

**Minutes
Santee City Council
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
September 9, 2020**

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 Laura Koval and Council Members Ronn Hall, Stephen Houlahan and Rob McNelis – 5.

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

INVOCATION was given by Deacon Adam Dickinson – World Mission Society Church of God.

PLEDGE OF ALLEGIANCE was led by Mayor Minto.

CONSENT CALENDAR:

- (1) Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances and Resolutions on the Agenda. (City Clerk – Ortiz)
- (2) Approval of Meeting Minutes of the Santee City Council for the August 26, 2020, Regular Meeting. (City Clerk – Ortiz)
- (3) Approval of Payment of Demands as Presented. (Finance – McDermott)
- (4) Adoption of a Resolution to Increase the Contract Change Order Authorization and Appropriate Reimbursement Revenue from Padre Dam Municipal Water District, in the Amount of \$31,017.80, for the Citywide Slurry Seal and Roadway Maintenance Program 2020 (CIP 2020-04) Project. (Development Services – Kush) (Reso 101-2020)
- (5) Adoption of a Resolution Authorizing a Second Amendment to the Agreement with Bound Tree Medical, LLC, for As-Needed Purchases of Medical Supplies for Fiscal Year 2020-21 for a Total Amount Not to Exceed \$160,021.00. (Fire – Garlow) (Reso 102-2020)
- (6) Adoption of a Resolution Authorizing Open Market Purchase of a New 2019 Ford E450 Chassis with Remount of an Existing Ambulance Module onto the New Chassis and Trade-In of a 2015 GMC 4500

Chassis, all with Braun Northwest, Inc. for an Amount Not to Exceed \$160,191.21. (Fire – Garlow) (Reso 103-2020)

ACTION: Council Member Hall moved approval of the Consent Calendar.

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

NON-AGENDA PUBLIC COMMENT (15 minutes):

- (A) Mary Hyder requested the Council allow citizens to vote on the proposed Fanita Ranch development.
- (B) Lynda Marrokal spoke in favor of the proposed Fanita Ranch development and the need for more housing.
- (C) Dalina Weinfurter requested a meeting between East County Black, Indigenous and People of Color (BIPOC) Coalition and Captain Bavencoff, San Diego County Sheriff Department and requested the creation of a Diversity Committee.
- (D) Justin Schlaefli spoke in favor of the proposed Fanita Ranch development.
- (E) Alana Ethridge, East County BIPOC, requested the resignation of Council Member Hall and requested more diversity and actions from the Community Oriented Policing Committee (COMPOC).

PUBLIC HEARING:

- (7) **Conditional Use Permit P2019-3 for a Freestanding Wireless Telecommunication Facility at the Santana Village Shopping Center, Located at 9864 Magnolia Avenue in the Neighborhood Commercial Zone and Finding the Project Categorically Exempt from the California Environmental Quality Act (CEQA) Pursuant to CEQA Guidelines Section 15303. Applicant: Frank B. DePeralta, AT&T. APN 381-031-59. (Development Services – Kush) (Reso 104-2020)**

The Public Hearing was opened at 6:36 p.m. The Director of Development Services introduced the Item and the Senior Planner provided a PowerPoint presentation and responded to Council Questions.

PUBLIC SPEAKER:

- Jane Johnson

Council Member McNelis clarified the Federal Communications Commission (FCC) limits to ensure the project was under the maximum permissible exposure levels.

Council Member Hall inquired about the dangers to the neighbors closest to the tower.

Vice Mayor Koval requested the radius of coverage in the City for the tower.

Mayor Minto inquired whether the tower works with other towers.

Council Member Houlahan inquired whether additional antennas will be placed in the towers; requested clarification on the nearest residence from the tower; he stated a benefit would be better coverage for Santana High School.

ACTION: Council Member McNelis moved approval of staff recommendation.

Vice Mayor Koval seconded the motion, which carried by the following roll call vote: Mayor Minto: Aye; Vice Mayor Koval: Aye, and Council Members Hall: Aye; Houlahan: Aye, and McNelis: Aye. Ayes: 5. Noes: 0.

The Public Hearing was closed at 7:10 p.m.

- (8) **Public Hearing for the “Lantern Crest Ridge II” General Plan Amendment (GPA2018-1), Rezone (R2018-1), Conditional Use Permit (P2017-4) and Mitigated Negative Declaration (AEIS2018-2) to Permit the Construction of a 50-Unit Senior Care Facility with up to Three Stories and 59 Feet in Height on a 2.74-Acre Vacant Parcel Located at 11000 Sunset Trail in the R-1A/HL (Low Density/Hillside Limited Residential) Zone (APN: 384-142-04). Applicant: Santee Senior Retirement Communities, LLC. (Development Services – Kush) (Resos 105-2020, 106-2020, 107-2020 and Ord 582)**

The Public Hearing was opened at 7:10 p.m. The Director of Development Services introduced the Item and the Associate Planner provided a PowerPoint presentation and responded to Council Questions.

PUBLIC SPEAKER:

- Lynda Marrokal
- Justin Schlaefli
- Reza Banan
- Daniel Bickford

Vice Mayor Koval inquired about the drainage study; she stated memory care is needed in the community; she is in support of the project.

Council Member McNelis expressed the need memory care is needed in Santee; he stated he is in support of the project.

Council Member Houlahan concurred that memory care is essential; he expressed concerns with the drainage issues; he inquired about the onsite drainage and requested clarification regarding the affects to the Diegan Coastal Sage Scrub; he questioned whether there will be traffic improvements with the project and whether the appraised

value for the property would increase due to the change from an R14 zone as opposed to the current R1 zone; he stated the City would benefit from certain aspects of the project; he expressed support for the type of facility, yet has concerns for the increase in zoning.

Mayor Minto stated he is confident staff has reviewed the impacts of the water runoff for the project; expressed the need for proper memory care; he voiced his support for the project.

ACTION: Council Member McNelis moved approval of staff recommendation.

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

The Public Hearing was closed at 7:48 p.m.

NEW BUSINESS:

- (9) **Resolution Approving the First Amendment to Lien and Development Impact Fee Payment Agreement for Lantern Crest – Phase III, and Authorizing the City Manager to Execute Said Amendment. Location: 8549 Graves Avenue. Developer: Santee Senior Retirement Communities III, LLC (Michael Grant). (Development Services – Kush) (Reso 108-2020)**

The City Manager introduced the Item and the Principal Civil Engineer provided a PowerPoint presentation and responded to Council questions.

PUBLIC SPEAKER:

- Mary Hyder

Mayor Minto inquired whether the pandemic has affected the construction.

Council Member Hall expressed support for the delay.

Vice Mayor Koval expressed support for the delay but not in favor of locking in the development fee at today's rate.

Council Member Houlahan concurred with Vice Mayor Koval; he stated he supports allowing the delay.

Council Member McNelis expressed support for the delay due to the pandemic.

Council Member Houlahan expressed concerns with capital improvement projects being affected by the delay.

ACTION: Vice Mayor Koval moved approval of staff recommendation.

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

- (10) **Resolution Authorizing an Increase in Change Order Authorization for the Design Build Contract with Western Audio Visual for the Council Chamber AV Upgrades (CIP 2016-51) Project and Amending the Project Budget Accordingly. (City Clerk – Ortiz) (Reso 109-2020)**

The City Clerk provided a PowerPoint presentation and responded to Council questions.

PUBLIC SPEAKERS:

- Justin Schlaefli

Council Member Hall inquired whether Padre Dam could share some of the cost.

Council Member McNelis inquired whether air time could be sold to sponsors, to which the City Attorney responded in the negative; he stated he supports the project.

Mayor Minto expressed concerns with going in with the County and having to share a channel; he expressed support for having control over our own channel.

Vice Mayor Koval inquired whether there would still be a cost for the County channel if the City utilized the Tightrope system, to which the City Clerk responded in the negative; she stated the channel would be a great way to get out emergency information or other educational classes.

Council Member Houlahan stated he concurs with Vice Mayor Koval.

ACTION: Council Member McNelis moved approval of staff recommendation.

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

- (11) **Resolution Authorizing the City Manager to Execute a Professional Services Agreement with KOA Corporation for Traffic Engineering Services for Developing the Citywide Local Roadway Safety Plan. (Development Services – Kush) (Reso 110-2020)**

The Director of Development Services introduced the Item and the Principal Traffic Engineer provided a PowerPoint presentation.

ACTION: Council Member McNelis moved approval of staff recommendation.

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

(12) A Request for City Manager Authorization to Execute a Cost Share Agreement with Ten Named Parties in the Bacteria Investigative Order R9-2019-0014. (Development Services – Kush)

The Director of Development Services introduced the Item and the Storm Water Program Manager provided a PowerPoint.

ACTION: Council Member McNelis moved approval of staff recommendation.

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

NON-AGENDA PUBLIC COMMENT: (Continued)

- (A) Andrew Darrell inquired when youth sports would begin again.
- (B) Michael Pitman inquired about cannabis businesses in Santee.

CITY COUNCIL REPORTS:

Vice Mayor Koval requested staff review guidelines for small business assistance during the pandemic.

Council Member Houlahan stated that youth sports are occurring at Town Center Community Park for AYSO Soccer.

Mayor Minto stated there are some updates for the Community Oriented Policing Committee (COMPOC) that will be mentioned at the next COMPOC meeting.

CITY MANAGER REPORTS:

The City Manager clarified that the CDBG grant funding will be brought back to Council at the October 14th Council meeting for reconsideration; she stated that youth sports are allowed to practice, but not hold games, per the Governor's orders.

CITY ATTORNEY REPORTS:

None.

CLOSED SESSION:

Council Members recessed at 9:02 p.m. and convened in Closed Session at 9:12 p.m.

(13) CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION

(Government Code section 54956.9(d)(1))

Name of case: Santee Trolley Square 991, LLP v. City of Santee et al.

Case Number: 37-2020-00007895-CU-WM-CTL

(14) CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Government Code section 54956.8)

Property: Parcel 4 of Parcel Map 18857 located in Trolley Square (Library site)

City Negotiator: City Manager

Negotiating Parties: Excel Hotel Group and Vestar Kimco Santee, LP

Under Negotiation: Price and terms of payment

Council Members reconvened in Open Session at 10:00 p.m. with all members present. Mayor Minto reported that for Items 13 and 14, direction was given to staff.

The City Clerk, the City Attorney and Mayor Minto clarified the proper procedure for submitting live public comment during Council meetings.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 10:04 p.m.

Date Approved: September 23, 2020



Annette Ortiz, CMC, City Clerk