

**Minutes  
Santee City Council  
Council Chamber – Building 2  
10601 Magnolia Avenue  
Santee, California  
March 12, 2025**

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 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 Jerry Phillips, Sonrise Community Church

**PLEDGE OF ALLEGIANCE** was led by Councilmember Koval.

**CONSENT CALENDAR:**

Councilmember Koval requested Item 5 be pulled for discussion. James Jeffries, City Clerk, requested Item 2 be pulled for public comment.

- (1) **Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances and Resolutions on the Agenda. (City Clerk – Jeffries)**
- (2) **Item Pulled for Public Comment.**
- (3) **Adoption of a Resolution Awarding the Construction Contract to Downstream Services, Inc. for the Citywide Storm Drain Trash Diversion (CIP 2025-20) Project for a total amount of \$273,915.00 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 022-2025)**
- (4) **Adoption of a Resolution Awarding the Construction Contract for the Citywide Crack Sealing Program 2025 (CIP 2025-03) Project for a Total Amount of \$74,470.00, 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 023-2025)**
- (5) **Item Pulled for Discussion.**

- (6) **Adoption of a Resolution Rejecting the Bid Submitted by HSCC, Inc. and Awarding the Construction Contract to Portillo Concrete, Inc. for the ADA Pedestrian Ramp Improvements (CIP 2024-04) Project for a total amount of \$383,600.00 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 025-2025)**
- (7) **Adoption of a Resolution to Adopt the Updated Citizen and Community Participation Plan for Programs Funded Under the U.S. Department of Housing and Urban Development; this Item is Exempt from Environmental Review Under the California Environmental Quality Act ("CEQA") by Guidelines Section 15061(b)(3). (Planning and Building – Sawa) (Reso 026-2025)**

**Action:** Vice Mayor McNelis moved approval of the Consent Calendar and Agenda as amended.

Councilmember Trotter 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.

**Items removed from the Consent Calendar:**

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

**Public Speaker:**

- Truth

**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.

- (5) **Adoption of a Resolution Removing Overnight Parking Restriction on Riverwalk Drive. (Engineering – Schmitz) (Reso 024-2025)**

Carl Schmitz, Engineering Director, introduced the item and Minjie Mei, Principal Traffic Engineer, provided a PowerPoint presentation and responded to Council questions.

Councilmember Koval recommended amending the Item to restrict overnight parking of motorhomes.

In response to Councilmember Koval's comments, staff recommended updating the Item to modify the overnight parking restriction on the south side of Riverwalk Drive to vehicles over 8 feet in height between the hours of 12:00 a.m. and 6:00 a.m. and implement the same restriction on the north side of the street, to be consistent with other overnight parking restrictions throughout the City.

**Action:** Vice Mayor McNelis moved approval of the amended staff recommendation to modify the overnight parking restriction on the south side of Riverwalk Drive to vehicles over 8 feet in height between the hours of 12:00 a.m. and 6:00 a.m. and implement the same restriction on the north side of the street, to be consistent with other overnight parking restrictions throughout the City.

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.

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

- (A) Sue Mayberry, Trauma Intervention Programs, spoke about the program and thanked the City for its support.
- (B) Brenda Hammond spoke about friendship, grief, her lost hat, and shared a childhood story.
- (C) Gary Blume, Total Altruism Project, updated the community about the upcoming project at Big Rock Park.
- (D) Truth provided feedback about Council Meetings, requested a proclamation, suggested installing more trash cans throughout the City, commented on battery energy storage sites, shared an event idea and commented on the Santee Veterans Memorial craft.

**PUBLIC HEARING:**

- (8) **Public Hearing to Review the Draft Program Years 2025-2029 Consolidated Plan and Program Year (PY) 2025 Annual Action Plan; this Item is Exempt from Environmental Review Under the California Environmental Quality Act ("CEQA") by Guidelines Section 15061(b)(3). (Planning and Building – Sawa)**

The Public Hearing was opened at 7:02 p.m. Brittany Gohres, Senior Management Analyst, provided a PowerPoint presentation and responded to Council questions.

**Public Speaker:**

- Truth

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

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.

The Public Hearing was closed at 7:09 p.m.



**CONTINUED BUSINESS:**

- (9) **Second Reading and Adoption of an Ordinance Adopting an Updated Town Center Specific Plan to Replace the Existing Town Center Specific Plan and Amendments (Case File: TCSPA-2023-0001) and Adoption of a Resolution Amending the General Plan to Conform to the New Town Center Specific Plan Boundaries and Zoning. (Planning and Building – Sawa) (Ord 624) (Reso 027-2025)**

Sandi Sawa, Planning and Building Director, provided a PowerPoint presentation and responded to Council questions with the assistance of Marlene Best, City Manager.

**Public Speaker:**

- Truth

**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.

**NEW BUSINESS:**

- (10) **Resolution Determining a Winery to be a Permitted Use in the Industrial Districts on the Basis of Similarity to Uses Specifically Listed. (Planning and Building – Sawa) (Reso 028-2025)**

Sandi Sawa, Planning and Building Director, provided a PowerPoint presentation and responded to Council questions with the assistance of Shawn Hagerty, City Attorney.

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

Councilmember Trotter 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.

- (11) **Report Summarizing the Outcome of the Santee City Council Retreat Workshop Held on February 27, 2025, Including Priorities and New Funding Direction, and a Resolution Authorizing the Appropriation of Funding for the Multiple Species Conservation Plan, Subarea Plan. (City Manager – Best) (Reso 029-2025)**

Marlene Best, City Manager, provided a PowerPoint presentation and responded to Council questions.

**Public Speaker:**

- Truth

**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.

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

None.

**CITY COUNCIL REPORTS:**

Councilmember Koval attended an Industrial Environmental Association's luncheon and provided an overview to the community about their purpose.

Vice Mayor McNelis acknowledged and thanked the Fire Department, the Sheriff's Department and the Santee Public Services Department for their efforts in keeping the community safe.

Mayor Minto attended the County of San Diego City Selection Committee Meeting and provided updates from the meeting.

**CITY MANAGER REPORTS:**

Marlene Best, City Manager, informed the community about upcoming events.

**CITY ATTORNEY REPORTS:**

None.

**CLOSED SESSION:**

Councilmembers recessed at 7:44 p.m. and convened in Closed Session at 7:48 p.m.

**(12) Public Employee Performance Evaluation**

(Gov. Code section 54957)

Title: City Clerk

**(13) Conference with Labor Negotiators**

(Government Code Section 54957.6)

City Designated Representative: City Manager

Employee Organization: Santee Firefighters Association

Councilmembers reconvened in Open Session at 10:04 p.m., with all members present. Mayor Minto reported for Item 12, an employee evaluation was performed and direction was given to staff to bring back an updated contract for the employee; for Item 13, direction was given to staff.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 10:05 p.m.

Date Approved: March 26, 2025

  
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James Jeffries, City Clerk