Minutes
Santee City Council
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
September 24, 2025

This Regular Meeting of the Santee City Council was called to order by Vice Mayor Rob McNelis at 6:31 p.m.

ROLL CALL: Present: Vice Mayor Rob McNelis and Councilmembers Laura Koval and Dustin Trotter. Absent: Mayor John W. Minto and Councilmember Ronn Hall.

Officers present: Interim City Manager Gary Halbert and City Clerk James Jeffries

INVOCATION was given by KC Marie Pandell, Summit Unitarian Universalist Fellowship.

PLEDGE OF ALLEGIANCE was led by Steve Miller, Principal Civil Engineer.

PROCLAMATION: September 29 - October 3, 2025, as National Manufacturing Week

Councilmember Trotter presented the Proclamation to James Sly, President and CEO, East County Economic Development Council.

CONSENT CALENDAR:

James Jeffries, City Clerk, announced speaker slips were submitted for Items 2 and 6.

(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 Discussion.**

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

(4) **Approval of the Expenditure of $118,305.58 for August 2025 Legal Services. (Finance – Jennings)**

(5) **Adoption of Resolution Authorizing the Appropriation of General Fund Reserves to the Fiscal Year 2025-26 Community Services Operating Budget for Security Services. (Community Service – Chavez)** (Reso 122-2025)

(6) **Item Pulled for Discussion.**

(7) **Adoption of a Resolution Approving the Final Map for an Eight-Unit Planned Residential Development Subdivision (TM2021-2) and Authorizing the City Engineer to Execute the Associated Subdivision Improvement Agreement. Location: Southwest Corner of Fanita Drive and Watson Place. Applicant: Sofia SD Corporation, a California Corporation. (Engineering – Schmitz)** (Reso 124-2025)

Action: Councilmember Trotter moved approval of the Consent Calendar, except Items 2 and 6 which were pulled for discussion.

Councilmember Koval seconded the motion, which carried by the following vote: Mayor Minto: Absent; Vice Mayor McNelis: Aye; and Councilmembers Hall: Absent; Koval: Aye; and Trotter: Aye. Ayes: 3. Noes: 0. Absent: 2.

Items removed from the Consent Calendar:

(2) **Approval of Meeting Minutes of the Santee City Council for the Special Meetings of July 8, 10, and 11, 2025, August 4, 2025, August 4, 2025, August 12, 2025, Regular Meeting of August 13, 2025, and Special Meeting of August 20, 2025. (City Clerk – Jeffries)**

Public Speaker:

- Truth

Action: Councilmember Koval moved approval of staff recommendation.

Councilmember Trotter seconded the motion, which carried by the following vote: Mayor Minto: Absent; Vice Mayor McNelis: Aye; and Councilmembers Hall: Absent; Koval: Aye; and Trotter: Aye. Ayes: 3. Noes: 0. Absent: 2.

(6) **Adoption of a Resolution Authorizing the Purchase of Twenty (20) Clear Polycarbonate Panels from ePlastics for the Town Center Community Park Sports Complex Arena Soccer Field Improvements and Authorizing the Appropriation of $96,840.00 from the General Fund Reserve. (Engineering/Community Services – Schmitz/Chavez)** (Reso 123-2025)

Public Speaker:

- Truth

Action: Councilmember Koval moved approval of staff recommendation.

Councilmember Trotter seconded the motion, which carried by the following vote: Mayor Minto: Absent; Vice Mayor McNelis: Aye; and Councilmembers Hall: Absent; Koval: Aye; and Trotter: Aye. Ayes: 3. Noes: 0. Absent: 2.

NON-AGENDA PUBLIC COMMENT (15 minutes):

(A) Jennifer La Cross expressed concerns about safety related to traffic flow at Carlton Oaks School at the intersections of Wethersfield Road, De Vos Drive and Carlton Oaks Drive.

(B) Truth spoke about businesses coming to Santee; the need for events for individuals in their 20s and 30s; safer crosswalks at intersections; and traffic solutions and roundabouts.

(C) Brenda Hammond shared a quote from Dr. Seuss and spoke on ICE working with local law enforcement.

PUBLIC HEARING:

(8) Public Hearing for a Tentative Map (TM-2024-0001) and Development Review Permit (DR-2024-0001) for a Multi-Family Residential Development Consisting of 285 Units and Related Site Improvements on a 22.17 Acre Parcel Located at the Terminus of Park Center Drive and West of Cottonwood Avenue (APN 381-051-18-00) in the R-14 (Medium High Density Residential) Zone and Finding the Project is Subject to California Environmental Quality Act Sections 15162 and 15164 Addendum to an EIR (Applicant: City Ventures Homebuilding, LLC). (Planning and Building – Sawa) **(Resos 125-2025 and 126-2025)**

The Public Hearing was opened at 6:51 p.m. Sandi Sawa, Planning and Building Director introduced the Item and Rachael Lindebrekke, Associate Planner, and Minjie Mei, Principal Traffic Engineer provided a PowerPoint presentation and responded to Council questions with the assistance of Carl Schmitz, Engineering Director, Harley Wallace, Fire Chief, and Nicolas Chavez, Community Services Director. Michael You, Senior Director, City Ventures, provided a PowerPoint presentation and responded to Council questions.

Public Speakers:

- Truth
- Michael Hoskins
- Mary Kate Spahn, Walker Tails Community Association
- Scott Seevers
- Margaret Seevers
- Lam Nguyen, Walker Trails Home Owners Association

Action: Vice Mayor McNelis moved approval of staff recommendation.

Councilmember Koval seconded the motion, which carried by the following vote: Mayor Minto: Absent; Vice Mayor McNelis: Aye; and Councilmembers Hall: Absent; Koval: Aye; and Trotter: Aye. Ayes: 3. Noes: 0. Absent: 2.

The Public Hearing was closed at 7:57 p.m.

NEW BUSINESS:

(9) Type 1 Fire Engine Refurbishment Discussion. (Fire – Wallace)

Harley Wallace, Fire Chief, provided a PowerPoint presentation and responded to Council questions.

Public Speaker:

- Truth

After discussion, Council provided feedback and direction to staff.

(10) Selection of Voting Representative and Alternates for the League of California Cities Annual Conference and Resolution Cancelling the Regular Meeting of the City Council Scheduled for Wednesday, October 8, 2025. (City Clerk – Jeffries) (Reso 127-2025)

James Jeffries, City Clerk provided a staff report and responded to Council questions with assistance of Sandi Sawa, Planning and Building Director, Carl Schmitz, Engineering Director, Nicolas Chavez, Community Services Director, Heather Jennings, Finance Director, Harley Wallace, Fire Chief, and Rida Freeman, Human Resources Director.

Public Speaker:

- Truth

Action: Councilmember Koval moved approval of staff recommendation with selecting Mayor Minto as the voting representative and Councilmembers Koval and Hall as alternates.

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 (Continued):

None.

CITY COUNCIL REPORTS:

None.

CITY MANAGER REPORTS:

None.

CITY ATTORNEY REPORTS:

None.

CLOSED SESSION:

None.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:21 p.m.

Date Approved: October 22, 2025

James Jeffries, City Clerk