



City Council

Mayor John W. Minto
Vice Mayor Rob McNelis – District 1
Councilmember Ronn Hall – District 2
Councilmember Laura Koval – District 3
Councilmember Dustin Trotter – District 4

CITY OF SANTEE

REGULAR MEETING AGENDA

Santee City Council

Interim City Manager | Gary Halbert
City Attorney | Shawn D. Hagerty
City Clerk | James Jeffries

MEETING INFORMATION

Wednesday, May 14, 2025
6:30 p.m.
Council Chamber | Building 2
10601 Magnolia Ave • Santee, CA 92071

TO WATCH LIVE:

AT&T U-verse channel 99 (SD Market) | Cox channel 117 (SD County)
www.cityofsanteeca.gov

IN-PERSON ATTENDANCE

Members of the public who wish to view the Council Meeting live may watch the live taping of the in the Council Chamber on the meeting date and time listed above.

LIVE PUBLIC COMMENT

Members of the public who wish to comment on matters on the City Council agenda or during Non-Agenda Public Comment may appear in person and submit a speaker slip before the item is called. Your name will be called when it is time to speak.

PLEASE NOTE: Public Comment will be limited to 3 minutes and speaker slips will only be accepted until the item is called. The timer will start when the participant begins speaking.



The City Council also sits as the Community Development Commission Successor Agency and the Santee Public Finance Authority. Any actions taken by these agencies are separate from the actions taken by City Council. For questions regarding this Agenda, please contact the City Clerk's Office at (619) 258-4100 x114.

ROLL CALL: Mayor John W. Minto
Vice Mayor Rob McNelis – District 1
Councilmember Ronn Hall – District 2
Councilmember Laura Koval – District 3
Councilmember Dustin Trotter – District 4

LEGISLATIVE INVOCATION: Christ Lutheran Church & School – Rev. Travis Ferguson

PLEDGE OF ALLEGIANCE

ADJOURNMENT IN MEMORY: Mike Clark

PROCLAMATION: Small Business Week

PROCLAMATION: Public Works Week

RECOGNITION: Sheriff Lieutenant Joseph Jarjura

CONSENT CALENDAR:

PLEASE NOTE: Consent Calendar items are considered routine and will be approved by one motion with no separate discussion. The public, staff or Council Members may request specific items be removed from the Consent Calendar for separate discussion or action. Speaker slips for this category must be submitted to the City Clerk at the start of the meeting. Speakers are limited to 3 minutes.

- (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 Special Meetings of April 18, 2025, and April 20, 2025, and Regular Meeting of April 23, 2025. (City Clerk – Jeffries)**
- (3) **Approval of Payment of Demands as Presented. (Finance – Jennings)**
- (4) **Adoption of Resolutions Approving the Engineer's Report and Declaring the City Council's Intention to Levy Assessments and Setting a Public Hearing for the FY 2025-26 Santee Landscape Maintenance District Annual Levy of Assessments. (Finance – Jennings)**
- (5) **Adoption of Resolutions Approving the Engineer's Report and Declaring the City Council's Intention to Levy Assessments and Setting a Public Hearing for the FY 2025-26 Town Center Landscape Maintenance District Annual Levy of Assessments. (Finance – Jennings)**



- (6) Adoption of Resolutions Approving the Engineer's Report and Declaring the City Council's Intention to Levy Assessments and Setting a Public Hearing for the FY 2025-26 Santee Roadway Lighting District Annual Levy of Assessments. (Finance – Jennings)
- (7) Adoption of a Resolution Declaring the City Council's Intention to Levy, as a Successor Agency to County Services Area (CSA) 69, a Special Tax within the Santee-Lakeside Emergency Medical Services Authority Boundary for FY 2025-2026 and Setting a Public Hearing. (Finance – Jennings)
- (8) Adoption of a Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Infrastructure Management Services (IMS) for the Preparation of the Pavement Condition Report 2026 and Finding this Action is Not a Project Under the California Environmental Quality Act (CEQA) Pursuant to CEQA Guidelines Section 15060 and 15378. (Engineering – Schmitz)
- (9) Adoption of a Resolution Authorizing Appropriation and Expenditure of FY 2024 State Homeland Security Grant Funds in Accordance with all Program Requirements and Approve Purchase of Self-Contained Breathing Apparatus (SCBA) and SCBA Accessories. (Fire – Wallace)
- (10) Adoption of a Resolution Approving the Fifth Amendment to the Agreement with Paradigm Mechanical Corp. for HVAC Maintenance and Repairs. (Community Services – Chavez)
- (11) Report Regarding the Decision by the San Diego County Sheriff's Department to Record Footage from Cameras at City Intersections. (Sheriff – Hernandez)

NON-AGENDA PUBLIC COMMENT (15 minutes):

Persons wishing to address the City Council regarding items not on the posted agenda may do so at this time. In accordance with State law, Council may not take action on an item not scheduled on the Agenda. If appropriate, the item will be referred to the City Manager or placed on a future agenda. This first Non-Agenda Public Comment period is limited to a total of 15 minutes. Additional Non-Agenda Public Comment will be heard prior to Council Reports.

PUBLIC HEARING:

- (12) **Public Hearing and Resolution Adopting General Plan Amendment (GPA2019-4) to Update the Safety Element of the Santee General Plan and Negative Declaration (AEIS2019-8) Under the California Environmental Quality Act (CEQA). (Planning and Building – Sawa)**

Recommendation:

1. Open and close the Public Hearing; and
2. Adopt the Resolution adopting the Negative Declaration (AEIS2019-6) pursuant to CEQA and adopt the Safety and Environmental Justice Element.

- (13) **Public Hearing for a Conditional Use Permit (CUP-2024-0001) to Construct an 87,090 Square-Foot Self-Storage Building Located at 10835 Woodside Avenue in the General Commercial (GC) Zone and Finding the Project Categorically Exempt from the California Environmental Quality Act (CEQA) Pursuant to CEQA Guidelines Section 15332 (Applicant: Extra Space Storage). (Planning and Building – Sawa)**

Recommendation:

1. Conduct and close the Public Hearing; and
2. Find CUP-2024-0001 Categorically Exempt from the provisions of CEQA pursuant to Section 15332 and authorize the filing of a Notice of Exemption; and
3. Approve Conditional Use Permit CUP-2024-0001 per the Resolution.

- (14) **Public Hearing on the Adoption of the Resolution Amending the *TransNet* Local Street Improvement Program for Fiscal Years 2026 Through 2030 to Align the Regional Transportation Improvement Plan (RTIP) with the Proposed Capital Improvement Program Budget and Finding the Action is Not a Project Subject to the California Environmental Quality Act. (Engineering – Schmitz)**

Recommendation:

1. Conduct the Public Hearing; and
2. Adopt the Resolution amending the *TransNet* Local Street Improvement Program of Projects for Fiscal Years 2026 through 2030 to align the RTIP with the proposed Capital Improvement Program budget.



NEW BUSINESS:

- (15) **Resolution Awarding the Construction Contract to Eagle Paving LLC for the Citywide Slurry Seal and Roadway Maintenance Program 2025 (CIP 2025-02) Project 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)**

Recommendation:

Adopt the Resolution:

1. Awarding the construction contract for the Citywide Slurry Seal and Roadway Maintenance Program 2025 (CIP 2025-02) Project to Eagle Paving LLC for a total amount of \$906,350.00; and
2. Authorizing the City Manager to execute all necessary documents to execute the contract on behalf of the City; and
3. Authorizing the Director of Engineering/City Engineer to approve change orders in a total amount not to exceed \$100,000.00; and
4. Determining this action is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15301(c), Existing Facilities, of the CEQA Guidelines.

- (16) **An Ordinance Amending Chapter 2.40 of the Santee Municipal Code Pertaining to Contribution Limits. (City Clerk – Jeffries)**

Recommendation:

Conduct the First Reading of the Ordinance and set the Second Reading and adoption for May 28, 2025.

NON-AGENDA PUBLIC COMMENT (Continued):

All public comment not presented within the first Non-Agenda Public Comment period above will be heard at this time.

CITY COUNCIL REPORTS:**CITY MANAGER REPORTS:****CITY ATTORNEY REPORTS:****CLOSED SESSION:****ADJOURNMENT:**

BOARDS, COMMISSIONS & COMMITTEES MAY AND JUNE MEETINGS

May	07	Santee Park and Recreation Committee	Council Chamber
May	12	Community Oriented Policing Committee	Council Chamber
May	14	Council Meeting	Council Chamber
May	28	Council Meeting	Council Chamber
June	04	Santee Park and Recreation Committee	Council Chamber
June	09	Community Oriented Policing Committee	Council Chamber
June	11	Council Meeting	Council Chamber
June	25	Council Meeting	Council Chamber

The Santee City Council welcomes you and encourages your continued interest and involvement in the City's decision-making process.

For your convenience, a complete Agenda Packet is available for public review at City Hall and on the City's website at www.CityofSanteeCA.gov.

The City of Santee complies with the Americans with Disabilities Act. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 12132 of the American with Disabilities Act of 1990 (42 USC § 12132). Any person with a disability who requires modification or accommodation in order to participate in a meeting should direct such a request to the City Clerk's Office at (619) 258-4100, ext. 114 at least 48 hours before the meeting, if possible.

