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**City of Santee  
Regular Meeting Agenda**

**Santee City Council  
CDC Successor Agency  
Santee Public Financing Authority**

**Council Chamber – Building 2  
10601 Magnolia Avenue  
Santee, CA 92071**

**October 11, 2017  
7:00 PM**

**ROLL CALL:** Mayor John W. Minto  
Vice Mayor Ronn Hall  
Council Members Stephen Houlahan, Brian W. Jones and Rob McNelis

**LEGISLATIVE INVOCATION \ PLEDGE OF ALLEGIANCE:**

**ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA:**

**1. CONSENT CALENDAR:**

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

- (A) Approval of reading by title only and waiver of reading in full of Ordinances and Resolutions on the agenda.**
- (B) Approval of Meeting Minutes of the Santee City Council, the CDC Successor Agency and the Santee Public Financing Authority for the Regular Meetings of September 27, 2017.**
- (C) Approval of Payment of Demands as presented.**
- (D) Second Reading and Adoption of an Ordinance of the City Council of the City of Santee, California, acting as the legislative body of Community Facilities District No. 2017-1 (Weston Infrastructure) of the City of Santee, California, authorizing the levy of a special tax in such Community Facilities District.**

- (E) Second Reading and Adoption of an Ordinance of the City Council of the City of Santee, California, acting as the legislative body of Community Facilities District No. 2017-2 (Weston Municipal Services) of the City of Santee, California, authorizing the levy of a special tax in such Community Facilities District.
- (F) Adoption of a Resolution accepting the Public Improvements as complete and approving release of bonds for the San Diego County Women's Detention Facility (Las Colinas, G-1172, N2012-12). Location: Riverview Parkway at Magnolia Avenue
- (G) Rejection of three Claims against the City by Mary Alexander, Megan Alexander and Roderick Alexander per Government Code Section 913.
- (H) Adoption of a Resolution awarding the construction contract for the Town Center Community Park Recycled Water Line Replacement (CIP 2016-33) to Bert W. Salas, Incorporated for a total amount not to exceed \$120,500.00 and authorizing the City Manager to execute the contract, authorizing the Director of Development Services to approve change orders in an amount not to exceed \$12,050.00, and determining a categorical exemption pursuant to Section 15301(B) of the California Environmental Quality Act (CEQA).
- (I) Approval to award the material supply contract for the purchase of Traffic Signal Ethernet Switches (CIP 2018-13) to Crosstown Electrical and Data, Incorporated for a total amount of \$27,136.84 and authorize the City Manager to execute the contract, authorize the Director of Development Services to approve change orders in an amount not to exceed \$2,713.68, and determining a categorical exemption pursuant to section 15301(d) of the California Environmental Quality Act (CEQA).
- (J) Adoption of a Resolution authorizing an application for a Neighborhood Reinvestment Grant from the County of San Diego for the Mast Park Improvement Project (CIP 2008-53) and authorizing the City Manager to execute the application and all documents related to the grant.

2. PUBLIC HEARINGS: None

3. ORDINANCES: See Items 1(D) and 1(E)

4. CITY COUNCIL REPORTS:

5. **CONTINUED BUSINESS:** None

6. **NEW BUSINESS:**

**(A) Approve a fourth amendment to the Sports Park Maintenance and Operations Services Agreement with Sportsplex USA.**

Recommendation:

Approve the fourth amendment to the Sports Park Maintenance and Operations Services Agreement with Sportsplex USA and authorize the City Manager to execute the amendment.

7. **COMMUNICATION FROM THE PUBLIC:**

*Each person 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.*

8. **CITY MANAGER REPORTS:**

9. **CDC SUCCESSOR AGENCY:**

*(Note: Minutes appear as Item 1(B))*

10. **SANTEE PUBLIC FINANCING AUTHORITY:**

*(Note: Minutes appear as Item 1(B))*

11. **CITY ATTORNEY REPORTS:**

12. **CLOSED SESSION:**

**(A) Public Employee Performance Evaluation**  
(Government Code Section 54957)  
Title: City Attorney

13. **ADJOURNMENT:**



**October & November Meetings**

Oct	05	SPARC	Civic Center - Building 7
Oct	09	Community Oriented Policing Committee	Council Chamber
Oct	11	City Council Meeting	Council Chamber
Oct	25	City Council Meeting	Council Chamber
Nov	02	SPARC	Civic Center Building 7
Nov	08	City Council Meeting	Council Chamber
Nov	13	Community Oriented Policing Committee	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](http://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 a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk’s Office at (619) 258-4100, ext. 112 at least 48 hours before the meeting, if possible.***

State of California    } County of San Diego    } ss. City of Santee            }	<h3 style="margin: 0;">AFFIDAVIT OF POSTING AGENDA</h3>
I, <u>Patsy Bell, CMC, City Clerk</u> of the City of Santee, hereby declare, under penalty of perjury, that a copy of this Agenda was posted in accordance with the Brown Act and Santee Resolution 61-2003 on <u>October 6, 2017</u> , at <u>4:00 p.m.</u>	
_____ Signature	<u>10/06/17</u> Date

City of Santee  
COUNCIL AGENDA STATEMENT

MEETING DATE    October 11, 2017

AGENDA ITEM NO.

ITEM TITLE    APPROVAL OF MEETING MINUTES OF THE SANTEE CITY COUNCIL,  
THE CDC SUCCESSOR AGENCY AND THE SANTEE PUBLIC  
FINANCING AUTHORITY FOR THE REGULAR MEETINGS OF  
SEPTEMBER 27, 2017.

DIRECTOR/DEPARTMENT    Patsy Bell, CMC, City Clerk

*PJB*

SUMMARY

Submitted for your consideration and approval are the minutes of the above meetings.

FINANCIAL STATEMENT    N/A

CITY ATTORNEY REVIEW     N/A     Completed

RECOMMENDATION  
Approve Minutes as presented.

ATTACHMENTS

September 27, 2017 Regular Minutes

**Minutes  
Santee City Council  
CDC Successor Agency  
Santee Public Financing Authority**

**Draft**

**Council Chamber – Building 2  
10601 Magnolia Avenue  
Santee, California  
September 27, 2017  
7:00 PM**

This Regular Meeting of the Santee City Council, the CDC Successor Agency and the Santee Public Financing Authority was called to order by Vice Mayor/Agency Vice Chair/Authority Vice Chair Ronn Hall at 7:06 p.m.

Council Members present were: Vice Mayor/Agency Vice Chair/Authority Vice Chair Ronn Hall and Council/Agency/ Authority Members Stephen Houlahan, Brian W. Jones and Rob McNelis. Mayor/Agency Chair/Authority Chair John W. Minto was absent.

Officers present were: City Manager/Agency Executive Director/Authority Secretary Marlene Best, City/Agency/Authority Attorney Shawn Hagerty and City Clerk/Agency Secretary Patsy Bell.

(Note: Hereinafter the titles Mayor, Vice Mayor, Council Member, City Manager, City Attorney and City Clerk shall be used to indicate Mayor/Agency Chair/Authority Chair, Vice Mayor/ Agency Vice Chair/Authority Vice Chair, Council/Agency/Authority Member, City Manager/ Agency Executive Director/Authority Secretary, City/Agency/Authority Attorney and City Clerk/Agency Secretary.)

The **INVOCATION** was given by Dr. Paul Ague of San Diego Christian College and the **PLEDGE OF ALLEGIANCE** was led by Jay Renard.

Vice Mayor Hall recognized School District Board Member Ken Fox, Grossmont Health Care District Board Member Virginia Hall and newly appointed Santee School Superintendent Kristin Baranaski who were in attendance. Ms. Baranski spoke briefly and introduced herself to Council.

**PROCLAMATION: National Manufacturing Week**

Council Member Houlahan presented the proclamation to Economic Development Vice President James Sly.

**ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA:** None

**1. CONSENT CALENDAR:**

- (A) Approval of reading by title only and waiver of reading in full of Ordinances and Resolutions on the agenda.**

- (B) Approval of Meeting Minutes of the Santee City Council, the CDC Successor Agency and the Santee Public Financing Authority for the Adjourned Regular Meetings of September 6, 2017 and the Cancelled Meetings of September 13, 2017.
- (C) Approval of Payment of Demands as presented.
- (D) Approval of the expenditure of \$57,860.54 for August 2017 legal services and related costs.
- (E) Authorization for the City Manager to execute a three-year professional services agreement for water quality monitoring services with D-Max Engineering, Incorporated in an amount not to exceed \$63,434 for the first year, approve annual change orders up to 10% of the then-current contract amount and authorization for future year cost increases not to exceed the change in the San Diego All-Urban Consumers Price Index.
- (F) Adoption of a Resolution amending the current Capital Improvement Program for fiscal years 2017-18 and 2018-19 to meet Senate Bill 1 reporting requirements. (Reso 097-2017)
- (G) Approval of a contract amendment to extend the Traffic Signal Maintenance Contract with Bear Electrical Solutions, Incorporated through December 31, 2017 and increase the not to exceed amount from \$20,500.00 to \$41,000.00, and authorization for the City Manager to execute the contract amendment and approval of a categorical exemption under the California Environmental Quality Act.
- (H) Adoption of a Resolution granting a sewer easement to Padre Dam Municipal Water District for sewer utilities located at Mast Park and authorizing the City Manager to execute the necessary easement documents. (Reso 098-2017)

**ACTION:** On motion of Council Member Jones, seconded by Council Member Houlahan, the Agenda and Consent Calendar were approved as presented with all voting aye, except Mayor Minto who was absent.

## 2. PUBLIC HEARINGS:

- (A) Community Development Block Grant Activities – Public Hearing on Community and Citizen Participation Plan.

The Public Hearing opened at 7:17 p.m. Director of Development Services Kush introduced Senior Management Analyst Romstad who presented the staff report.

**ACTION:** On motion of Council Member Jones, seconded by Council Member Houlahan, the Public Hearing was closed at 7:18 p.m. and the Community and Citizen Participation Plan was approved with all voting aye, except Mayor Minto who was absent.

- (B) A Public Hearing adopting a Resolution of Formation, introducing an Ordinance authorizing the levy of a special tax and related actions establishing Community Facilities District No. 2017-2 (Weston Municipal Services). (Resos 099-2017, 100-2017, 101-2017)**

The Public Hearing opened at 7:19 p.m. Director of Finance McDermott and Best Best & Krieger Bond Counsel Warren Diven presented the staff report utilizing a PowerPoint presentation and answered Council's questions.

**PUBLIC SPEAKERS:** None

Vice Mayor Hall requested a report on the protest count. City Clerk Bell reported that no written communications or protests against the formation of CFD No. 2017-2 were received and therefore, there is not a majority protest to the formation of CFD No. 2017-2.

**ACTION:** On motion of Council Member Jones, seconded by Council Member McNelis, the Resolution forming and establishing CFD No. 2017-2 and the Resolution calling for a Special Election were adopted with all voting aye, except Council Member Houlahan who voted no and Mayor Minto who was absent.

City Clerk Bell canvassed the ballots and reported that two ballots were received with 185 votes cast in favor of each proposition and that no votes were cast in opposition. Both ballot propositions were approved.

**ACTION:** After further discussion, on motion of Council Member Jones, seconded by Council Member McNelis, the Public Hearing was closed at 7:36 p.m., the Resolution declaring the results of the Special Election in CFD No. 2017-2 was adopted and the Ordinance authorizing the Levy of a Special Tax in CFD No. 2017-2 was set for Second Reading on October 11, 2017, with all voting aye, except Council Member Houlahan who voted no and Mayor Minto who was absent.

- (C) Public Hearings adopting a Resolution of Formation, introducing an Ordinance authorizing the levy of a special tax and related actions establishing Community Facilities District No. 2017-1 (Weston Infrastructure). (Resos 102-2017, 103-2017, 104-2017, 105-2017, 106-2017)**

The consolidated Public Hearings opened at 7:38 p.m. Director of Finance McDermott and Best Best & Krieger Bond Counsel Warren Diven presented the staff report utilizing a PowerPoint presentation and answered Council's questions.

**PUBLIC SPEAKERS:** None

Vice Mayor Hall requested a report on the protest count. City Clerk Bell reported that no written communications or protests against the formation of CFD No. 2017-1 were received and therefore, there is not a majority protest to the formation of CFD No. 2017-1.

**ACTION:** On motion of Council Member McNelis, seconded by Council Member Jones, the Resolution forming and establishing CFD No. 2017-1, the Resolution declaring the necessity for CFD 2017-1 to incur a Bonded Indebtedness and the Resolution calling for a Special Election were adopted with all voting aye, except Council Member Houlahan who voted no and Mayor Minto who was absent.

City Clerk Bell canvassed the ballots and reported that two ballots were received with 185 votes cast in favor of each proposition and that no votes were cast in opposition. All three ballot propositions were approved.

**ACTION:** After further discussion, on motion of Council Member Jones, seconded by Council Member McNelis, the consolidated Public Hearings were closed at 7:46 p.m., and the Resolution declaring the results of the Special Election in CFD No. 2017-2 and the Resolution approving the form of an Acquisition, Construction and Funding Agreement were adopted, and the Ordinance authorizing the Levy of a Special Tax in CFD No. 2017-2 was set for Second Reading on October 11, 2017, with all voting aye, except Council Member Houlahan who voted no and Mayor Minto who was absent.

3. **ORDINANCES:** *See Items 2(B) and 2(C)*

4. **CITY COUNCIL REPORTS:**

Council Member McNelis provided a brief report on Andy and Anita Bautista.

Council Member Jones reported that he and Council Member Houlahan will be attending the San Diego Mountain Bike Association Volunteer Appreciation event on September 28 and the City of Santee will be recognized for providing access to Stowe Trail.

Vice Mayor Hall reported he attended an event at Camp Pendleton hosted by 2<sup>nd</sup> Battalion 1<sup>st</sup> Marines – the Professionals, which is one of the two Marine units that the City adopted. He also reported that negotiations with Metropolitan Transit Services have been successful and bus services will continue in Santee.

5. **CONTINUED BUSINESS:** None

6. **NEW BUSINESS:**

(A) **Public workshop relating to on-street recreational vehicle (RV) parking requirements.**

**ENTERED INTO THE RECORD:**

City Clerk Bell provided correspondence related to this item that was received after the issuance of the agenda.

Director of Development Services Kush introduced the item and Principal Planner O'Donnell presented the staff report utilizing a PowerPoint presentation.

**PUBLIC SPEAKERS:**

The following speakers provided comment regarding the parking of recreation vehicles (RVs) in Santee: Jay Renard, Nancy Grosskreutz, Diana Turrietta, Peter Diehl, Jonda Cvek (provided a handout to Council), Jim Barthol, Tim Torske, Tracy Kerchner, Mike Root, Dana Allen, Rob Carty and Cary Marshall.

Council Members each discussed their perspective of the current on-street parking of RVs. During discussion, staff answered questions regarding RV parking regulations, current enforcement efforts, public safety concerns, permitting programs, and various other options for dealing with long-term parking of vehicles on City streets. Council also showed an inclination to not regulate the street parking with a permitting system if it was not needed. Other suggestions for staff to look into before the item comes back to a future Council meeting included ideas such as looking for opportunities to add new storage/RV parking facilities, checking for the ability to utilize mobile home parks' storage facilities, changing the parking regulations from 72-hours to 48-hours, adding a minimum distance requirement for the vehicle to move, creating a temporary task force to jump-start the enforcement efforts, and look at the possibility of City staff assisting with the enforcement.

- (B) Resolution approving and adopting a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for the Mast Park Improvement Project located north of the San Diego River, south of Carlton Oaks Drive, and east of Carlton Hills Blvd in the Park/Open Space (P/OS) Zone, and approving the Mast Park Improvement Project.**

**ENTERED INTO THE RECORD:**

City Clerk Bell provided correspondence related to this item that was received after the issuance of the agenda.

Director of Development Services Kush introduced the item and Principal Planner O'Donnell presented the staff report utilizing a PowerPoint presentation and answered Council's questions.

**PUBLIC SPEAKER:** Michael Little expressed concern regarding the disc golf course.

**ACTION:** After further discussion, on motion of Council Member Houlahan, seconded by Vice Mayor Hall, the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program were adopted with all voting aye, except Mayor Minto who was absent.

- (C) **Approve change in health insurance cost sharing for all employee groups and related side letter for Santee Firefighters' Association.**

**ENTERED INTO THE RECORD:**

City Clerk Bell provided an amended Side Letter for this item.

City Manager Best presented a brief staff report.

**ACTION:** On motion of Council Member McNelis, seconded by Council Member Houlahan, the change in health insurance cost sharing percentages for all employee groups and the related amended Side Letter to the Santee Firefighters' Association Memorandum of Understanding was approved with all voting aye, except Mayor Minto who was absent.

- (D) **Award a professional services agreement for Santee City Graphic Artist per RFP 17/18-40009.**

Community Services Director Maertz introduced Recreation Services Manager Anne Morrison who presented the staff report utilizing a PowerPoint presentation.

**ACTION:** On motion of Council Member Jones, seconded by Council Member McNelis, the Professional Services Agreement for Santee City Graphic Artist was awarded to Pat Davis Design Group for an amount not to exceed \$23,000 with the initial term of the agreement to be from September 28, 2017 to June 30, 2018, with three options to renew, and the City Manager was authorized to execute the Agreement, approve three additional 12-month options to renew along with the corresponding purchase orders and approve annual contract amendments up to 10% of the then-current contract amount with all voting aye, except Mayor Minto who was absent.

- (E) **Authorize the purchase of one new 2018 Dodge Caravan 7-Passenger Minivan per State of California Contract #1-16-23-23B.**

Community Services Director Maertz presented a brief staff report.

**ACTION:** On motion of Council Member Jones, seconded by Council Member McNelis, the purchase of one new 2018 Dodge Caravan 7-passenger Minivan from the Elk Grove Auto Group for an amount not to exceed \$26,081.06 was approved and the City Manager was authorized to execute all necessary documents with all voting aye, except Mayor Minto who was absent.

**7. COMMUNICATION FROM THE PUBLIC:**

- (A) Vernon Gilmore praised City staff for assisting him with storm drain construction issues at his home.

- (B) Mike Root spoke regarding the Sheriff's inability to enforce traffic laws on certain Sky Ranch streets as they have not been accepted by the City. He further expressed concern with the lack of maintenance on Lot L.
- (C) Cheryl Cosart spoke regarding community events at the library.

**8. CITY MANAGER REPORTS:**

City Manager Best reported on upcoming community events.

**9. CDC SUCCESSOR AGENCY:**

*(Note: Minutes appear as Item 1(B))*

**10. SANTEE PUBLIC FINANCING AUTHORITY:**

*(Note: Minutes appear as Item 1(B))*

**11. CITY ATTORNEY REPORTS:** None

**12. CLOSED SESSION:** None

**13. ADJOURNMENT:**

There being no further business, the meeting was adjourned at 9:33 p.m.

Date Approved:

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Patsy Bell, CMC, City Clerk/Agency Secretary  
and for Authority Secretary Marlene Best

**City of Santee**  
**COUNCIL AGENDA STATEMENT**

**MEETING DATE** October 11, 2017

**AGENDA ITEM NO.**

**ITEM TITLE** PAYMENT OF DEMANDS

**DIRECTOR/DEPARTMENT** Tim K. McDermott, Director of Finance *TM*

**SUMMARY**

A listing of checks that have been disbursed since the last Council meeting is submitted herewith for approval by the City Council.

**FINANCIAL STATEMENT** *TM*

Adequate budgeted funds are available for the payment of demands per the attached listing.

**CITY ATTORNEY REVIEW**  N/A  Completed

**RECOMMENDATION** *MAB*

Approval of the payment of demands as presented.

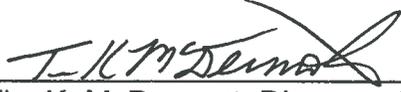
**ATTACHMENTS (Listed Below)**

- 1) Payment of Demands-Summary of Checks Issued
- 2) Disbursement Journal

Payment of Demands  
Summary of Payments Issued

<u>Date</u>	<u>Description</u>	<u>Amount</u>
09/14/15	Accounts Payable	\$ 23,170.40
09/20/17	Accounts Payable	9,656.52
09/21/17	Accounts Payable	425,860.10
09/28/17	Payroll	338,352.76
09/28/17	Accounts Payable	45,268.09
09/28/17	Accounts Payable	167,529.55
10/02/17	Retiree Health	<u>5,385.00</u>
	TOTAL	<u>\$ 1,015,222.42</u>

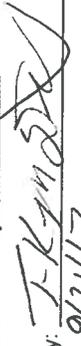
I hereby certify to the best of my knowledge and belief that the foregoing demands listing is correct, just, conforms to the approved budget, and funds are available to pay said demands.

  
\_\_\_\_\_  
Tim K. McDermott, Director of Finance

Voucher List  
CITY OF SANTEE

Bank code :	ubgen								
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount			
282	9/14/2017	10482 TRISTAR RISK MANAGEMENT	102069		WORKERS' COMPENSATION	23,170.40			
						Total :			23,170.40
1 Vouchers for bank code : ubgen						Bank total :			23,170.40
1 Vouchers in this report						Total vouchers :			23,170.40

Prepared by:   
Date: 9/21/17

Approved by:   
Date: 9/21/17

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
284	9/20/2017	10482 TRISTAR RISK MANAGEMENT	102170		PREFUND REQUEST	9,656.52
1 Vouchers for bank code : ubgen						Total : 9,656.52
1 Vouchers in this report						Bank total : 9,656.52
						Total vouchers : 9,656.52

Prepared by:   
Date: 9-26-17  
Approved by:   
Date: 9/26/17

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
116440	9/21/2017	11859 AIRGAS USA LLC	9067056192		EQUIPMENT REPAIR PARTS	407.47
					<b>Total :</b>	<b>407.47</b>
116441	9/21/2017	10168 ALBERT A WEBB ASSOCIATES	20170110	51723	FY17/18 ASSESSMNT ENGR SVCS	18,401.00
					<b>Total :</b>	<b>18,401.00</b>
116442	9/21/2017	10412 AT&T	000004807075		TELEPHONE	801.89
					<b>Total :</b>	<b>801.89</b>
116443	9/21/2017	10018 BENCHMARK LANDSCAPE SVCS INC	135843	51903	A3 LANDSCAPE SERVICES	10,001.01
			135844	51859	A2 LANDSCAPE SERVICES	12,575.00
					<b>Total :</b>	<b>22,576.01</b>
116444	9/21/2017	10021 BOUND TREE MEDICAL LLC	82604556	51860	EMS SUPPLIES	208.60
			82604557	51860	EMS SUPPLIES	208.60
			82605917	51860	EMS SUPPLIES	417.20
			82607353	51860	EMS SUPPLIES	7.20
			82607354	51860	EMS SUPPLIES	11.46
			82608964	51860	EMS SUPPLIES	489.89
			82608965	51860	EMS SUPPLIES	597.54
			82608966	51860	EMS SUPPLIES	6.45
			82608967	51860	EMS SUPPLIES	326.88
					<b>Total :</b>	<b>2,273.82</b>
116445	9/21/2017	12659 CATALANO & CATALANO	ATTORNEY FEES 9/2017		ATTY FEES PER SETTLEMENT AGF	10,000.00
					<b>Total :</b>	<b>10,000.00</b>
116446	9/21/2017	10032 CINTAS CORPORATION #694	694384047	51880	UNIFORM/PARTS CLEANER RNTL	61.57
					<b>Total :</b>	<b>61.57</b>
116447	9/21/2017	12822 CITY VENTURES	GRD1217S		REFUNDABLE DEPOSITS	26,388.61
					<b>Total :</b>	<b>26,388.61</b>
116448	9/21/2017	10486 COUNTY OF SAN DIEGO	CIP71302.10.01		COUNTY RECORDER FEE	3,128.25
					<b>Total :</b>	<b>3,128.25</b>
116449	9/21/2017	10333 COX COMMUNICATIONS	052335901		8950 COTTONWOOD AVE	240.71

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
116449	9/21/2017	10333 COX COMMUNICATIONS	(Continued) 094486701		CITY HALL GROUP BILL	3,260.88
					<b>Total :</b>	<b>3,501.59</b>
116450	9/21/2017	10043 D & D SERVICES INC	72433	51942	DEAD ANIMAL REMOVAL	1,325.00
					<b>Total :</b>	<b>1,325.00</b>
116451	9/21/2017	11295 DOKKEN ENGINEERING	31887	50583	MAGNOLIA CHANNEL SOILS RPT	5,330.00
			31895	50583	MAST PARK IMPROVEMENTS	28,529.79
			31896	50583	WOODSIDE ROUNDABOUT	11,280.00
			31897	50583	STORMWATER ENGINEERING	2,260.00
					<b>Total :</b>	<b>47,399.79</b>
116452	9/21/2017	10291 ENVIRONMENTAL SYSTEMS RESEARCH	93342786	51956	GIS SOFTWARE LICENSES	6,486.75
					<b>Total :</b>	<b>6,486.75</b>
116453	9/21/2017	10057 ESGIL CORPORATION	08/28/17-09/01/17 09/04/17-09/08/17		SHARE OF FEES SHARE OF FEES	32,437.77 70,361.02
					<b>Total :</b>	<b>102,798.79</b>
116454	9/21/2017	12436 GUTZWILLER, BRENT	09092017		SANTEE BLUEGRASS FESTIVAL	400.00
					<b>Total :</b>	<b>400.00</b>
116455	9/21/2017	11073 HAMANN COMPANIES	GRD1239S		REFUNDABLE DEPOSIT	51,701.00
					<b>Total :</b>	<b>51,701.00</b>
116456	9/21/2017	10490 HARRIS & ASSOCIATES INC	35425	51326	FANITA RANCH EIR	1,605.00
					<b>Total :</b>	<b>1,605.00</b>
116457	9/21/2017	11196 HD SUPPLY FACILITIES	9156953553	51779	STATION SUPPLIES	636.87
					<b>Total :</b>	<b>636.87</b>
116458	9/21/2017	12047 JOHNSON, SCOTT	744361		QSD LICENSE RENEWAL	95.00
					<b>Total :</b>	<b>95.00</b>
116459	9/21/2017	10906 KRONOS INC	11220860 11221347	51953 51953	TELESTAFF UPGRADE TELESTAFF UPGRADE	575.00 2,096.88

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
116459	9/21/2017	10906 KRONOS INC				
116460	9/21/2017	10230 LOUNSBERRY FERGUSON ALTONA &	304-02841-00001		STORM WATER LITIGATION	413.00
					<b>Total :</b>	<b>413.00</b>
116461	9/21/2017	11986 MARION B BORG ENVIRONMENTAL	SANTEE01-55 SANTEE05-04 SECT 6 GRANT-16	51024 51024 51024	FANITA RCH CONSULTING SVCS PROF SVCS - TYLER STREET PROF SVCS - SUBAREA PLAN COC	2,177.70 107.10 107.10
					<b>Total :</b>	<b>2,391.90</b>
116462	9/21/2017	12461 MARSHALL DJ SERVICES	09292017		DJ SERVICES TEEN DANCE	395.00
					<b>Total :</b>	<b>395.00</b>
116463	9/21/2017	10079 MEDICO PROFESSIONAL	2047562 2047563	51876 51876	MEDICAL LINEN SERVICE MEDICAL LINEN SERVICE	8.16 20.02
					<b>Total :</b>	<b>28.18</b>
116464	9/21/2017	10238 MILLER, STEVE	13449		CIP 2017-21 SUPPLIES	353.81
					<b>Total :</b>	<b>353.81</b>
116465	9/21/2017	12451 MOBILE GRAPHICS & DESIGN	201746	51854	BANNER INSTALL & REMOVAL SVC	1,295.00
					<b>Total :</b>	<b>1,295.00</b>
116466	9/21/2017	12815 MUNICIPAL INFORMATION	300002251		MEMBERSHIP DUES	160.00
					<b>Total :</b>	<b>160.00</b>
116467	9/21/2017	10308 O'REILLY AUTO PARTS	2968-161570 2968-161583	51791 51791	VEHICLE REPAIR PART CR-VEHICLE REPAIR PART	15.34 -5.66
					<b>Total :</b>	<b>9.68</b>
116468	9/21/2017	10336 PADRE DAM MUNICIPAL WATER DIST	8252017		SANTEE LAKES- DAY CAMP FEES	1,008.00
					<b>Total :</b>	<b>1,008.00</b>
116469	9/21/2017	10344 PADRE DAM MUNICIPAL WATER DIST	29701296 90000366		TEMPORARY METER GROUP BILL	376.02 53,993.59
					<b>Total :</b>	<b>54,369.61</b>
116470	9/21/2017	10092 PHOENIX GROUP INFO SYSTEMS	072017031	51945	PARKING CITE SVC JUL 2017	161.20

Bank code :	ubgen			Invoice	PO #	Description/Account	Amount
Voucher	Date	Vendor					
116470	9/21/2017	10092	10092 PHOENIX GROUP INFO SYSTEMS	(Continued)			Total : 161.20
116471	9/21/2017	12821	SAN DIEGO CHRISTIAN COLLEGE	MR17006A		REFUNDABLE DEPOSIT	Total : 337.30
116472	9/21/2017	10407	SAN DIEGO GAS & ELECTRIC	0760 908 530 4 5905 4106 403 5 5905 416 403 5		10609 PROSPECT AVE TRAFFIC SIGNAL TRAFFIC SIGNAL	10.30 1,122.40 557.34 Total : 1,690.04
116473	9/21/2017	10212	SANTEE SCHOOL DISTRICT	8212017	51855	DAY CAMP TRANSPORTATION	670.00 Total : 670.00
116474	9/21/2017	12820	SANTEE STATION, LLC	GRD1226S		REFUNDABLE DEPOSIT	25,000.00 Total : 25,000.00
116475	9/21/2017	11638	SAVMART PHARMACEUTICAL	605123	51798	EMS SUPPLIES	288.00 Total : 288.00
116476	9/21/2017	10585	SHARP REES-STEALY MEDICAL	311059477		MEDICAL SERVICES	2,128.00 Total : 2,128.00
116477	9/21/2017	12223	SITEONE LANDSCAPE SUPPLY LLC	82300366 82303464	51831 51831	IRRIGATION SUPPLIES IRRIGATION SUPPLIES	342.55 558.99 Total : 901.54
116478	9/21/2017	12819	SOLARPLACARD, INC	17-537		SAFETY EQUIPMENT	31.85 Total : 31.85
116479	9/21/2017	10314	SOUTH COAST EMERGENCY VEHICLE	486011	51799	VEHICLE REPAIR PARTS	70.71 Total : 70.71
116480	9/21/2017	10217	STAPLES BUSINESS ADVANTAGE	3350175773 3350175775 3350302861	51815 51800 51800	OFFICE SUPPLIES- CSD OFFICE SUPPLIES OFFICE SUPPLIES	678.16 4.87 81.28 Total : 764.31
116481	9/21/2017	10534	STATE CONTROLLER'S OFFICE	FYE2017StCntrlrAudit		FYE 2017 AUDIT INFO	150.00

Voucher List  
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
116481	9/21/2017	10534	10534 STATE CONTROLLER'S OFFICE			
116482	9/21/2017	10119	STEVEN SMITH LANDSCAPE INC			
			36196	51869	A1 LANDSCAPE SERVICES	150.00
			36328	51869	A1 LANDSCAPE SERVICES	4,480.00
			36329	51869	A1 LANDSCAPE SERVICES	110.00
			36405	51869	A1 LANDSCAPE SERVICES	110.00
			36409	51869	A1 LANDSCAPE SERVICES	110.00
			36410	51869	A1 LANDSCAPE SERVICES	110.00
			36449	51869	A1 LANDSCAPE SERVICES	110.00
			36450	51869	A1 LANDSCAPE SERVICES	300.00
			36451	51869	A1 LANDSCAPE SERVICES	110.00
			36452	51869	A1 LANDSCAPE SERVICES	110.00
			36453	51869	A1 LANDSCAPE SERVICES	110.00
				<b>Total :</b>		<b>5,770.00</b>
116483	9/21/2017	10121	SUPERIOR READY MIX LP			
			882207	51918	ASPHALT MATERIALS	280.15
			882451	51918	ASPHALT MATERIALS	332.95
			883086	51918	ASPHALT MATERIALS	413.76
			883722	51918	ASPHALT MATERIALS	451.47
			886442	51918	ASPHALT MATERIALS	413.76
			887533	51918	ASPHALT MATERIALS	435.31
				<b>Total :</b>		<b>2,327.40</b>
116484	9/21/2017	10158	THE SOCO GROUP INC			
			0412934-IN	51802	DELIVERED FUEL	990.85
			0421874-IN	51897	EQUIPMENT FUEL	210.37
			0424797-IN	51802	DELIVERED FUEL	719.69
			0425094-IN	51897	EQUIPMENT FUEL	28.88
			0427232-IN	51802	DELIVERED FUEL	569.49
			CLO7816	51803	FLEET CARD FUELING	1,655.30
				<b>Total :</b>		<b>4,174.58</b>
116485	9/21/2017	10479	TIRE CENTERS LLC			
			8720181265	51804	TIRES	1,669.10
			8720181306	51804	TIRES	1,669.10
				<b>Total :</b>		<b>3,338.20</b>
116486	9/21/2017	10692	UNITED PARCEL SERVICE			
			000006150X347		SHIPPING CHARGES	15.52
				<b>Total :</b>		<b>15.52</b>

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
116487	9/21/2017	12777 UNITED PATIENTS ALLIANCE	08012017		REFUND - INITIATIVE	200.00
					<b>Total :</b>	<b>200.00</b>
116488	9/21/2017	12480 UNITED SITE SERVICES	37006	51913	SUMMER CONCERTS	164.49
					<b>Total :</b>	<b>164.49</b>
116489	9/21/2017	10642 USPS-HASLER	09182017		POSTAGE REIMBURSEMENT	2,443.24
					<b>Total :</b>	<b>2,443.24</b>
116490	9/21/2017	10136 WEST COAST ARBORISTS INC	128402	51844	URBAN FORESTRY MGMT	1,704.00
					<b>Total :</b>	<b>1,704.00</b>
116491	9/21/2017	12510 ZERO WASTE USA	170414	51873	PET WASTE BAGS	2,478.25
					<b>Total :</b>	<b>2,478.25</b>
116492	9/21/2017	10318 ZOLL MEDICAL CORPORATION	90021062	51955	EXTNDED WARRANTIES/PM SRVC	7,967.00
					<b>Total :</b>	<b>7,967.00</b>
					<b>Bank total :</b>	<b>425,860.10</b>
					<b>Total vouchers :</b>	<b>425,860.10</b>

53 Vouchers for bank code : ubgen

53 Vouchers in this report

Prepared by: *[Signature]*  
Date: 9/21/17

Approved by: *[Signature]*  
Date: 9/21/17

Voucher List  
CITY OF SANTEE

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
116493	9/28/2017	12724 AMERICAN FIDELITY ASSURANCE	B656694		VOL LIFE/CANCER/ACCIDENT INS-7	3,021.88
					<b>Total :</b>	<b>3,021.88</b>
116494	9/28/2017	12722 FIDELITY SECURITY LIFE	163262038		EYEMED - VOLUNTARY VISION	702.98
					<b>Total :</b>	<b>702.98</b>
116495	9/28/2017	10844 FRANCHISE TAX BOARD	PPE 09/20/17		WITHHOLDING ORDER	25.00
			PPE 09/20/17TE		WITHHOLDING ORDER	50.00
					<b>Total :</b>	<b>75.00</b>
116496	9/28/2017	10508 LIFE INSURANCE COMPANY OF	September 2017		LIFE/LTD INSURANCE	2,782.61
					<b>Total :</b>	<b>2,782.61</b>
116497	9/28/2017	10779 NATIONAL BENEFIT SERVICES LLC	PPE 09/20/17		FLEXIBLE SPENDING ACCOUNT	2,158.10
					<b>Total :</b>	<b>2,158.10</b>
116498	9/28/2017	10784 NATIONAL UNION FIRE INSURANCE	September 2017		VOLUNTARY AD&D	98.48
					<b>Total :</b>	<b>98.48</b>
116499	9/28/2017	10335 SAN DIEGO FIREFIGHTERS FEDERAL	September 2017		LONG TERM DISABILITY-SAFETY	1,102.50
					<b>Total :</b>	<b>1,102.50</b>
116500	9/28/2017	10424 SANTEE FIREFIGHTERS	PPE 09/20/17		DUES/PEC/BENEVOLENT/BC EXP	2,499.09
					<b>Total :</b>	<b>2,499.09</b>
116501	9/28/2017	10776 STATE OF CALIFORNIA	PPE 09/20/17		WITHHOLDING ORDER	267.69
					<b>Total :</b>	<b>267.69</b>
116502	9/28/2017	10001 US BANK	PPE 09/20/17		PARS RETIREMENT	995.72
					<b>Total :</b>	<b>995.72</b>
116503	9/28/2017	10959 VANTAGE TRANSFER AGENT/457	PPE 09/20/17		ICMA - 457	27,972.20
					<b>Total :</b>	<b>27,972.20</b>
116504	9/28/2017	10782 VANTAGEPOINT TRNSFR AGT/801801	PPE 09/20/17		RETIREE HEALTH SAVINGS ACCOL	3,591.84
					<b>Total :</b>	<b>3,591.84</b>

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
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Bank code : ubgen

12 Vouchers for bank code : ubgen

12 Vouchers in this report

Bank total : 45,268.09

Total vouchers : 45,268.09

Prepared by: Nicole S

Date: 9-28-17

Approved by: FK7957A

Date: 9/28/17

Voucher List  
CITY OF SANTEE

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
116505	9/28/2017	10003 A & B SAW & LAWNMOWER SHOP	28563	51886	SMALL TOOLS	111.95
					<b>Total :</b>	<b>111.95</b>
116506	9/28/2017	11445 AMERICAN MESSAGING	L1072898RI		FD PAGER SERVICE	139.56
					<b>Total :</b>	<b>139.56</b>
116507	9/28/2017	12083 ANIMAL PEST MANAGEMENT	565742	51760	PEST CONTROL SERVICES	45.00
					<b>Total :</b>	<b>45.00</b>
116508	9/28/2017	10516 AWARDS BY NAVAJO	0817202		ENGRAVING	6.44
					<b>Total :</b>	<b>6.44</b>
116509	9/28/2017	10062 BATHRICK, FRANK T	09212017A		COMMISSION STIPEND	50.00
					<b>Total :</b>	<b>50.00</b>
116510	9/28/2017	10020 BEST BEST & KRIEGER LLP	LEGAL AUG 2017		LEGAL SERVICES AUG 2017	57,860.54
					<b>Total :</b>	<b>57,860.54</b>
116511	9/28/2017	11513 BOND, ELLEN	10012017-263		MEADOWBROOK HARDSHIP PGRM	33.28
					<b>Total :</b>	<b>33.28</b>
116512	9/28/2017	10021 BOUND TREE MEDICAL LLC	82614805 82614806 82614807	51860 51860 51860	EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES	121.00 317.84 569.50
					<b>Total :</b>	<b>1,008.34</b>
116513	9/28/2017	11863 BRADLEY, NICK	09212017B		COMMISSION STIPEND	50.00
					<b>Total :</b>	<b>50.00</b>
116514	9/28/2017	12189 BROWN, MATTHEW	091717		EMPLOYEE REIMBURSEMENT	240.00
					<b>Total :</b>	<b>240.00</b>
116515	9/28/2017	12692 CAL CHIEFS-EMS SECTION-S.DIV	FY1718		ANNUAL MEMBERSHIP DUES	150.00
					<b>Total :</b>	<b>150.00</b>
116516	9/28/2017	11055 CALIFORNIA SIGNS AND MARKETING	14094	51940	FACILITY SIGNAGE - CITY HALL	161.63

Voucher List  
CITY OF SANTEE

Bank code : ubgen		Invoice		PO #		Description/Account		Amount	
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Total :	Amount	Total :	Amount
116516	9/28/2017	11055	11055 CALIFORNIA SIGNS AND MARKETINC (Continued)				161.63		161.63
116517	9/28/2017	11169	CALIFORNIA WATERS LLC	1651		51887	2,474.00		2,474.00
116518	9/28/2017	11402	CARROLL, JUDI	10012017-96			2,474.00		2,474.00
116519	9/28/2017	10032	CINTAS CORPORATION #694	694386908		51880	33.38		33.38
116520	9/28/2017	10033	CITY ELECTRIC SUPPLY COMPANY	STE/042798			33.38		33.38
116521	9/28/2017	11409	CLAYTON, SYLVIA	10012017-340			79.65		79.65
116522	9/28/2017	10035	COMPETITIVE METALS INC	261083 263063		51889	79.65		79.65
116523	9/28/2017	12153	CORODATA RECORDS	RS4343643			96.98		96.98
116524	9/28/2017	10358	COUNTY OF SAN DIEGO	18CTOFSAN02 18CTOFSASN02		51826	34.91		34.91
116525	9/28/2017	10486	COUNTY OF SAN DIEGO	201700509			298.09		298.09
116526	9/28/2017	10040	COUNTYWIDE MECHANICAL SYSTEMS	H17068137		51941	13.38		13.38
116527	9/28/2017	10333	COX COMMUNICATIONS	066401501			311.47		311.47
116528	9/28/2017	10043	D & D SERVICES INC	35777		51942	700.76		700.76
							4,503.00		4,503.00
							1,567.50		1,567.50
							6,070.50		6,070.50
							36.00		36.00
							532.04		532.04
							532.04		532.04
							38.85		38.85
							38.85		38.85
							1,325.00		1,325.00

Voucher List  
CITY OF SANTEE

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
116528	9/28/2017	10043 10043 D & D SERVICES INC	(Continued)			
116529	9/28/2017	11418 DAMOOR, KESHAV	09212017C		COMMISSION STIPEND	50.00
					<b>Total :</b>	<b>1,325.00</b>
116530	9/28/2017	10449 DAY WIRELESS SYSTEMS	203842-02 206077-02		BLUES & BBQ CONCERT SUMMER CONCERTS	136.30 136.30
					<b>Total :</b>	<b>272.60</b>
116531	9/28/2017	12593 ELLISON WILSON ADVOCACY, LLC	917		LEGISLATIVE ADVOCACY SERVICE	1,500.00
					<b>Total :</b>	<b>1,500.00</b>
116532	9/28/2017	10057 ESGIL CORPORATION	09/11/17-09/15/17		SHARE OF FEES	22,946.48
					<b>Total :</b>	<b>22,946.48</b>
116533	9/28/2017	11433 FERNANDEZ, JANET	09252017	51849	TUITION REIMBURSEMENT	779.03
					<b>Total :</b>	<b>779.03</b>
116534	9/28/2017	10009 FIRE ETC	107250		EQUIPMENT MAINTENANCE	468.41
					<b>Total :</b>	<b>468.41</b>
116535	9/28/2017	10196 FIRE PREVENTION SERVICES INC	09252017		WEED ABATEMENT	7,037.53
					<b>Total :</b>	<b>7,037.53</b>
116536	9/28/2017	10063 G.E. BROWN SERVICES INC	025653	51921	ICE MACHINE REPAIRS	479.20
					<b>Total :</b>	<b>479.20</b>
116537	9/28/2017	12638 GEORGE HILLS COMPANY, INC.	INV1012386	51851	ADMIN -LIABILITY CLAIMS	1,400.00
					<b>Total :</b>	<b>1,400.00</b>
116538	9/28/2017	10065 GLOBAL POWER GROUP INC	50325 50507 50508 50520 50546 50547 50567 50568	51951 51952 51952 51951 51952 51952 51952 51952	ELECTRICAL REPAIRS/MAINT GENERATOR MAINT/REPAIRS GENERATOR MAINT/REPAIRS ELECTRICAL REPAIRS GENERATOR MAINT/REPAIRS GENERATOR MAINT/REPAIRS GENERATOR MAINT/REPAIRS GENERATOR MAINT/REPAIRS	90.00 394.29 135.02 180.00 74.00 74.00 74.00 74.00

Bank code : ubgen		Invoice		PO #	Description/Account	Amount
Voucher	Date	Vendor	Invoice			
116538	9/28/2017	10065	10065 GLOBAL POWER GROUP INC			
			(Continued)			
116539	9/28/2017	11196	HD SUPPLY FACILITIES	51779	STATION SUPPLIES	172.35
			9157202206			<b>Total : 172.35</b>
116540	9/28/2017	10246	HUDSON SAFETY T LITE RENTALS	51891	TRAFFIC SIGNS	75.78
			00046101			<b>Total : 75.78</b>
116541	9/28/2017	10079	MEDICO PROFESSIONAL	51876	MEDICAL LINEN SERVICE	8.16
			2051047			
			2051048	51876	MEDICAL LINEN SERVICE	20.02
						<b>Total : 28.18</b>
116542	9/28/2017	10218	OFFICE DEPOT	51933	OFFICE SUPPLIES	272.60
			959562817001			<b>Total : 272.60</b>
116543	9/28/2017	10344	PADRE DAM MUNICIPAL WATER DIST		9170 VIA DE CRISTINA	334.32
					10580 PROSPECT AVE	140.68
					10541 PROSPECT AVE	315.66
					10054 PROSPECT AVE	266.70
					10027 PROSPECT AVE	179.55
					GROUP BILL	37,985.17
						<b>Total : 39,222.08</b>
116544	9/28/2017	11442	PATTERSON, LUANNE		MEADOWBROOK HARDSHIP PGRN	32.30
			10012017-225			<b>Total : 32.30</b>
116545	9/28/2017	11888	PENSKE FORD	51793	VEHICLE REPAIR PARTS	158.32
			10154161			<b>Total : 158.32</b>
116546	9/28/2017	10161	PRIZM JANITORIAL SERVICES INC	51881	CUSTODIAL SVCS - OFFICES	2,502.63
			151219	51893	CUSTODIAL SVCS - PARKS	1,973.85
			151220			<b>Total : 4,476.48</b>
116547	9/28/2017	10101	PROFESSIONAL MEDICAL SUPPLY	51821	OXYGEN CYLINDERS & REFILLS	116.27
			Z991605	51821	OXYGEN CYLINDERS & REFILLS	56.00
			Z991607	51821	OXYGEN CYLINDERS & REFILLS	91.14
						<b>Total : 263.41</b>



**Voucher List**  
**CITY OF SANTEE**

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09/28/2017 8:56:58AM

Bank code :	ubgen			Invoice	PO #	Description/Account	Amount
Voucher	Date	Vendor					
116557	9/28/2017	10027	STATE OF CALIFORNIA	(Continued)			<b>Total :</b> 192.00
116558	9/28/2017	10158	THE SOCO GROUP INC	CL08263	51803	FLEET CARD FUELING	788.39
				CL09024	51803	FLEET CARD FUELING	674.48
116559	9/28/2017	10475	VERIZON WIRELESS	9792532756		CELL PHONE SERVICE	<b>Total :</b> 1,462.87
116560	9/28/2017	10148	WESTAIR GASES & EQUIPMENT INC	10546982	51899	WELDING SUPPLIES - PSD	1,637.80
							<b>Total :</b> 1,637.80
116561	9/28/2017	10537	WETMORES	63068931	51808	VEHICLE SUPPLIES	67.19
							<b>Total :</b> 67.19
116562	9/28/2017	10137	WILLIAMS, RUSTY	09212017D		COMMISSION STIPEND	6.71
							<b>Total :</b> 6.71
116563	9/28/2017	10317	WM HEALTHCARE SOLUTIONS INC	0376786-2793-8	51809	BIOMEDICAL WASTE DISPOSAL	50.00
				0376787-2793-6	51809	BIOMEDICAL WASTE DISPOSAL	91.20
							<b>Total :</b> 91.09
116564	9/28/2017	10232	XEROX CORPORATION	090465871	51835	COPY CHARGES	182.29
				090465872	51813	COPY CHARGES	80.03
				090465873	51812	COPY CHARGES - STATION 5	270.22
				090465874	51872	COPY CHARGES & LEASE	149.24
				090465875	51856	COPY CHARGES & LEASE	266.72
				090465876	51857	COPY CHARGES & LEASE	308.85
				090465877	51910	COPY CHARGES & LEASE - PSD	527.00
				090465878	51912	COPY CHARGES & LEASE	220.33
				090465879	51836	COPY CHARGES & LEASE	318.10
				090465880	51911	COPY CHARGES & LEASE	133.72
							383.34
							<b>Total :</b> 2,657.55
60	Vouchers for bank code :	ubgen				Bank total :	167,529.55
60	Vouchers in this report					Total vouchers :	167,529.55

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
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Prepared by: Made S  
Date: 9-28-17

Approved by: [Signature]  
Date: 9/28/17

**City of Santee**  
**COUNCIL AGENDA STATEMENT**

**MEETING DATE**      October 11, 2017

**AGENDA ITEM NO.**

**ITEM TITLE**      **SECOND READING AND ADOPTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2017-1 (WESTON INFRASTRUCTURE) OF THE CITY OF SANTEE, CALIFORNIA, AUTHORIZING THE LEVY OF A SPECIAL TAX IN SUCH COMMUNITY FACILITIES DISTRICT**

**DIRECTOR/DEPARTMENT**      Patsy Bell, CMC, City Clerk *PB*

**SUMMARY**

The Introduction and First Reading of the above-entitled Ordinance was approved at a Regular Council Meeting on September 27, 2017. The Ordinance is now presented for Second Reading by title only, and adoption.

Vote at First Reading:      **AYES:      HALL, JONES, MCNELIS**  
    **NOES:      HOULAHAN**  
    **ABSENT:    MINTO**

**FINANCIAL STATEMENT** <sup>*fm*</sup> None

**CITY ATTORNEY REVIEW**       N/A       Completed

**RECOMMENDATION** *MAB*  
 Adopt Ordinance.

**ATTACHMENTS**  
 Ordinance

**ORDINANCE NO. 548**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2017-1 (WESTON INFRASTRUCTURE) OF THE CITY OF SANTEE, AUTHORIZING THE LEVY OF A SPECIAL TAX IN SUCH COMMUNITY FACILITIES DISTRICT**

**A. Recital**

**WHEREAS**, the City Council of the City of Santee, California (the "City Council"), has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors authorizing the levy of special taxes in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982," being Chapter 2.5, Part 1. Division 2, Title 5 of the Government Code of the State of California (the "Act"). This community facilities district shall hereinafter be referred to as Community Facilities District No. 2017-1 (Weston Infrastructure) of the City of Santee (the "District").

**B. Ordinance**

**NOW, THEREFORE**, the City Council of the City of Santee, California, does ordain as follows:

**SECTION 1.** This City Council does, by the passage of this ordinance, authorize the levy of special taxes on taxable properties located in the District pursuant to the Rate and Method of Apportionment of Special Tax as set forth in Exhibit "A" attached hereto and incorporated herein by this reference (the "Rate and Method").

**SECTION 2.** This City Council, acting as the legislative body of the District, is hereby further authorized, by resolution, to annually determine the special tax to be levied within the District for the then current tax year or future tax years; provided, however, the special tax to be levied shall not exceed the maximum special tax authorized to be levied pursuant to the Rate and Method.

**SECTION 3.** The special taxes herein authorized to be levied, to the extent possible, shall be collected in the same manner as *ad valorem* property taxes or in such other manner as this City Council shall determine, including without limitation, direct billing of the affected property owners, and shall be subject to the same penalties, procedure, sale and lien priority in any case of delinquency as applicable for *ad valorem* taxes. Any special taxes that may not be collected on the County tax roll shall be collected through a direct billing procedure by the Director of Finance of the City of Santee, acting for and on behalf of the District.

**SECTION 4.** The special taxes authorized to be levied shall be secured by the lien imposed pursuant to Sections 3114.5 and 3115.5 of the Streets and Highways Code of the State of California, which lien shall be a continuing lien to secure each levy of the special tax, shall attach to all non-exempt real property in the District and shall continue in force and effect until the lien is canceled in accordance with law or until collection of the tax by the legislative body ceases.

**SECTION 5.** This Ordinance shall become effective thirty (30) days after its passage.

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**SECTION 6.** The City Clerk is directed to publish notice of this Ordinance as required by law.

**INTRODUCED AND FIRST READ** at a Regular Meeting of the City Council of the City of Santee held on the 27<sup>th</sup> day of September, 2017, and thereafter **ADOPTED** at a Regular Meeting of said City Council held on the 11<sup>th</sup> day of October, 2017, by the following roll call vote:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**JOHN W. MINTO, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**PATSY BELL, CMC, CITY CLERK**

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### EXHIBIT A

#### RATE AND METHOD OF APPORTIONMENT FOR COMMUNITY FACILITIES DISTRICT NO. 2017-1 (WESTON INFRASTRUCTURE) OF THE CITY OF SANTEE

The following sets forth the Rate and Method of Apportionment for the levy and collection of an Annual Special Tax of the Community Facilities District No. 2017-1 (Weston Infrastructure) of the City of Santee ("CFD No. 2017-1"). An Annual Special Tax shall be levied on and collected in CFD No. 2017-1 each Fiscal Year, in an amount determined through the application of the Rate and Method of Apportionment described below. All of the real property within CFD No. 2017-1, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent, and in the manner herein provided.

#### SECTION A DEFINITIONS

The terms hereinafter set forth have the following meanings:

**"Acre" or "Acreage"** means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on the Assessor's Parcel Map, the land area as shown on the applicable Final Map, or if the land area is not shown on the applicable Final Map, the land area as calculated by the CFD Administrator or City engineer.

**"Act"** means the Mello-Roos Community Facilities Act of 1982 as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

**"Administrative Expenses"** means the actual or reasonably estimated costs directly related to the administration of CFD No. 2017-1, including but not limited to the following: (i) the costs of calculating the Special Tax and of preparing the annual Special Tax collection schedules (whether by the CFD Administrator or designee thereof, or both); (ii) the costs of collecting the Special Tax (whether by the County, City, or otherwise); (iii) the costs of remitting the Special Tax to the fiscal agent or trustee for any Bonds; (iv) the costs of commencing and pursuing to completion any foreclosure action arising from delinquent Special Taxes; (v) the costs of the fiscal agent or trustee (including its legal counsel) in the discharge of the duties required of it under any Indenture; (vi) the costs of the City or designee of complying with arbitrage rebate, mandated reporting and disclosure requirements of applicable federal and State of California laws related to Bonds, CFD No. 2017-1 or the levy of the Special Taxes, and responding to property owner or Bond owner inquiries regarding the Special Tax; (vii) the costs associated with the release of funds from any escrow account; (viii) the costs of the City or designee related to any appeal of a Special Tax; and (ix) an allocable share of the salaries of the City staff and City overhead expense directly relating to the foregoing. Administrative Expenses shall also include amounts advanced by the City for any administrative purposes of CFD No. 2017-1.

**"Alternative Special Tax Rate"** means with respect to Assessor's Parcels of Developed Property classified as Residential Property the amount of \$1,683 per Unit or an amount determined pursuant to Section E, if applicable.

**"Annual Special Tax"** means for each Assessor's Parcel of Taxable Property, the Special Tax actually levied in a given Fiscal Year on such Assessor's Parcel.

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**“Approved Property”** means all Assessor’s Parcels of Taxable Property other than Provisional Exempt Property: (i) that are included in a Final Map that was recorded prior to the January 1st immediately preceding the Fiscal Year in which the Special Tax is being levied, and (ii) that have not been issued a Building Permit on or before the May 1st immediately preceding the Fiscal Year in which the Special Tax is being levied.

**“Assessor”** means the County Assessor.

**“Assessor’s Parcel”** means a lot or parcel of land designated on an Assessor’s Parcel Map with an assigned Assessor’s Parcel Number within the boundaries of CFD No. 2017-1.

**“Assessor’s Parcel Map”** means an official map of the Assessor designating parcels by Assessor’s Parcel Number.

**“Assessor’s Parcel Number”** means that number assigned to a lot or parcel of land by the Assessor for purposes of identification.

**“Assigned Annual Special Tax”** means the Special Tax as described in Section D below.

**“Bonds”** means any bonds or other indebtedness (as defined in the Act), whether in one or more series, the repayment of which is secured by the levy of Special Taxes on Taxable Property within CFD No. 2017-1.

**“Boundary Map”** means a recorded map of the CFD No. 2017-1 which indicates the boundaries of CFD No. 2017-1.

**“Building Permit”** means the first legal document issued by the city of San Diego granting official permission for new construction. For purposes of this definition and prior to the issuance of Bonds, “Building Permit” shall also include any subsequent legal document issued by the city of San Diego or the City that revises the Building Square Footage reflected in the application for any prior Building Permit, as verified by the CFD Administrator.

**“Building Square Footage” or “BSF”** means the square footage of assessable internal living space, exclusive of garages or other structures not used as living space, as determined by reference to the Building Permit for such Assessor’s Parcel and subject to verification by the CFD Administrator.

**“Calendar Year”** means the period commencing January 1 of any year and ending the following December 31.

**“CFD No. 2017-1” or “CFD”** means Community Facilities District No. 2017-1 (Weston Infrastructure) of the City of Santee established by the City under the Act.

**“CFD Administrator”** means the Finance Director of the City, or designee thereof, responsible for, among other things, determining the Special Tax Requirement and providing for the levy and collection of said Special Tax.

**“City”** means the City of Santee, California.

**“City Council”** means the City Council of the City of Santee, acting as the legislative body of CFD No. 2017-1.

**“County”** means the County of San Diego.

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**“Developed Property”** means all Assessor’s Parcels of Taxable Property that: (i) are included in a Final Map that was recorded prior to January 1st preceding the Fiscal Year in which Special Taxes are being levied, and (ii) for which a Building Permit was issued on or before May 1st preceding the Fiscal Year in which Special Taxes are being levied.

**“Exempt Property”** means all Assessor’s Parcels designated as being exempt from the Special Tax provided for in Section I.

**“Final Map”** means a subdivision of property by recordation of a final map, parcel map, or lot line adjustment, pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) or recordation of a condominium plan pursuant to California Civil Code 4285 that creates individual lots that do not need, and are not expected, to be further subdivided prior to the issue of a Building Permit.

**“Fiscal Year”** means the period commencing July 1 of any year and ending the following June 30.

**“Indenture”** means the bond indenture, fiscal agent agreement, trust agreement, resolution or other instrument pursuant to which Bonds are issued, as modified, amended and/or supplemented from time to time, and any instrument replacing or supplementing the same.

**“Land Use Type”** means Residential Property, Multifamily Residential Property, or Non-Residential Property.

**“Maximum Special Tax”** means for each Assessor’s Parcel of Taxable Property, the maximum Special Tax, determined in accordance with Section C that can be levied in any Fiscal Year on such Assessor’s Parcel.

**“Multifamily Residential Property”** means all Assessor’s Parcels of Developed Property for which a Building Permit has been issued for the purpose of constructing a building or buildings comprised of attached units available for rental by the general public, not for sale to an end user, and under common management, as determined by the CFD Administrator.

**“Non-Residential Property”** means all Assessor’s Parcels of Developed Property for which a Building Permit was issued for any type of non-residential use.

**“Partial Prepayment Amount”** means the amount required to prepay a portion of the Special Tax obligation for an Assessor’s Parcel, as described in Section H.

**“Prepayment Amount”** means the amount required to prepay the Special Tax obligation in full for an Assessor’s Parcel, as described in Section G.

**“Proportionately”** means for the Special Tax that the ratio of the Annual Special Tax levy to the applicable Assigned Annual Special Tax is equal for all applicable Assessor’s Parcels. In the case of Developed Property subject to the apportionment of the Annual Special Tax under Step Four of Section F, “Proportionately” means that the quotient of (a) Annual Special Tax less the Assigned Annual Special Tax divided by (b) the Alternative Special Tax Rate less the Assigned Annual Special Tax, is equal for all applicable Assessor’s Parcels.

**“Provisional Exempt Property”** means all Assessor’s Parcels of Taxable Property that would otherwise be classified as Exempt Property pursuant to the provisions of Section I, but cannot be classified as Exempt Property because to do so would reduce the Acreage of all Taxable Property within the CFD below the required minimum Acreage set forth in Section I.

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**“Residential Property”** means all Assessor’s Parcels of Developed Property for which a Building Permit has been issued for purposes of constructing one or more residential dwelling units, which are not Multifamily Residential Property.

**“Special Tax(es)”** means any of the Special Taxes authorized to be levied on Taxable Property within and by CFD No. 2017-1 pursuant to the Act to fund the Special Tax Requirement.

**“Special Tax Requirement”** means, subject to the Maximum Special Tax, the amount required in any Fiscal Year to pay: (i) the debt service or the periodic costs on all outstanding Bonds due in the Calendar Year that commences in such Fiscal Year, (ii) Administrative Expenses, (iii) the costs associated with the release of funds from an escrow account, (iv) any amount required to establish or replenish any reserve funds established in association with the Bonds, (v) the collection or accumulation of funds for the acquisition or construction of facilities or payment of fees authorized by CFD No. 2017-1 by the levy on Developed Property of the Assigned Annual Special Tax provided that the inclusion of such amount does not cause an increase in the levy of Special Taxes on Approved Property, Undeveloped Property, or Provisional Exempt Property as set forth in Steps Two, Three, Four, and Five of Section F, and (vi) pay reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year, less (vii) any amount available to pay debt service or other periodic costs on the Bonds pursuant to the Indenture.

**“Taxable Property”** means all Assessor’s Parcels within CFD No. 2017-1, which are not Exempt Property.

**“Undeveloped Property”** means all Assessor’s Parcels of Taxable Property which are not Developed Property, Approved Property or Provisional Exempt Property.

**“Unit”** means any residential dwelling structure.

### SECTION B CLASSIFICATION OF ASSESSOR’S PARCELS

Each Fiscal Year, beginning with Fiscal Year 2018-19, each Assessor’s Parcel within CFD No. 2017-1 shall be classified as Taxable Property or Exempt Property. In addition, each Assessor’s Parcel of Taxable Property shall be further classified as Developed Property, Approved Property, Undeveloped Property, or Provisional Exempt Property. In addition, each Assessor’s Parcel of Developed Property shall further be classified as Residential Property, Multifamily Residential Property or Non-Residential Property. Assessor’s Parcels of Residential Property shall be further categorized based on the Building Square Footage of each such Assessor’s Parcel.

### SECTION C MAXIMUM SPECIAL TAX

#### 1. Developed Property

The Maximum Special Tax for each Assessor’s Parcel of Residential Property, Multifamily Residential Property or Non-Residential Property in any Fiscal Year shall be the greater of (i) the Assigned Annual Special Tax or (ii) the Alternative Special Tax Rate.

#### 2. Approved Property, Undeveloped Property, and Provisional Exempt Property

The Maximum Special Tax for each Assessor’s Parcel classified as Approved Property, Undeveloped Property, or Provisional Exempt Property in any Fiscal Year shall be the Assigned Annual Special Tax.

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## SECTION D ASSIGNED ANNUAL SPECIAL TAX

### 1. Developed Property

Each Fiscal Year, each Assessor's Parcel of Residential Property, Multifamily Residential Property or Non-Residential Property shall be subject to an Assigned Annual Special Tax.

The Assigned Annual Special Tax applicable to an Assessor's Parcel of Developed Property shall be determined by Table 1 below.

TABLE 1  
ASSIGNED ANNUAL SPECIAL TAX RATES  
FOR DEVELOPED PROPERTY

Land Use Type	Building Square Footage	Rate
Residential Property	Less than 1,851 sq. ft.	\$1,230 per Unit
Residential Property	1,851 sq. ft. – 2,150 sq. ft.	\$1,325 per Unit
Residential Property	2,151 sq. ft. – 2,450 sq. ft.	\$1,420 per Unit
Residential Property	2,451 sq. ft. – 2,750 sq. ft.	\$1,515 per Unit
Residential Property	2,751 sq. ft. – 3,050 sq. ft.	\$1,610 per Unit
Residential Property	3,051 sq. ft. – 3,350 sq. ft.	\$1,705 per Unit
Residential Property	3,351 sq. ft. – 3,650 sq. ft.	\$1,800 per Unit
Residential Property	Greater than 3,650 sq. ft.	\$1,895 per Unit
Multifamily Residential Property	N/A	\$12,292 per Acre
Non-Residential Property	N/A	\$12,292 per Acre

### 2. Approved Property, Undeveloped Property and Provisional Exempt Property

Each Fiscal Year, each Assessor's Parcel of Approved Property, Undeveloped Property and Provisional Exempt Property shall be subject to an Assigned Annual Special Tax. The Assigned Annual Special Tax rate for an Assessor's Parcel classified as Approved Property, Undeveloped Property, or Provisional Exempt Property shall be determined pursuant to Table 2 below:

TABLE 2  
ASSIGNED ANNUAL SPECIAL TAX RATE  
FOR APPROVED PROPERTY, UNDEVELOPED PROPERTY,  
AND PROVISIONAL EXEMPT PROPERTY

Rate per Acre
\$12,292 per Acre

## SECTION E CHANGES TO MAPS

The Alternative Special Tax Rate has been established based on the land use configurations shown on the subdivision map for Map No. 16155 and Map No. 16161. In the event any portion of Map No. 16155 and Map No. 16161 are modified by the County or the City, the Alternative Special Tax Rate for all Assessor's Parcels of Developed Property in the modified portion of such map which are classified as

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Residential Property shall be determined by (i) multiplying the total square footage of such Assessor's Parcel or Assessor's Parcels by \$0.2822 per square foot, and (ii) by dividing the product thus obtained by the number of Units in the modified portion thereof.

### SECTION F METHOD OF APPORTIONMENT OF THE ANNUAL SPECIAL TAX

Commencing Fiscal Year 2018-19 and for each subsequent Fiscal Year, the City Council shall levy Annual Special Taxes in accordance with the following steps:

- Step One: The Special Tax shall be levied Proportionately on each Assessor's Parcel of Developed Property at up to 100% of the applicable Assigned Annual Special Tax rates in Table 1 to satisfy the Special Tax Requirement.
- Step Two: If additional moneys are needed to satisfy the Special Tax Requirement after the first step has been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Approved Property at up to 100% of the applicable Assigned Annual Special Tax to satisfy the Special Tax Requirement.
- Step Three: If additional moneys are needed to satisfy the Special Tax Requirement after the first two steps have been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property up to 100% of the Assigned Annual Special Tax for Undeveloped Property applicable to each such Assessor's Parcel as needed to satisfy the Special Tax Requirement.
- Step Four: If additional moneys are needed to satisfy the Special Tax Requirement after the first three steps have been completed, the Special Tax on each Assessor's Parcel of Developed Property for which the Maximum Special Tax is the Alternative Special Tax Rate shall be increased Proportionately from the Assigned Annual Special Tax up to 100% of the Alternative Special Tax Rate as needed to satisfy the Special Tax Requirement.
- Step Five: If additional moneys are needed to satisfy the Special Tax Requirement after the first four steps have been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Provisional Exempt Property up to 100% of the Assigned Annual Special Tax applicable to each such Assessor's Parcel as needed to satisfy the Special Tax Requirement.

Notwithstanding the above, under no circumstances will the Special Taxes levied in any Fiscal Year against any Assessor's Parcel of Residential Property as a result of a delinquency in the payment of the Special Tax applicable to any other Assessor's Parcel be increased by more than ten percent (10%) above the amount that would have been levied in that Fiscal Year had there never been any such delinquency or default.

### SECTION G PREPAYMENT OF ANNUAL SPECIAL TAX

The following definitions apply to this Section G:

**"CFD Public Facilities Amount"** means \$8,000,000 expressed in 2017 dollars, which shall increase by the Construction Inflation Index on July 1, 2018, and on each July 1 thereafter, or such lower number as (i) shall be determined by the CFD Administrator as sufficient to provide the public facilities under the

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authorized bonding program, or (ii) shall be determined by the City Council concurrently with a covenant that the CFD will not issue additional new money Bonds.

**“Construction Inflation Index”** means the annual percentage change in the Engineering News-Record Building Cost Index for the City of San Diego, measured as of the calendar year which ends in the previous Fiscal Year. In the event this index ceases to be published, the Construction Inflation Index shall be another index as determined by the CFD Administrator that is reasonably comparable to the Engineering News-Record Building Cost Index for the City of San Diego.

**“Future Facilities Costs”** means the CFD Public Facilities Amount minus (i) Bond proceeds deposited in Improvement Funds and accounts and (ii) other amounts (Special Tax, interest earnings, etc.) allocated to Improvement Funds and accounts that were available to fund such CFD Public Facilities Amount prior to the date of prepayment.

**“Improvement Fund”** means, collectively, an account specifically identified in the Indenture to hold funds which are currently available for expenditure to acquire or construct public facilities eligible under the Act and any account established prior to the issuance of Bonds for such purpose.

**“Outstanding Bonds”** means all previously issued Bonds, which will remain outstanding after the payment of principal from the amount of Special Tax that have been levied, excluding Bonds to be redeemed at a later date with the proceeds of prior prepayments of Maximum Special Tax.

### **Prepayment in Full**

The Maximum Special Tax obligation may be prepaid and permanently satisfied for (i) Assessor’s Parcels of Developed Property, (ii) Assessor’s Parcels of Approved Property or Undeveloped Property for which a Building Permit has been issued, (iii) Approved or Undeveloped Property for which a Building Permit has not been issued, and (iv) Assessor’s Parcels of Provisional Exempt Property that are not Exempt Property pursuant to Section I. The Maximum Special Tax obligation applicable to an Assessor’s Parcel may be fully prepaid and the obligation to pay the Special Tax for such Assessor’s Parcel permanently satisfied as described herein; provided that a prepayment may be made only if there are no delinquent Special Taxes with respect to such Assessor’s Parcel at the time of prepayment. An owner of an Assessor’s Parcel intending to prepay the Maximum Special Tax obligation for such Assessor’s Parcel shall provide the CFD Administrator with written notice of intent to prepay, and within 10 business days of receipt of such notice, the CFD Administrator shall notify such owner of the amount of the non-refundable deposit determined to cover the cost to be incurred by the CFD in calculating the Prepayment Amount (as defined below) for the Assessor’s Parcel. Within 15 business days of receipt of such non-refundable deposit, the CFD Administrator shall notify such owner of the Prepayment Amount for the Assessor’s Parcel. Prepayment must be made not less than 60 days prior to the redemption date for any Bonds to be redeemed with the proceeds of such prepaid Special Tax.

The Prepayment Amount (defined below) shall be calculated as follows (capitalized terms are defined below):

	Bond Redemption Amount
plus	Redemption Premium
plus	Future Facilities Amount
plus	Defeasance Amount
plus	Administrative Fees and Expenses
less	Reserve Fund Credit
Equals:	Prepayment Amount

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The Prepayment Amount shall be determined as of the proposed prepayment date as follows:

1. Confirm that no Special Tax delinquencies apply to such Assessor's Parcel.
2. For an Assessor's Parcel of Developed Property, compute the Maximum Special Tax for the Assessor's Parcel. For an Assessor's Parcel of Approved Property or Undeveloped Property for which a Building Permit has been issued, compute the Maximum Special Tax for the Assessor's Parcel as though it was already designated as Developed Property, based upon the Building Permit which has been issued for the Assessor's Parcel. For an Assessor's Parcel of Approved Property or Undeveloped Property for which a Building Permit has not been issued, Provisional Exempt Property, to be prepaid, compute the Maximum Special Tax for the Assessor's Parcel.
3. Divide the Maximum Special Tax derived pursuant to paragraph 2 by the total amount of Special Tax that could be levied at the Maximum Special Tax for all Assessor's Parcels of Taxable Property based on the applicable Maximum Special Tax, including for Assessor's Parcels of Approved Property or Undeveloped Property for which a Building Permit has been issued, the Maximum Special Tax for the Assessor's Parcel as though it was already designated as Developed Property, not including any Assessor's Parcels for which the Special Tax obligation has been previously prepaid.
4. Multiply the quotient derived pursuant to paragraph 3 by the principal amount of the Outstanding Bonds to determine the amount of Outstanding Bonds to be redeemed with the Prepayment Amount (the "Bond Redemption Amount").
5. Multiply the Bond Redemption Amount by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed (the "Redemption Premium").
6. Determine the Future Facilities Costs.
7. Multiply the quotient derived pursuant to paragraph 3 by the amount determined pursuant to paragraph 6 to determine the amount of Future Facilities Costs for the Assessor's Parcel (the "Future Facilities Amount").
8. Determine the amount needed to pay interest on the Bond Redemption Amount from the first bond interest and/or principal payment date following the current Fiscal Year until the earliest redemption date for the Outstanding Bonds on which Bonds can be redeemed from Special Tax prepayments.
9. Determine the Special Tax levied on the Assessor's Parcel in the current Fiscal Year which have not yet been paid.
10. Determine the amount the CFD Administrator reasonably expects to derive from the investment of the Bond Redemption Amount and the Redemption Premium from the date of prepayment until the redemption date for the Outstanding Bonds to be redeemed with the Prepayment Amount.
11. Add the amounts derived pursuant to paragraphs 8 and 9 and subtract the amount derived pursuant to paragraph 10 (the "Defeasance Amount").

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12. Verify the administrative fees and expenses of the CFD, including the cost of computation of the Prepayment Amount, the cost to invest the Prepayment Amount, the cost of redeeming the Outstanding Bonds, and the cost of recording notices to evidence the prepayment of the Maximum Special Tax obligation for the Assessor's Parcel and the redemption of Outstanding Bonds (the "Administrative Fees and Expenses").
13. The reserve fund credit (the "Reserve Fund Credit") shall equal the lesser of: (a) the expected reduction in the reserve requirement (as defined in the Indenture), if any, associated with the redemption of Outstanding Bonds as a result of the prepayment, or (b) the amount derived by subtracting the new reserve requirement (as defined in the Indenture) in effect after the redemption of Outstanding Bonds as a result of the prepayment from the balance in the reserve fund on the prepayment date, but in no event shall such amount be less than zero.
14. The Prepayment Amount is equal to the sum of the Bond Redemption Amount, the Redemption Premium, the Future Facilities Amount, the Defeasance Amount and the Administrative Fees and Expenses, less the Reserve Fund Credit.
15. From the Prepayment Amount, the Bond Redemption Amount, the Redemption Premium, and Defeasance Amount shall be deposited into the appropriate fund as established under the Indenture and be used to redeem Outstanding Bonds or make debt service payments. The Future Facilities Amount shall be deposited into the Improvement Fund. The Administrative Fees and Expenses shall be retained by the CFD.

The Prepayment Amount may be sufficient to redeem other than a \$5,000 increment of Bonds. In such event, the increment above \$5,000 or an integral multiple thereof will be retained in the appropriate fund established under the Indenture to be used with the next redemption from other Special Tax prepayments of Outstanding Bonds or to make debt service payments.

As a result of the payment of the current Fiscal Year's Special Tax levy as determined pursuant to paragraph 9 above, if applicable, the CFD Administrator shall remove the current Fiscal Year's Special Tax levy for the Assessor's Parcel from the County tax roll. With respect to any Assessor's Parcel for which the Maximum Special Tax obligation is prepaid, the City Council shall cause a suitable notice to be recorded in compliance with the Act, to indicate the prepayment of Maximum Special Tax obligation and the release of the Special Tax lien for the Assessor's Parcel, and the obligation to pay the Special Tax for such Assessor's Parcel shall cease.

Notwithstanding the foregoing, no Special Tax prepayment shall be allowed unless the amount of Maximum Special Tax that may be levied on all Assessor's Parcels of Taxable Property, excluding all Provisional Exempt Property and all Assessor's Parcels with delinquent Special Tax, after the proposed prepayment will be at least 1.1 times maximum annual debt service on the Bonds that will remain outstanding after the prepayment plus the estimated annual Administrative Expenses.

Tenders of Bonds in prepayment of the Maximum Special Tax obligation may be accepted upon the terms and conditions established by the City Council pursuant to the Act. However, the use of Bond tenders shall only be allowed on a case-by-case basis as specifically approved by the City Council.

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### SECTION H PARTIAL PREPAYMENT OF ANNUAL SPECIAL TAX

The Maximum Special Tax obligation for an Assessor's Parcel of Developed Property, Approved Property or Undeveloped Property may be partially prepaid. For purposes of determining the partial prepayment amount, the provisions of Section G shall be modified as provided by the following formula:

$$PP = ((P_E - A) \times F) + A$$

These terms have the following meaning:

PP = Partial Prepayment

$P_E$  = the Prepayment Amount calculated according to Section G

F = the percent by which the owner of the Assessor's Parcel(s) is partially prepaying the Maximum Special Tax obligation

A = the Administrative Fees and Expenses determined pursuant to Section G

The owner of an Assessor's Parcel who desires to partially prepay the Maximum Special Tax obligation for the Assessor's Parcel shall notify the CFD Administrator of (i) such owner's intent to partially prepay the Maximum Special Tax obligation, (ii) the percentage of the Maximum Special Tax obligation such owner wishes to prepay, and (iii) the company or agency that will be acting as the escrow agent, if any. Within 10 business days of receipt of such notice, the CFD Administrator shall notify such property owner of the amount of the non-refundable deposit determined to cover the cost to be incurred by the CFD in calculating the amount of a partial prepayment. Within 15 business days of receipt of such non-refundable deposit, the CFD Administrator shall notify such owner of the amount of the Partial Prepayment for the Assessor's Parcel. A Partial Prepayment must be made not less than 60 days prior to the redemption date for the Outstanding Bonds to be redeemed with the proceeds of the Partial Prepayment.

With respect to any Assessor's Parcel for which the Maximum Special Tax obligation is partially prepaid, the CFD Administrator shall (i) distribute the Partial Prepayment as provided in Paragraph 15 of Section G and (ii) indicate in the records of the CFD that there has been a Partial Prepayment for the Assessor's Parcel and that a portion of the Special Tax obligation equal to the remaining percentage  $(1.00 - F)$  of Special Tax obligation will continue on the Assessor's Parcel pursuant to Section F.

### SECTION I EXEMPT PROPERTY

The CFD Administrator shall classify as Exempt Property, (i) Assessor's Parcels which are owned by, irrevocably offered for dedication, encumbered by or restricted in use by the State of California, federal or other local governments, including school districts, (ii) Assessor's Parcels which are used as places of worship and are exempt from ad valorem property taxes because they are owned by a religious organization, (iii) Assessor's Parcels which are owned by, irrevocably offered for dedication, encumbered by or restricted in use by a homeowners' association, (iv) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement, (v) Assessor's Parcels which are privately owned and are encumbered by or restricted solely for public uses, or (vi) other types of public uses determined by the CFD Administrator. The CFD Administrator shall classify such Assessor's Parcels as Exempt Property in the chronological order in which property becomes Exempt.

Notwithstanding the foregoing, the CFD Administrator for purposes of levying the Special Tax shall not classify an Assessor's Parcel as Exempt Property if such classification would reduce the sum of all

## **ORDINANCE NO. 548**

Taxable Property to less than the Acreage amount listed in Table 3 below. Assessor's Parcels which cannot be classified as Exempt Property because such classification would reduce the Acreage of all Taxable Property to less than the Acreage amount listed in Table 3 will be classified as Provisional Exempt Property, and will be subject to the levy of Special Tax pursuant to Step Five in Section F.

If the use of an Assessor's Parcel of Exempt Property changes so that such Assessor's Parcel is no longer classified as one of the uses set forth in the first paragraph of Section I that would make such Assessor's Parcel eligible to be classified as Exempt Property, such Assessor's Parcel shall cease to be classified as Exempt Property and shall be deemed to be Taxable Property.

TABLE 3  
MINIMUM TAXABLE ACRES

<b>Acres</b>
51.13

### **SECTION J APPEALS AND INTERPRETATIONS**

Any property owner claiming that the amount or application of the Annual Special Tax is not correct may file a written notice of appeal with the CFD Administrator not later than twelve months after having paid the first installment of the Special Tax that is disputed. The CFD Administrator of CFD No. 2017-1 shall promptly review the appeal, and if necessary, meet with the property owner, consider written and oral evidence regarding the amount of the Annual Special Tax and rule on the appeal. If the CFD Administrator's decision requires that the Annual Special Tax for an Assessor's Parcel be modified or changed in favor of the property owner, a cash refund shall not be made (except for the last year of levy in the case of the Annual Special Tax), but an adjustment shall be made to the Annual Special Tax on that Assessor's Parcel in the subsequent Fiscal Year(s).

The City Council or the designee thereof may interpret this Rate and Method of Apportionment of Annual Special Tax for purposes of clarifying any ambiguity and make determinations relative to the amount of Administrative Expenses. The decision of the City Council or the designee thereof shall be final.

### **SECTION K MANNER OF COLLECTION**

The Annual Special Tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that CFD No. 2017-1 may collect the Annual Special Tax at a different time or in a different manner if necessary to meet its financial obligations.

### **SECTION L TERM OF THE SPECIAL TAX**

For each year that any Bonds are outstanding the Special Tax shall be levied on all Assessor's Parcels subject to the Special Tax. If any delinquent Special Taxes remain uncollected prior to or after all Bonds are retired, the Special Tax may be levied to the extent necessary to reimburse the CFD for uncollected Special Taxes associated with the levy of such Special Taxes, but the Special Tax shall not be levied after 2058-2059 Fiscal Year.



**ORDINANCE NO. 549**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,  
ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO.  
2017-2 (WESTON MUNICIPAL SERVICES) OF THE CITY OF SANTEE,  
CALIFORNIA, AUTHORIZING THE LEVY OF A SPECIAL TAX IN SUCH  
COMMUNITY FACILITIES DISTRICT**

**A. Recital**

**WHEREAS**, the City Council of the City of Santee, California (the "City Council"), has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors authorizing the levy of special taxes in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982," being Chapter 2.5, Part 1. Division 2, Title 5 of the Government Code of the State of California (the "Act"). This community facilities district shall hereinafter be referred to as Community Facilities District No. 2017-2 (Weston Municipal Services) of the City of Santee (the "District").

**B. Ordinance**

**NOW, THEREFORE**, the City Council of the City of Santee, California, does ordain as follows:

**SECTION 1.** This City Council does, by the passage of this ordinance, authorize the levy of special taxes on taxable properties located in the District pursuant to the Rate and Method of Apportionment of Special Tax as set forth in Exhibit "A" attached hereto and incorporated herein by this reference (the "Rate and Method").

**SECTION 2.** This City Council, acting as the legislative body of the District, is hereby further authorized, by resolution, to annually determine the special tax to be levied within the District for the then current tax year or future tax years; provided, however, the special tax to be levied shall not exceed the maximum special tax authorized to be levied pursuant to the Rate and Method.

**SECTION 3.** The special taxes herein authorized to be levied, to the extent possible, shall be collected in the same manner as *ad valorem* property taxes or in such other manner as this City Council shall determine, including without limitation, direct billing of the affected property owners, and shall be subject to the same penalties, procedure, sale and lien priority in any case of delinquency as applicable for *ad valorem* taxes. Any special taxes that may not be collected on the County tax roll shall be collected through a direct billing procedure by the Director of Finance of the City of Santee, acting for and on behalf of the District.

**SECTION 4.** The special taxes authorized to be levied shall be secured by the lien imposed pursuant to Sections 3114.5 and 3115.5 of the Streets and Highways Code of the State of California, which lien shall be a continuing lien to secure each levy of the special tax, shall attach to all non-exempt real property in the District and shall continue in force and effect until the lien is canceled in accordance with law or until collection of the tax by the legislative body ceases.

**ORDINANCE NO. 549**

**SECTION 5.** This Ordinance shall become effective thirty (30) days after its passage.

**SECTION 6.** The City Clerk is directed to publish notice of this Ordinance as required by law.

**INTRODUCED AND FIRST READ** at a Regular Meeting of the City Council of the City of Santee held on the 27<sup>th</sup> day of September, 2017, and thereafter **ADOPTED** at a Regular Meeting of said City Council held on the 11<sup>th</sup> day of October, 2017, by the following roll call vote:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**JOHN W. MINTO, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**PATSY BELL, CMC, CITY CLERK**

# ORDINANCE NO. 549

## EXHIBIT A

### RATE AND METHOD OF APPORTIONMENT FOR COMMUNITY FACILITIES DISTRICT NO. 2017-2 (WESTON MUNICIPAL SERVICES) OF THE CITY OF SANTEE

The following sets forth the Rate and Method of Apportionment for the levy and collection of an Annual Special Tax A and an Annual Special Tax B (Contingent) in Community Facilities District No. 2017-2 (Weston Municipal Services) of the City of Santee ("CFD No. 2017-2"). An Annual Special Tax A shall be levied on and collected in CFD No. 2017-2 each Fiscal Year, in an amount determined through the application of the Rate and Method of Apportionment described below. An Annual Special Tax B (Contingent) shall be levied on and collected in CFD No. 2017-2 in any Fiscal Year as determined by the City through the application of the Rate and Method of Apportionment described below. All of the real property within CFD No. 2017-2, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent, and in the manner herein provided.

#### SECTION A DEFINITIONS

The terms hereinafter set forth have the following meanings:

**"Acre" or "Acreage"** means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on the Assessor's Parcel Map, the land area as shown on the applicable Final Map, or if the land area is not shown on the applicable Final Map, the land area as calculated by the CFD Administrator or City engineer.

**"Act"** means the Mello-Roos Community Facilities Act of 1982 as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

**"Administrative Expenses"** means the actual or reasonably estimated costs directly related to the administration of CFD No. 2017-2, including but not limited to the following: (i) the costs of computing Special Tax A and Special Tax B (Contingent) and of preparing the annual Special Tax collection schedules (whether by the CFD Administrator or designee thereof, or both); (ii) the costs of collecting Special Tax A and Special Tax B (Contingent) (whether by the County, City, or otherwise); (iii) the costs of responding to property owner inquiries regarding Special Tax A or Special Tax B (Contingent); (iv) the costs of the City or designee related to any appeal of Special Tax A or Special Tax B (Contingent); and (v) an allocable share of the salaries of the City staff and City overhead expense directly relating to the foregoing. Administrative Expenses shall also include amounts advanced by the City for any administrative purposes of CFD No. 2017-2.

**"Association"** means the nonprofit corporation or unincorporated association created for the purpose of managing the common interest development within CFD No. 2017-2.

**"Annual Special Tax A"** means for each Assessor's Parcel, the Special Tax A actually levied in a given Fiscal Year on any Assessor's Parcel of Taxable Property.

**"Annual Special Tax B (Contingent)"** means for each Assessor's Parcel, the Special Tax B (Contingent) actually levied in a given Fiscal Year on any Assessor's Parcel of Taxable Property.

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**"Approved Property"** means all Assessor's Parcels of Taxable Property: (i) that are included in a Final Map that was recorded prior to the January 1st immediately preceding the Fiscal Year in which Special Tax A or Special Tax B (Contingent) is being levied, and (ii) that have not been issued a Building Permit on or before the May 1st immediately preceding the Fiscal Year in which Special Tax A or Special Tax B (Contingent) is being levied.

**"Assessor"** means the County Assessor.

**"Assessor's Parcel"** means a lot or parcel of land designated on an Assessor's Parcel Map with an assigned Assessor's Parcel Number within the boundaries of CFD No. 2017-2.

**"Assessor's Parcel Map"** means an official map of the Assessor designating parcels by Assessor's Parcel Number.

**"Assessor's Parcel Number"** means that number assigned to a lot or parcel of land by the Assessor for purposes of identification.

**"Boundary Map"** means a recorded map of the CFD No. 2017-2 which indicates the boundaries of CFD No. 2017-2.

**"Building Permit"** means the first legal document issued by the city of San Diego granting official permission for new construction. For purposes of this definition, "Building Permit" shall also include any subsequent legal document issued by the city of San Diego or the City that revises the Building Square Footage reflected in the application for any prior Building Permit, as verified by the CFD Administrator.

**"Building Square Footage" or "BSF"** means the square footage of assessable internal living space, exclusive of garages or other structures not used as living space, as determined by reference to the Building Permit for such Assessor's Parcel and subject to verification by the CFD Administrator.

**"Calendar Year"** means the period commencing January 1 of any year and ending the following December 31.

**"CFD No. 2017-01 Special Tax Requirement"** means the Special Tax Requirement applicable to Community Facilities District No. 2017-01 (Weston Infrastructure) of the City of Santee as defined in the rate and method of apportionment of the special taxes thereof.

**"CFD No. 2017-2" or "CFD"** means Community Facilities District No. 2017-2 (Weston Municipal Services) of the City of Santee established by the City under the Act.

**"CFD Administrator"** means the Finance Director of the City, or designee thereof, responsible for, among other things, determining the Special Tax A Requirement for Special Tax A and the Special Tax B (Contingent) Requirement for Special Tax B (Contingent) and providing for the levy and collection of said Special Tax A and Special Tax B (Contingent).

**"City"** means the City of Santee, California.

**"City Council"** means the City Council of the City of Santee, acting as the legislative body of CFD No. 2017-2.

**"County"** means the County of San Diego.

**"Developed Property"** means all Assessor's Parcels of Taxable Property that: (i) are included in a Final Map that was recorded prior to January 1st preceding the Fiscal Year in which Special Tax A or Special

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Tax B (Contingent) is being levied, and (ii) a building permit was issued on or before May 1st preceding the Fiscal Year in which Special Tax A or Special Tax B (Contingent) is being levied.

**“Drainage Facilities”** means those storm water and drainage facilities required to be constructed as a condition of approval of the development of the property within CFD No. 2017-2 and over which the City has been granted an easement to maintain and replace such facilities in the event of a Failure to Perform as defined in Section E below.

**“Exempt Property”** means all Assessor’s Parcels designated as being exempt from Annual Special Tax A and Annual Special Tax B (Contingent) provided for in Section H.

**“Final Map”** means a subdivision of property by recordation of a final map, parcel map, or lot line adjustment, pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) or recordation of a condominium plan pursuant to California Civil Code 4285 that creates individual lots that do not need, and are not expected, to be further subdivided prior to the issue of a Building Permit.

**“Fiscal Year”** means the period commencing July 1 of any year and ending the following June 30.

**“Land Use Type”** means Residential Property, Multifamily Residential Property, or Non-Residential Property.

**“Lot(s)”** means an individual legal lot created by a Final Map for which a Building Permit for residential construction has been or could be issued. Notwithstanding the foregoing, in the case of an individual legal lot created by such a Final Map upon which condominiums are entitled to be developed, the number of Lots allocable to such legal lot shall equal the number of condominiums which are permitted to be constructed on such legal lot as shown on such Final Map.

**“Maximum Special Tax A”** means for each Assessor’s Parcel of Taxable Property, the maximum Special Tax A, determined in accordance with Section C that can be levied in any Fiscal Year on such Assessor’s Parcel.

**“Maximum Special Tax B (Contingent)”** means for each Assessor’s Parcel of Taxable Property, the maximum Special Tax B, determined in accordance with Section E that can be levied in any Fiscal Year on such Assessor’s Parcel.

**“Multifamily Residential Property”** means all Assessor’s Parcels of Developed Property for which a Building Permit has been issued for the purpose of constructing a building or buildings comprised of attached Units available for rental by the general public, not for sale to an end user, and under common management, as determined by the CFD Administrator.

**“Non-Residential Property”** means all Assessor’s Parcels of Developed Property for which a Building Permit was issued for any type of non-residential use.

**“Proportionately”** means for Taxable Property that is: (i) Developed Property, that the ratio of the Annual Special Tax A and Annual Special Tax B (Contingent) levy to the Maximum Special Tax A and Maximum Special Tax B (Contingent), respectively, is the same for all Assessor’s Parcels of Developed Property, (ii) Approved Property, that the ratio of the Annual Special Tax A levy and Annual Special Tax B (Contingent) levy to the Maximum Special Tax A and Maximum Special Tax B (Contingent), respectively, is the same for all Assessor’s Parcels of Approved Property, and (iii) Undeveloped Property, that the ratio of the Annual Special Tax A levy and Annual Special Tax B (Contingent) levy per acre to the Maximum Special Tax A and Maximum Special Tax B (Contingent) per acre, respectively, is the same for all Assessor’s Parcels of Undeveloped Property.

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**“Residential Property”** means all Assessor’s Parcels of Developed Property for which a Building Permit has been issued for purposes of constructing one or more residential dwelling units, which are not Multifamily Residential Property.

**“Resolution of Formation”** means the resolution of the City Council establishing CFD No. 2017-2 adopted pursuant to the Act.

**“Services”** means services permitted under the Act including, without limitation, those services authorized to be funded by the CFD as set forth in the Resolution of Formation, as such services may subsequently be modified pursuant to the Act

**“Special Tax A”** means the special tax authorized to be levied on Taxable Property within and by CFD No. 2017-2 pursuant to the Act to fund the Special Tax A Requirement.

**“Special Tax B (Contingent)”** means the special tax authorized to be levied on Taxable Property within and by CFD No. 2017-2 pursuant to the Act to fund the Special Tax B (Contingent) Requirement.

**“Special Taxes”** means any of the Special Taxes authorized to be levied on Taxable Property within and by CFD No. 2017-2 pursuant to the Act to fund the Special Tax A Requirement and the Special Tax B (Contingent) Requirement.

**“Special Tax A Requirement”** means, subject to the Maximum Special Tax A, that amount to be collected in any Fiscal Year to pay for certain municipal Services as required to meet the needs of CFD No. 2017-2 excluding the Drainage Facilities . The costs of municipal Services to be covered shall be the direct costs for (i) municipal Services, and (ii) Administrative Expenses (apportioned between Special Tax A and Special Tax B (Contingent)); less (iii) a credit for funds available to reduce the Annual Special Tax A levy, if any, as determined by the CFD Administrator. Under no circumstances shall the Special Tax A Requirement include funding for any portion of the CFD No. 2017-01 Special Tax Requirement.

**“Special Tax B (Contingent) Requirement”** means, subject to the Maximum Special Tax B (Contingent), that amount to be collected in any Fiscal Year to pay the estimated costs of replacement and providing Services, including the salaries of City staff related to and a proportionate share of City overhead costs, for the maintenance and replacement of the Drainage Facilities. Under no circumstances shall the Special Tax B (Contingent) Requirement include funding for any portion of the CFD No. 2017-01 Special Tax Requirement.

**“Taxable Property”** means all Assessor’s Parcels within CFD No. 2017-2, which are not Exempt Property.

**“Undeveloped Property”** means all Assessor’s Parcels of Taxable Property which are not Developed Property or Approved Property.

**“Unit”** means any residential structure.

### SECTION B CLASSIFICATION OF ASSESSOR’S PARCELS

Each Fiscal Year, beginning with Fiscal Year 2017-18, each Assessor’s Parcel within CFD No. 2017-2 shall be classified as Taxable Property or Exempt Property. In addition, each Assessor’s Parcel of Taxable Property shall be further classified as Developed Property, Approved Property, or Undeveloped Property. In addition, each Assessor’s Parcel of Developed Property shall further be classified as Residential Property, Multifamily Residential Property or Non-Residential Property.

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**SECTION C  
MAXIMUM SPECIAL TAX A**

**1. Developed Property**

**Maximum Special Tax A**

Each Fiscal Year, each Assessor's Parcel of Residential Property, Multifamily Residential Property, and Non-Residential Property shall be subject to a Maximum Annual Special Tax A.

The Maximum Annual Special Tax A applicable to an Assessor's Parcel of Developed Property shall be determined using Table 1 below.

**TABLE 1  
MAXIMUM SPECIAL TAX A RATES  
FOR DEVELOPED PROPERTY**

<b>Land Use Type</b>	<b>Rate</b>
Residential Property	\$272 per Unit
Multifamily Residential Property	\$2,208 per Acre
Non-Residential Property	\$2,208 per Acre

**2. Approved Property**

Each Fiscal Year, each Assessor's Parcel of Approved Property shall be subject to a Maximum Annual Special Tax A.

The Maximum Annual Special Tax A applicable to an Assessor's Parcel of Approved Property shall be determined using Table 2 below.

**TABLE 2  
MAXIMUM SPECIAL TAX A RATES  
FOR APPROVED PROPERTY**

<b>Land Use Type</b>	<b>Rate</b>
Approved Property	\$166 per Lot

**3. Undeveloped Property**

Each Fiscal Year, each Assessor's Parcel of Undeveloped Property shall be subject to a Maximum Annual Special Tax A.

The Maximum Annual Special Tax A applicable to an Assessor's Parcel of Undeveloped Property shall be determined using Table 3 below.

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TABLE 3  
MAXIMUM SPECIAL TAX A RATES  
FOR UNDEVELOPED PROPERTY

Land Use Type	Rate
Undeveloped Property	\$1,348 per Acre

**4. Increase in the Maximum Special Tax A**

On each July 1, commencing July 1, 2018, the Maximum Special Tax A for all Taxable Property shall be increased by an amount equal to (i) the annual percentage increase in the San Diego Consumer Price Index, All Items for all Urban Consumers (CPI-U), 2<sup>nd</sup> Half Semi-Annual Average, or (ii) by three and one-half (3.5%), whichever is greater, of the amount in effect for the previous Fiscal Year.

**SECTION D  
METHOD OF APPORTIONMENT OF THE ANNUAL SPECIAL TAX A**

Commencing Fiscal Year 2018-19 and for each subsequent Fiscal Year, the City Council shall determine the Special Tax A Requirement and shall levy Special Tax A on all Assessor’s Parcels of Taxable Property until the aggregate amount of Special Tax A equals the Special Tax A Requirement. Special Tax A shall be levied for each Fiscal Year as follows:

First: Special Tax A shall be levied Proportionately on each Assessor’s Parcel of Developed Property up to 100% of the applicable Maximum Special Tax A to satisfy the Special Tax A Requirement;

Second: If additional moneys are needed to satisfy the Special Tax A Requirement after the first step has been completed, Special Tax A shall be levied Proportionately on each Assessor’s Parcel of Approved Property at up to 100% of the Maximum Special Tax A for Approved Property;

Third: If additional monies are needed to satisfy the Special Tax A Requirement after the first two steps have been completed, the Special Tax A shall be levied Proportionately on each Assessor’s Parcel of Undeveloped Property up to 100% of the Maximum Special Tax A for Undeveloped Property.

**SECTION E  
AUTHORITY TO LEVY SPECIAL TAX B (CONTINGENT)**

The City Council shall levy Special Tax B (Contingent) commencing in the first Fiscal Year following the occurrence of any of the following events (each such event, a “Failure to Perform”):

- a. the Association files a voluntary petition in bankruptcy or the approval by a court of competent jurisdiction of a petition applicable to the Association of any proceedings instituted under the Federal Bankruptcy Code, as amended;
- b. the Association is dissolved;
- c. the Association fails to levy annual assessments sufficient to fund (i) the maintenance for the then Association owned and/or Association maintained Drainage Facilities or (ii) the replacement of such Drainage Facilities in accordance with (A) the requirements of the then current reserve funding plan of the Association performed pursuant to California Civil Code Section 5550 or (B) if California Civil Code 5550 is no longer applicable, the requirements of the then applicable law and/or regulations governing the Association’s requirements to budget for and finance such replacement; or

**ORDINANCE NO. 549**

d. the Association fails to maintain the Drainage Improvements as the same level as the City maintains similar improvements throughout the City.

In the event of the occurrence of a Failure to Perform described in c or d. above, the City shall give the Association written notice of such event. If such Failure to Perform is reasonably capable of being cured within sixty (60) days from the date of such notice, the Association shall have such period to cure such Failure to Perform prior to the levy by the City Council of Special Tax B (Contingent). If such Failure to Perform is such that it is reasonably capable of being cured, but not within such sixty (60) day period and the Association (i) initiates corrective action within such sixty (60) day period, and (ii) diligently, continually, and in good faith works to effect a cure of such Failure to Perform as soon as possible, then the Association shall have such additional time, as is reasonably necessary, to cure such Failure to Perform prior to the levy by the City Council of Special Tax B (Contingent).

The City Council may suspend the levy of Special Tax B (Contingent) if the Association has cured the Failure to Perform to the satisfaction of the City Council and the Association has agreed to such conditions as the City Council may find necessary to minimize the occurrence of such Failure to Perform in the future.

**MAXIMUM SPECIAL TAX B (CONTINGENT)**

**1. Developed Property**

**Maximum Special Tax B (Contingent)**

In any Fiscal Year in which the Series B (Contingent) is levied, each Assessor’s Parcel of Residential Property, Multifamily Residential Property, and Non-Residential Property shall be subject to a Maximum Annual Special Tax B (Contingent).

The Maximum Annual Special Tax B (Contingent) applicable to an Assessor’s Parcel of Developed Property shall be determined using Table 4 below.

TABLE 4  
MAXIMUM SPECIAL TAX B (CONTINGENT) RATES  
FOR DEVELOPED PROPERTY

Land Use Type	Rate
Residential Property	\$468 per Unit
Multifamily Residential Property	\$3,799 per Acre
Non-Residential Property	\$3,799 per Acre

**2. Approved Property**

In any Fiscal Year in which the Series B (Contingent) Special Tax is levied, each Assessor’s Parcel of Approved Property shall be subject to a Maximum Annual Special Tax B (Contingent).

The Maximum Annual Special Tax B (Contingent) applicable to an Assessor’s Parcel of Approved Property shall be determined using Table 5 below.

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TABLE 5  
MAXIMUM SPECIAL TAX B (CONTINGENT) RATES  
FOR APPROVED PROPERTY

Land Use Type	Rate
Approved Property	\$468 per Lot

**3. Undeveloped Property**

In any Fiscal Year in which the Series B (Contingent) Special Tax is levied, each Assessor’s Parcel of Undeveloped Property shall be subject to a Maximum Annual Special Tax B (Contingent).

The Maximum Annual Special Tax B (Contingent) applicable to an Assessor’s Parcel of Undeveloped Property shall be determined using Table 6 below.

TABLE 6  
MAXIMUM SPECIAL TAX B (CONTINGENT) RATES  
FOR UNDEVELOPED PROPERTY

Land Use Type	Rate
Undeveloped Property	\$3,799 per Acre

**4. Increase in the Maximum Special Tax B (Contingent)**

On each July 1, commencing July 1, 2018, the Maximum Special Tax B (Contingent) for all Taxable Property shall be increased by an amount equal to (i) the annual percentage increase in the San Diego Consumer Price Index, All Items for all Urban Consumers (CPI-U), 2<sup>nd</sup> Half Semi-Annual Average, or (ii) by three and one-half percent (3.5%), whichever is greater, of the amount in effect for the previous Fiscal Year.

**SECTION F  
METHOD OF APPORTIONMENT OF THE ANNUAL SPECIAL TAX B (CONTINGENT)**

In the first Fiscal Year that the Special Tax B (Contingent) is levied and in any subsequent Fiscal Year, the City Council shall determine the Special Tax B (Contingent) Requirement and shall levy Special Tax B (Contingent) on all Assessor’s Parcels of Taxable Property until the aggregate amount of Special Tax B (Contingent) equals the Special Tax B (Contingent) Requirement. Special Tax B (Contingent) shall be levied in any Fiscal Year as follows:

First: Special Tax B (Contingent) shall be levied Proportionately on each Assessor’s Parcel of Developed Property up to 100% of the applicable Maximum Special Tax B (Contingent) to satisfy the Special Tax B (Contingent) Requirement;

Second: If additional moneys are needed to satisfy the Special Tax B (Contingent) Requirement after the first step has been completed, Special Tax B (Contingent) shall be levied Proportionately on each Assessor’s Parcel of Approved Property at up to 100% of the Maximum Special Tax B (Contingent) for Approved Property;

Third: If additional monies are needed to satisfy the Special Tax B (Contingent) Requirement after the first two steps have been completed, the Special Tax B (Contingent) shall be levied Proportionately on

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each Assessor's Parcel of Undeveloped Property up to 100% of the Maximum Special Tax B (Contingent) for Undeveloped Property.

### SECTION G TERM OF SPECIAL TAX A AND SPECIAL TAX B (CONTINGENT)

For each Fiscal Year, Special Tax A shall be levied in perpetuity as long as the municipal Services are being provided.

Special Tax B (Contingent) shall be levied in any Fiscal Year as deemed necessary by the City to satisfy the Special Tax B (Contingent) Requirement.

### SECTION H EXEMPT PROPERTY

The CFD Administrator shall classify as Exempt Property, (i) Assessor's Parcels which are owned by, irrevocably offered for dedication, encumbered by or restricted in use by the State of California, federal or other local governments, including school districts, (ii) Assessor's Parcels which are used as places of worship and are exempt from ad valorem property taxes because they are owned by a religious organization, (iii) Assessor's Parcels which are owned by, irrevocably offered for dedication, encumbered by or restricted in use by a homeowners' association, (iv) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement, (v) Assessor's Parcels which are privately owned and are encumbered by or restricted solely for public uses, or (vi) other types of public uses determined by the CFD Administrator. The CFD Administrator shall classify such Assessor's Parcels as Exempt Property in the chronological order in which property becomes Exempt.

Notwithstanding the foregoing, the CFD Administrator for purposes of levying the Special Taxes shall not classify an Assessor's Parcel as Exempt Property if such classification would reduce the sum of all Taxable Property to less than the Acreage amount listed in Table 7 below.

TABLE 7  
MINIMUM TAXABLE ACRES

<b>Acres</b>
<b>51.13</b>

### SECTION I APPEALS AND INTERPRETATIONS

Any property owner claiming that the amount or application of the Annual Special Tax A or the Annual Special Tax B (Contingent) is not correct may file a written notice of appeal with the CFD Administrator not later than twelve months after having paid the first installment of the Special Tax that is disputed. The CFD Administrator of CFD No. 2017-2 shall promptly review the appeal, and if necessary, meet with the property owner, consider written and oral evidence regarding the amount of the Annual Special Tax A or Annual Special Tax B (Contingent) and rule on the appeal. If the CFD Administrator's decision requires that the Annual Special Tax A or Annual Special Tax B (Contingent) for an Assessor's Parcel be modified or changed in favor of the property owner, a cash refund shall not be made, but an adjustment shall be made to the Annual Special Tax A or Annual Special Tax B (Contingent) on that Assessor's Parcel in the subsequent Fiscal Year(s).

## **ORDINANCE NO. 549**

The City Council may interpret this Rate and Method of Apportionment of Annual Special Tax A and Annual Special Tax B (Contingent) for purposes of clarifying any ambiguity and make determinations relative to the amount of Administrative Expenses.

### **SECTION J MANNER OF COLLECTION**

The Annual Special Tax A and Annual Special Tax B (Contingent) shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that CFD 2017-2 may collect the Annual Special Tax A or Annual Special Tax B (Contingent) at a different time or in a different manner if necessary to meet its financial obligations.

**City of Santee**  
**COUNCIL AGENDA STATEMENT**

**MEETING DATE**

October 11, 2017

**AGENDA ITEM NO.**

**ITEM TITLE**      **RESOLUTION ACCEPTING THE PUBLIC IMPROVEMENTS AND APPROVING RELEASE OF BONDS FOR THE SAN DIEGO COUNTY WOMEN'S DETENTION FACILITY (LAS COLINAS, G-1172, N2012-12) LOCATION: RIVERVIEW PARKWAY AT MAGNOLIA AVENUE**

**DIRECTOR/DEPARTMENT**Melanie Kush, Development Services *MK***SUMMARY**

This item requests City Council accept the public improvements constructed with the San Diego County Women's Detention Facility project. The public right-of-way was accepted by the City Engineer on December 19, 2006, as part of Parcel Map No. 20177.

The public improvements consist of a portion of Riverview Parkway, from Magnolia Avenue and extending west approximately 900 feet to the entrance of the Las Colinas facility. The improvements are limited to half of the roadway, which will accommodate two-way traffic until the remaining portion of roadway is developed and completed by others to the ultimate width.

All required public improvements have been constructed in accordance with the City of Santee accepted plans and have been installed to the satisfaction of the Director of Development Services.

**ENVIRONMENTAL REVIEW**

The County of San Diego prepared an Environmental Impact Report (EIR) as a part of their project to construct the Las Colinas Women's Detention Facility and certified in June 2009 (State Clearinghouse No. 2006091036). The EIR identified traffic and drainage mitigation to address impacts; a fair share agreement was approved by the Santee City Council on March 13, 2013 which determined in-lieu fee amounts for mitigation. The County made payment for traffic and drainage mitigation in the amounts of \$159,350.00 and \$472,494.00 respectively.

**FINANCIAL STATEMENT** *mr*

Acceptance of these public improvements will result in a minor increase in City street maintenance costs, mostly related to routine traffic signal and road striping maintenance.

**CITY ATTORNEY REVIEW** N/A Completed**RECOMMENDATION** *MSB*

Adopt the attached Resolution accepting the public improvements for the San Diego County Women's Detention Facility (Las Colinas) project as complete.

**ATTACHMENTS**

Resolution

Vicinity Map

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION ACCEPTING THE PUBLIC IMPROVEMENTS AND  
APPROVING RELEASE OF BONDS FOR THE SAN DIEGO COUNTY  
WOMEN'S DETENTION FACILITY (LAS COLINAS, G-1172, N2012-12)  
LOCATION: RIVERVIEW PARKWAY AT MAGNOLIA AVENUE**

**WHEREAS**, Balfour Beatty Construction, developer on behalf of the County of San Diego, entered into an improvement agreement to construct certain public improvements; and

**WHEREAS**, the public right-of-way along Riverview Parkway was accepted with Parcel Map No. 20177; and

**WHEREAS**, the mitigation measures identified in the Environmental Impact Report (State Clearinghouse No. 2006091036) regarding traffic and drainage impacts have satisfied; and

**WHEREAS**, the public improvements along Riverview Parkway are constructed according to the improvement agreement, accepted plans and to the satisfaction of the Director of Development Services; and

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of Santee, California, as follows:

**SECTION 1:** Accepts the public improvements for the San Diego County Women's Detention Facility (Las Colinas) project as complete.

**SECTION 2:** Directs the City Clerk to release ninety percent (90%) of the faithful performance bond, retain ten percent (10%) of the bond for 12 months as a warranty bond, and retain the labor and materials bond for six months. The retained bonds shall be released upon approval of the Director of Development Services.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular meeting thereof held this 11th day of October, 2017, by the following roll call vote to wit:

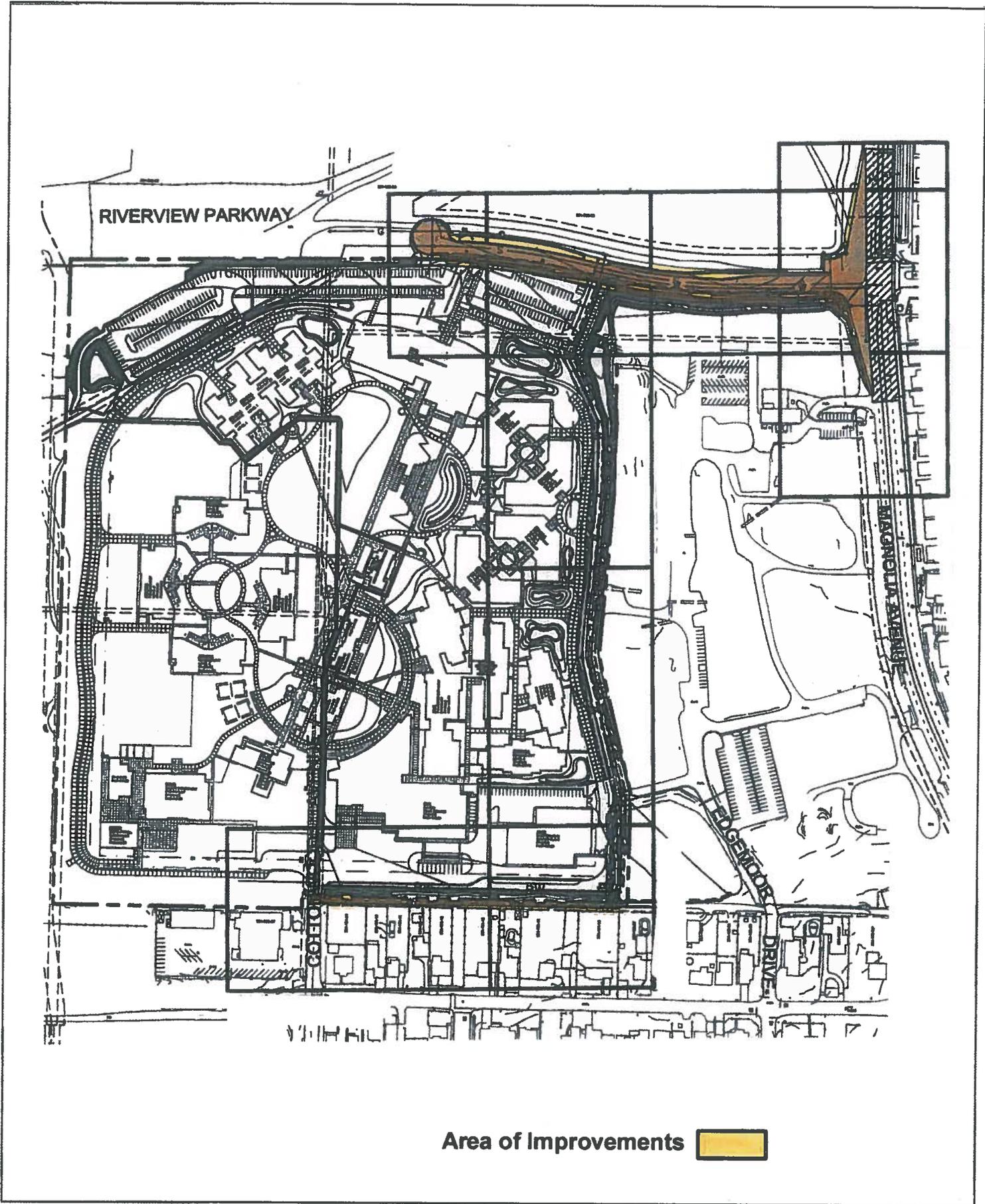
**AYES:  
NOES:  
ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**JOHN W. MINTO, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**PATSY BELL, CMC, CITY CLERK**



Area of Improvements 



**Acceptance of Public Improvements and Release of Bonds for the  
San Diego County Women's Detention Facility  
(Las Colinas, G-1172, N2012-12)**

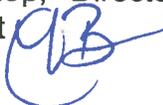


**City of Santee**  
**COUNCIL AGENDA STATEMENT**

**MEETING DATE**      October 11, 2017

**AGENDA ITEM NO.**

**ITEM TITLE**      CLAIMS AGAINST THE CITY BY MARY ALEXANDER, MEGAN ALEXANDER AND RODERICK ALEXANDER

**DIRECTOR/DEPARTMENT**      Jessie Bishop, Director of Human Resources & Risk Management 

**SUMMARY**

Claims were filed against the City by Mary Alexander, Megan Alexander and Roderick Alexander. The claims have been reviewed by the City's Director of Human Resources and Risk Management prior to bringing them forward for consideration. The Director of Human Resources and Risk Management recommends these claims be rejected as provided in Government Code Section 913.

The claim documents are on file in the Office of the City Clerk for Council reference.



**FINANCIAL STATEMENT**      There is no financial impact to the City by rejecting claims.

**CITY ATTORNEY REVIEW**       N/A       Completed

**RECOMMENDATION** 

Reject claims as per Government Code Section 913.

**ATTACHMENTS**

None

**City of Santee**  
**COUNCIL AGENDA STATEMENT**

**MEETING DATE**    October 11, 2017

**AGENDA ITEM NO.**

**ITEM TITLE**    RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA AWARDING THE CONSTRUCTION CONTRACT FOR THE TOWN CENTER COMMUNITY PARK RECYCLED WATER LINE REPLACEMENT (CIP 2016-33) TO BERT W. SALAS, INC. AND DETERMINING A CATEGORICAL EXEMPTION PURSUANT TO SECTION 15301(B) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

**DIRECTOR/DEPARTMENT**    *S for* Melanie Kush, Development Services

**SUMMARY**    This item requests City Council award the construction contract for the Town Center Community Park Recycled Water Line Replacement (CIP 2016-33) to Bert W. Salas, Inc. in the amount of \$120,500.00. This project will replace the failing recycled and potable water pipelines over the Woodglen Vista Creek Channel.

On September 26, 2017, three (3) bids were received and opened, with a low bid of \$120,500.00 submitted by Bert W. Salas, Inc. Upon review by staff, the bid submitted by Bert W. Salas, Inc. has been deemed a responsive and responsible bid and is 7.8% lower than the Engineer's Estimate of \$130,000.00. Staff also requests authorization for the Director of Development Services to approve change orders in a total amount not to exceed \$12,050.00 (10%) for unforeseen items and additional work.

**ENVIRONMENTAL REVIEW**    Pursuant to the California Environmental Quality Act (CEQA) guidelines, a Categorical Exemption is provided in Section 15301(b) of CEQA Guidelines.

**FINANCIAL STATEMENT**    This project is included in the adopted five-year Capital Improvement Program for Fiscal Years (FY) 2017-18 through FY 2021-22. Funding for this project is provided by the General Fund in an amount of \$140,000.

Construction Contract	\$ 120,500.00
Construction Change Orders	<u>12,050.00</u>
Total Anticipated Project Cost	<u>\$ 132,550.00</u>

**CITY ATTORNEY REVIEW**     N/A     Completed

**RECOMMENDATION**    *MAB*

Adopt the attached Resolution:

1. Approving a categorical exemption pursuant to the California Environmental Quality Act; and
2. Awarding the construction contract to Bert W. Salas, Inc. for a total amount of \$120,500.00 and authorizing the City Manager to execute the contract; and
3. Authorizing the Director of Development Services to approve change orders in an amount not to exceed \$12,050.00.

**ATTACHMENTS**

Resolution

Bid Summary

Location Map

## RESOLUTION NO.

### RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AWARDING THE CONSTRUCTION CONTRACT FOR THE TOWN CENTER COMMUNITY PARK RECYCLED WATER LINE REPLACEMENT (CIP 2016-33) TO BERT W. SALAS, INC. AND DETERMINING A CATEGORICAL EXEMPTION PURSUANT TO SECTION 15301(B) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

**WHEREAS**, the City Clerk, on the 26<sup>th</sup> day of September, 2017, publicly opened and examined sealed bids for the Town Center Community Park Recycled Water Line Replacement (CIP 2016-33) ("Project"); and

**WHEREAS**, the lowest received bid was submitted by Bert W. Salas, Inc. in the amount of \$120,500.00; and

**WHEREAS**, Bert W. Salas, Inc. was found to be the lowest responsive and responsible bidder with their total bid amount of \$120,500.00; and

**WHEREAS**, staff recommends awarding the construction contract to Bert W. Salas, Inc. in the amount of \$120,500.00; and

**WHEREAS**, staff requests authorization for the Director of Development Services to expend a total amount not to exceed \$12,050.00 for unforeseen change orders and additional work; and

**WHEREAS**, the project is categorically exempt from environmental review by section 15301(b) of the Guidelines to the California Environmental Quality Act.

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of Santee, California, as follows.

**SECTION 1:** The construction contract for the Town Center Community Park Recycled Water Line Replacement is awarded to Bert W. Salas, Inc. as the lowest responsive and responsible bidder in the amount of \$120,500.00 and the City Manager is authorized to execute the contract on behalf of the City.

**SECTION 2:** The Director of Development Services is authorized to approve change orders in an amount not to exceed \$12,050.00 for unforeseen items and additional work.

**SECTION 3:** This project is exempt from the requirements of the California Environmental Quality Act pursuant to Section 15301(b) of the State CEQA Guidelines. Staff is directed to file a Notice of Exemption as provided by law.

**SECTION 4:** The Clerk is directed to certify the adoption of this Resolution.

**RESOLUTION NO.**

**ADOPTED** by the City Council of the City of Santee, California, at a Regular meeting thereof held this 11<sup>th</sup> day of October, 2017 by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

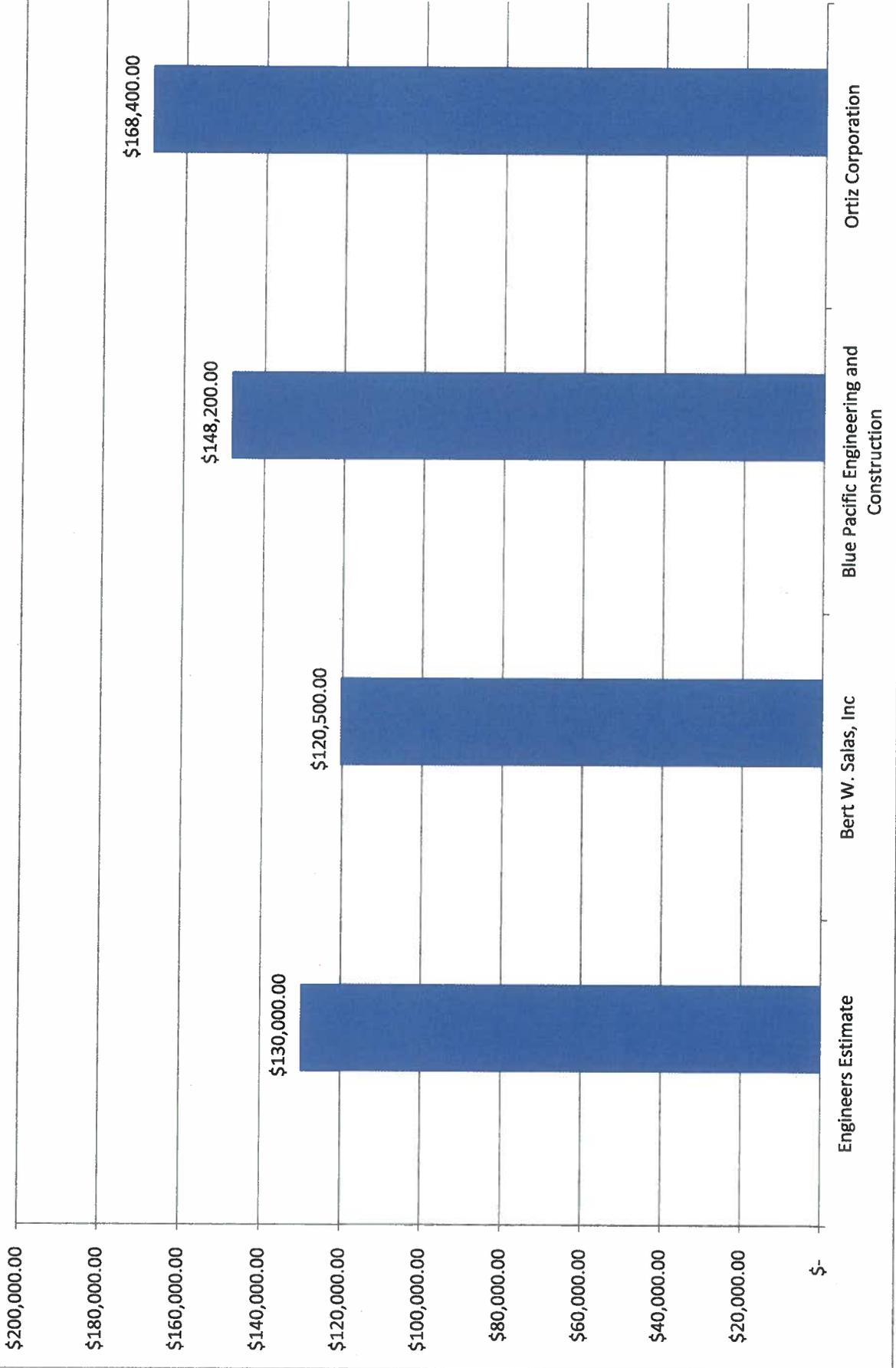
**APPROVED:**

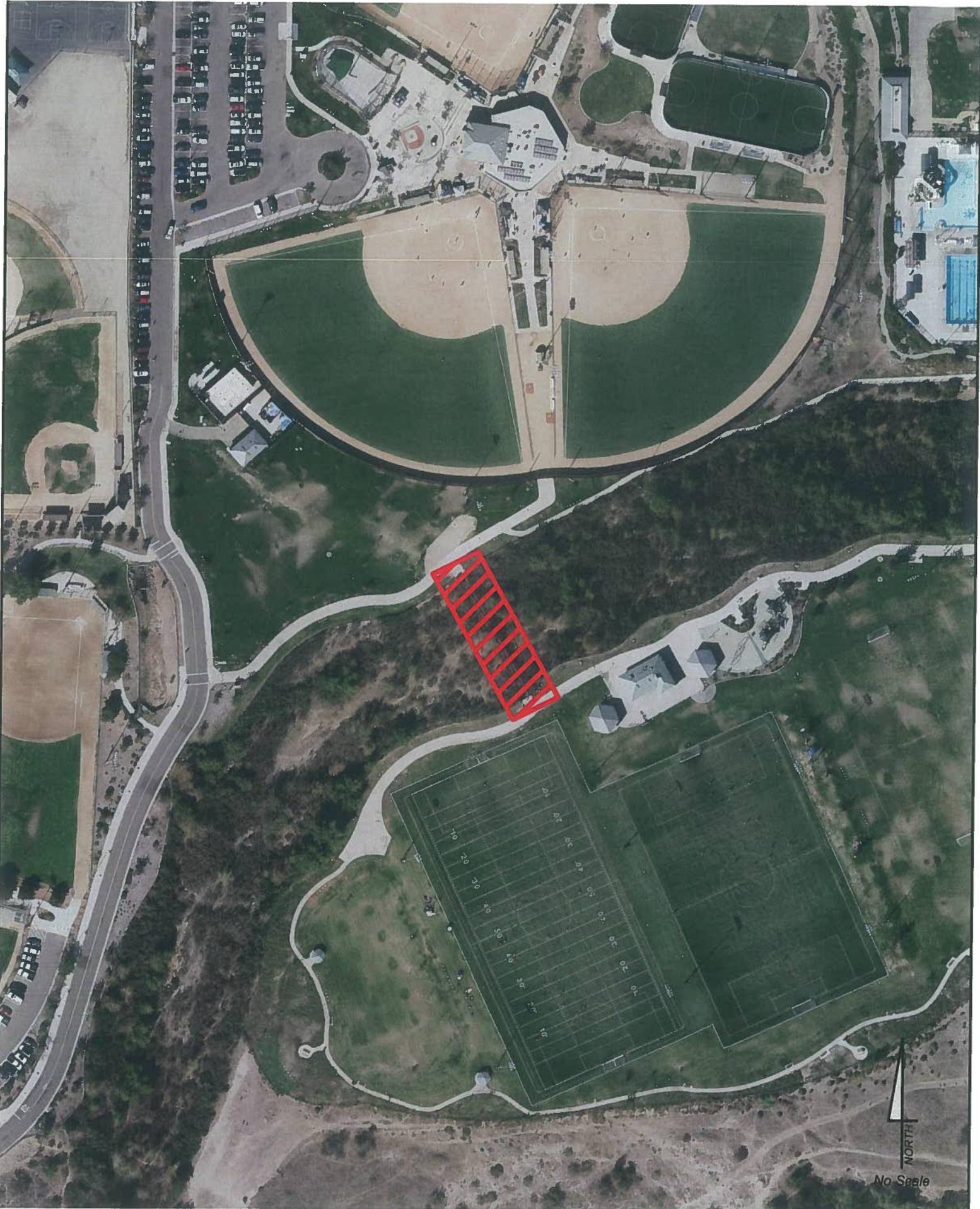
\_\_\_\_\_  
**JOHN W. MINTO, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**PATSY BELL, CMC, CITY CLERK**

# Town Center Community Park Recycled Water Line Replacement (CIP 2016-33)





LOCATION MAP

**City of Santee**  
**COUNCIL AGENDA STATEMENT**

**MEETING DATE**    October 11, 2017

**AGENDA ITEM NO.**

**ITEM TITLE**    **REQUEST FOR APPROVAL BY THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA TO AWARD THE MATERIAL SUPPLY CONTRACT FOR THE PURCHASE OF TRAFFIC SIGNAL ETHERNET SWITCHES (CIP 2018-13) TO CROSTOWN ELECTRICAL AND DATA, INC. AND DETERMINING A CATEGORICAL EXEMPTION PURSUANT TO SECTION 15301(D) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**DIRECTOR/DEPARTMENT**    Melanie Kush, Development Services *MK*

**SUMMARY**    This item requests City Council approval to award the contract for purchasing new traffic signal ethernet switches (CIP 2018-13) to Crosstown Electrical and Data, Inc. in the amount of \$27,136.84. This project will replace failing and outdated traffic signal cabinet switches on Mission Gorge Road that provide communication between the City's traffic signal network and City Hall.

In compliance with the City's purchasing ordinance, Santee Municipal Code 3.24.110, the Department of Development Services administered a formal bid process for the procurement of traffic signal ethernet switches. On September 28, 2017, one bid was received and opened with bid of \$27,136.84 submitted by Crosstown Electrical and Data, Inc. Upon review by staff, the bid submitted by Crosstown Electrical and Data, Inc. has been deemed a responsive and responsible bid and is 25% below the Engineer's Estimate of \$36,200. Staff also requests authorization for the Director of Development Services to approve change orders in a total amount not to exceed \$2,713.68 (10%) for purchase of additional equipment.

**ENVIRONMENTAL REVIEW**    Pursuant to the California Environmental Quality Act (CEQA) guidelines, a Categorical Exemption is provided in Section 15301(d) of CEQA Guidelines.

**FINANCIAL STATEMENT** *fm*    This project is included in the adopted five-year Capital Improvement Program as a subset of CIP 2013-54 for Fiscal Years (FY) 2017-18 through FY 2021-22 under the Transportation Improvement Master Plan Implementation Project. Funding for this project is provided by the Regional Transportation Congestion Improvement Program fee (RTCIP) in the budgeted amount of \$70,000.

Purchase of Switches	\$ 27,136.84
Change Orders	2,713.68
Staff Time for programming and installation (estimated)	6,000.00
Total Anticipated Project Cost	<u>\$ 35,850.52</u>

**CITY ATTORNEY REVIEW**     N/A     Completed

**RECOMMENDATION** *MKB*

1. Approve a categorical exemption pursuant to the California Environmental Quality Act; and
2. Authorize the award of the contract for purchasing traffic signal ethernet switches to Crosstown Electrical and Data, Inc. for a total amount of \$27,136.84; and
3. Authorize the Director of Development Services to approve change orders in an amount not to exceed \$2,713.68.

**ATTACHMENT**    None

**City of Santee**  
**COUNCIL AGENDA STATEMENT**

**MEETING DATE** Oct. 11, 2017

**AGENDA ITEM NO.**

**ITEM TITLE** RESOLUTION AUTHORIZING AN APPLICATION FOR A NEIGHBORHOOD REINVESTMENT GRANT FROM THE COUNTY OF SAN DIEGO FOR THE MAST PARK IMPROVEMENT PROJECT (CIP 2008-53)

**DIRECTOR/DEPARTMENT** Bill Maertz, Community Services 

**SUMMARY** The County of San Diego's Neighborhood Reinvestment Program provides grant funds to public agencies and nonprofit organizations for one-time community, social, environmental, educational, cultural or recreational needs. City staff intends to apply for grant funds under this program to finance the construction and installation of new recreational amenities at Mast Park. The amenities targeted in the grant application include a lighted basketball court, fitness station equipment, and drinking fountain. These amenities and associated infrastructure are estimated to cost \$278,154, which is the amount being sought by the grant application.

**ENVIRONMENTAL REVIEW**

The proposed grant application does not constitute a project subject to CEQA review under Public Resources Code 21065 and State CEQA Guidelines section 15378 as it would not result in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

  
**FINANCIAL STATEMENT**

There are no filing fees or grant match requirements associated with the Neighborhood Reinvestment Grant Program. A grant award would help offset the city's costs for the project, which are estimated at \$11.2 million.

**CITY ATTORNEY REVIEW**  N/A  Completed

**RECOMMENDATION** 

1. Approve the resolution authorizing City staff to apply for the Neighborhood Reinvestment Program grant and authorizing the City Manager execute the application and all documents related to the Neighborhood Reinvestment Program grant.

**ATTACHMENTS**

Resolution

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,  
CALIFORNIA, AUTHORIZING AN APPLICATION FOR A NEIGHBORHOOD  
REINVESTMENT GRANT FROM THE COUNTY OF SAN DIEGO FOR THE  
MAST PARK IMPROVEMENT PROJECT (CIP 2008-53)**

**WHEREAS**, the County of San Diego Neighborhood Reinvestment Program provides funding for nonprofits and public agencies for one-time community, social, environmental, educational, cultural or recreational needs; and

**WHEREAS**, the City of Santee intends to submit an application to the County of San Diego Neighborhood Reinvestment Program to help finance the construction and installation of new recreational amenities at Mast Park, including a lighted basketball court, fitness station equipment, and drinking fountain; and

**WHEREAS**, a resolution expressing the City Council's support for the grant application and designating the grant signatory is required by the County.

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of Santee, California, as follows:

1. The City of Santee is a public agency under the laws of the State of California; and
2. City staff is hereby authorized to file an application with the County of San Diego for Neighborhood Reinvestment Program funding during the County's 2017-18 fiscal year; and
3. The Santee City Manager is authorized to execute the grant application, grant agreement or any other related documents as required by the County of San Diego to receive funding under the Neighborhood Reinvestment Program.

**ADOPTED** by the City Council of the City of Santee, California, at a regular meeting thereof held this 11th day of October, 2017, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSTAIN:**

**APPROVED:**

\_\_\_\_\_  
**JOHN W. MINTO, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**PATSY BELL CMC, CITY CLERK**

**City of Santee**  
**COUNCIL AGENDA STATEMENT**

**MEETING DATE**      October 11, 2017

**AGENDA ITEM NO.**

**ITEM TITLE**    **APPROVE A FOURTH AMENDMENT TO THE SPORTS PARK MAINTENANCE AND OPERATIONS SERVICES AGREEMENT WITH SPORTSPLEX USA**

**DIRECTOR/DEPARTMENT**      Bill Maertz, Community Services *WMM*

**SUMMARY**      In November 2015, the Council approved a Third Amendment to the Sports Park Maintenance and Operations Services Agreement allowing Sportsplex USA to install solar panels and shade structures at the City-owned parking lot south of Riverwalk Drive at the Town Center Community Park Sports Complex. An ad hoc committee of staff and Council Members subsequently met with Sportsplex officials and reviewed multiple options to extend the Agreement. The parties have agreed on the following:

Section 4.1.2 will be amended as follows:

4.1.2 Extension Option    Upon the completion of the construction, by the Operator at the Operator's sole expense, of the solar panels and shade structures described in Sections 31.1 and 31.2 of this Agreement, and acceptance by the City Council of the solar panel and shade structure project as complete, this Agreement shall be extended upon all the same terms and conditions (except as this Agreement otherwise expressly states) for one additional period of ten (10) years beyond the Renewal Term.

Section 4.2, "Conditions to Exercise," which set forth the conditions to be satisfied before the Extension Option could be exercised, will be deleted in its entirety.

Section 31.3 will be amended as follows:

31.3    Upon the termination of the Agreement or any subsequent amendment to the Agreement, the City will retain sole ownership of the solar panels and shade structures described in Sections 31.1 and 31.2 of this Agreement.

All other terms and conditions of the Agreement and Amendments shall remain in full force and effect.

If the solar panels and shade structures are accepted and the Extension Option becomes effective, the Agreement will expire May 31, 2039. Staff recommends the Council approve the Fourth Amendment and authorize the City Manager to execute said Fourth Amendment.

**ENVIRONMENTAL REVIEW**

The item is exempt from CEQA pursuant to Section 15311 (placement of accessory structures).

**FINANCIAL STATEMENT** *AM*

Approval of the Fourth Amendment will result in the continued receipt of income by the City from Sportsplex USA until May 2039. There will be no direct costs to the City as a result of the installation of the solar panels and shade structures.

**CITY ATTORNEY REVIEW**

N/A       Completed

**RECOMMENDATION** *MSB*

1. Approve the Fourth Amendment to the Sports Park Maintenance and Operations Services Agreement with Sportsplex USA; and
2. Authorize the City Manager to execute said Fourth Amendment.

**ATTACHMENTS (Listed Below)**

Fourth Amendment

**FOURTH AMENDMENT TO  
SPORTS PARK MAINTENANCE AND OPERATIONS SERVICES  
AGREEMENT**

**Between City of Santee and Sportsplex USA of Santee Inc.  
(Town Center Community Park – Sports Complex)**

**THIS FOURTH AMENDMENT** is made and entered into as of 11 day of October, 2017 by and between the **CITY OF SANTEE**, (hereinafter referred to as “City”), a California charter city, and **SPORTSPLEX USA of SANTEE INC**, a corporation (hereinafter referred to as “Operator”). In consideration of the mutual covenants and conditions set forth herein, the parties agree as follows:

1. This Amendment is made with respect to the following facts and purposes:
  - A. On September 13, 2006, the City and the Operator entered into a Sports Park Maintenance and Operations Services Agreement (“Agreement”).
  - B. On January 10, 2010, the City and the Operator entered into a First Amendment to the Sports Park Maintenance and Operations Services Agreement to amend Section 1.49 – Fixed City Revenue, Section 1.113 Third Tier Revenue and Section 1.118 – redefine “Weekend.”
  - C. On April 14, 2014, the City and the Operator entered into a Second Amendment modifying the Agreement to extend the term of the Agreement, and to add two new funding tiers and allow the CPI annual increase to be triggered earlier.
  - D. On December 28, 2015, the City and the Operator entered into a Third Amendment modifying the Agreement to authorize, but not contractually obligate, the Operator to bid and install solar panels and shade structures within the sports complex parking lot.
  - E. Section 28.3 of the Agreement provides that any modification of the Agreement must be in writing and signed by the Party to be bound.
  - F. The Operator and City wish to amend Sections 4.1 and 31.3 of the Agreement, and to delete Section 4.2 of the Agreement in its entirety.

2. Section 4.1 is hereby amended to read as follows:

4.1 Renewal and Extension Options

- 4.1.1 Renewal Option. Upon mutual agreement between the City and the Operator, in their respective sole and absolute discretion, this Agreement may be renewed upon all the same terms and conditions (except as this Agreement otherwise expressly states), for an additional successive period of twelve (12) years (the “Renewal Term”) beyond the “Initial term.”

4.1.2 Extension Option Upon the completion of the construction, by the Operator at the Operator's sole expense, of the solar panels and shade structures described in Sections 31.1 and 31.2 of this Agreement, and acceptance by the City Council of the solar panel and shade structure project as complete, this Agreement shall be extended upon all the same terms and conditions (except as this Agreement otherwise expressly states), for one additional period of ten (10) years beyond the Renewal Term.

3. Section 4.2, "Conditions to Exercise," is hereby deleted in its entirety.

4. Section 31.3 is hereby amended to read as follows:

31.3 Upon the termination of the Agreement or any subsequent amendment to the Agreement, the City will retain sole ownership of the solar panels and shade structures described in Sections 31.1 and 31.2 of this Agreement.

5. This **FOURTH** Amendment may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument, and shall be effective upon the execution by both the City and the Operator.

6. Except for the changes specifically set forth herein, all other terms and conditions of the Agreement shall remain in full force and effect.

**IN WITNESS WHEREOF**, the parties hereto have caused this Amendment to be executed the day and year above written.

**OPERATOR:**

**CITY OF SANTEE:**

\_\_\_\_\_  
Sportsplex USA of Santee Inc.

\_\_\_\_\_  
Marlene Best, City Manager

Approved AS-TO-FORM:

\_\_\_\_\_  
Shawn Hagerty  
Best Best & Krieger, LLP  
City Attorney