957.6)
City Designated Representative: City Manager
Employee Organization: Santee Firefighters Association

ADJOURNMENT:

There being no further business, the meeting was adjourned at 9:26 p.m.

Date Approved: March 26, 2025



James Jeffries, City Clerk