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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**

**July 12, 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:

PRESENTATION: Certificate of Recognition: Christina Bailey

PROCLAMATION: Proclaiming July as Parks and Recreation month and July 12, 2017 as “Go Play! Get Fit! Day” and presentation of fund raising proceeds by the Santee Park and Recreation Committee.

PROCLAMATION: Proclaiming July 26, 2017 as Carol Davidson Day

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 June 14, 2017.**
- (C) Approval of Payment of Demands as presented.**

- (D) Approval of the expenditure of \$46,722.35 for June 2017 legal services and related costs.
- (E) Adoption of a Resolution levying special taxes to be collected during Fiscal Year 2017-18 to pay for the annual cost of Municipal Maintenance Services within Community Facilities District No. 2015-1.
- (F) Adoption of a Resolution granting a water easement to Padre Dam Municipal Water District for water utilities located at Town Center Community Park and authorization for the City Manager to execute the easement documents.
- (G) Rejection of all bids submitted for the Proposition 84 Infiltration Pilot Project (CIP2013-23) and declare a bid protest moot.
- (H) Adoption of a Resolution authorizing the purchase of twenty-four (24) sets of Structural Firefighting Clothing (Turnouts) from Municipal Emergency Services per National Purchasing Partners, LLC, Contract #2013-1 for an amount not to exceed \$60,182.25 and authorization for the City Manager to execute all necessary documents.
- (I) Rejection of two (2) claims against the City by Steven Saldivar and Marie Weckel per Government Code Section 913.
- (J) Adoption of a Resolution levying charges for Fire Suppression Service (Fire Benefit Fee) for Fiscal Year 2017-18.

2. PUBLIC HEARINGS:

- (A) Continued Public Hearing on a Resolution approving the staff report and authorizing a special assessment on certain parcels of land that received administrative citations for Municipal Code violations and/or administrative fees for which costs have not been paid by the owner(s) of record of said parcels. (cont. from 06/14/17)

Recommendation:

Receive the report and close the Public Hearing.

- (B) Public Hearing for the FY 2017-18 Santee Landscape Maintenance District annual levy of assessments.

Recommendation:

1. Conduct and close the Public Hearing; and
2. Adopt the Resolution confirming an assessment diagram and assessment and providing for the FY 2017-18 Santee Landscape Maintenance District annual levy of assessments.

(C) Public Hearing for the FY 2017-18 Town Center Landscape Maintenance District annual levy of assessments.

Recommendation:

1. Conduct and close the Public Hearing; and
2. Adopt the Resolution confirming an assessment diagram and assessment and providing for the FY 2017-18 Town Center Landscape Maintenance District annual levy of assessments.

(D) Public Hearing for the FY 2017-18 Santee Roadway Lighting District annual levy of assessments.

Recommendation:

1. Conduct and close the Public Hearing; and
2. Adopt the Resolution confirming an assessment diagram and assessment and providing for the FY 2017-18 Santee Roadway Lighting District annual levy of assessments.

3. **ORDINANCES:** None

4. **CITY COUNCIL ITEMS AND REPORTS:**

(A) Authorization to send a letter to San Diego County Sheriff William Gore, requesting a change to the Sheriff's internal policy regarding the issuance of concealed weapons permits. (Minto)

Recommendation:

Authorize the Mayor to send a letter to San Diego County Sheriff William Gore, requesting a change to the Sheriff's internal policy regarding concealed weapons permits.

5. **CONTINUED BUSINESS:** None

6. **NEW BUSINESS:**

(A) Authorize the City Manager to execute a Professional Services Agreement for Food and Beverage Concession Services at Town Center Community Park East with Robert Velasco per RFP 17/18-40008.

Recommendation:

Authorize the City Manager to execute a Professional Services Agreement for Food and Concession Services at Town Center Community Park East with Robert Velasco with an initial period from execution of the contract through June 30, 2018, plus two additional years and an optional five year extension.

(B) Council direction on Request for Proposals (RFP) evaluation process for the Multiplex Theater Project Development opportunity.

Recommendation:

Provide direction to staff as to the Council's desired level of participation in the RFP evaluation process and the determination of a recommended theater developer/operator firm or firms, for the City Council's consideration and final selection of a theater developer/operator firm at a future Council meeting.

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: None

13. ADJOURNMENT:



Jul	06	SPARC	CANCELLED	Civic Center Building 7
Jul	10	Community Oriented Policing Committee		Council Chamber
Jul	12	City Council Meeting		Council Chamber
Jul	26	City Council Meeting	CANCELLED	Council Chamber
Aug	03	SPARC		Civic Center Building 7
Aug	09	City Council Meeting		Council Chamber
Aug	14	Community Oriented Policing Committee		Council Chamber
Aug	23	City Council Meeting		Council Chamber

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

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

The City of Santee complies with the Americans with Disabilities Act. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the American with Disabilities Act of 1990. 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	}	AFFIDAVIT OF POSTING AGENDA
County of San Diego	} ss.	
City of Santee	}	

I, Patsy Bell, CMC, City Clerk 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 July 7, 2017, at 4:00 p.m.

_____	07/07/17
Signature	Date

City of Santee
COUNCIL AGENDA STATEMENT

PRES

MEETING DATE July 12, 2017

AGENDA ITEM NO.

ITEM TITLE CERTIFICATE OF RECOGNITION – CHRISTINA BAILEY

DIRECTOR/DEPARTMENT John W. Minto, Mayor

SUMMARY

Christina Bailey, local Santee Girl Scout, was this year's top Girl Scout Cookie seller for all of San Diego and Imperial Counties, which included approximately 14,000 girls selling cookies. This year cookie sales began January 29th and ended March 12th. During that time Christina sold cookies every single day, even in the rain and also maintained straight As in all her classes. Her sales total for this year was 3,950 boxes, including donations to Operation Thin Mint where cookies are sent to our deployed military personnel. Christina's cookie sales raised over \$12,000 in funds to support Girl Scout programs and help maintain their camps in Julian. A Certificate of Recognition has been prepared to acknowledge all of Christina's hard work.

FINANCIAL STATEMENT N/A

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *HK for MB*

Present the Certificate of Recognition to Christina Bailey.

ATTACHMENTS

Certificate of Recognition.

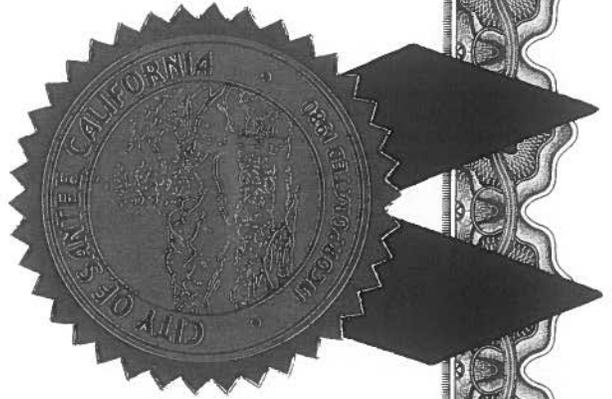
City of Santee

Certificate of Recognition

Presented to

Christina Bailey

Congratulations on being this year's top Girl Scout Cookie seller for all of San Diego and Imperial Counties. The City of Santee is proud to have such a hard working individual in our community.



Mayor John W. Minto

July 12, 2017

City of Santee, California

Proclamation

WHEREAS, Parks and Recreation makes lives and communities better by offering places, spaces and programs that foster human development, the arts, and lifelong learning for toddlers to seniors and provides positive alternatives for youth during non-school hours that reduce crime and mischief; and

WHEREAS, Parks and Recreation strengthens community image and sense of place, increases cultural unity, facilitates social connections and community problem solving, strengthens safety and security, adds value to homes and neighborhoods and contributes to the economic prosperity of our City; and

WHEREAS, Parks and Recreation preserve and protect our natural resources, provides low cost, close-to-home access to outdoor spaces and programs to play and exercise making it easy to stay active, reducing health care costs; and

WHEREAS, the Santee Recreation Division summer day camp program participated in the county-wide "Go Play! Get Fit!" day on July 12, 2017 to educate children on the importance of living a healthful lifestyle that includes physical activity.

NOW, THEREFORE, I, John W. Minto, Mayor of the City of Santee on behalf of the City Council, do hereby set aside July 2017 as

PARKS AND RECREATION MONTH

and hereby proclaim July 12, 2017 as

GO PLAY! GET FIT! DAY

in the City of Santee and urge residents to enjoy and recognize the many community benefits derived from the services, facilities, and programs provided by the Community Services Department that offers something of value to everyone.

IN WITNESS WHEREOF, I have hereunto set my hand this twelfth day of July, two thousand seventeen, and have caused the Official Seal of the City of Santee to be affixed.

Mayor John W. Minto

City of Santee
COUNCIL AGENDA STATEMENT

PROC

MEETING DATE July 12, 2017

AGENDA ITEM NO.

ITEM TITLE PROCLAIM JULY 26, 2017 AS CAROL DAVIDSON DAY

DIRECTOR/DEPARTMENT John W. Minto, Mayor

SUMMARY

Carol Davidson is officially retiring from the City of Santee on July 26, 2017 after more than 15 years of exemplary service as Administrative Secretary in the Department of Development Services. It is truly an honor to present this proclamation as an acknowledgement of Carol's many years of dedication to the citizens and staff of the City of Santee.

FINANCIAL STATEMENT N/A

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION ✓

Present proclamation to Caron Davidson.

ATTACHMENTS

Proclamation.

City of Santee, California Proclamation

WHEREAS, Carol Davidson started her memorable 15-year career with the City of Santee on July 22, 2002 as a Secretary in the Department of Development Services assisting in all aspects of office administration of a powerhouse department, and promoted in 2004 to Administrative Secretary in recognition of her experience and expertise; and

WHEREAS, Carol has always demonstrated a positive attitude and given heartfelt support to her colleagues, organizing countless staff socials that brought the team together; and

WHEREAS, during her career with the City, Carol has assisted numerous residents to improve their lives and well-being; and

WHEREAS, Carol received MV2 recognition in 2014 for Professionalism-in-Motion further exemplifying the high standards of support and care she puts forth every day; and

WHEREAS, Carol has processed at least 2,640 City Council agenda items over 15 years, placing her professional imprint on permanently recorded documents; and

WHEREAS, Carol has achieved a distinguished career with the City of Santee and she is now ready to continue her support of Santee by other means, not the least of which is to shop in Santee; and

WHEREAS, Carol's passion and commitment to fellow employees and the City of Santee organization will be greatly missed; and

WHEREAS, Carol's last day of work at the City of Santee will be Wednesday, July 26, 2017.

NOW, THEREFORE, I, John W. Minto, Mayor of the City of Santee, on behalf of the City Council do hereby proclaim Wednesday, July 26, 2017 as

CAROL DAVIDSON DAY

in the City of Santee in recognition of and commemorating her for 15 years of outstanding service and dedication to the City of Santee.

IN WITNESS WHEREOF, I have hereunto set my hand this twelfth day of July, two thousand seventeen, and have caused the Official Seal of the City of Santee to be affixed.



Mayor John W. Minto

City of Santee
COUNCIL AGENDA STATEMENT

1B

MEETING DATE June 28, 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 BOTH THE REGULAR MEETINGS OF
JUNE 14, 2017.

DIRECTOR/DEPARTMENT Patsy Bell, CMC, City Clerk

PB

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

June 14, 2017 Regular Minutes

Minutes

Draft

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

**Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
June 14, 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 Mayor/Agency Chair/Authority Chair John W. Minto at 7:03 p.m.

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

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 Pastor Brian Craig of New Heights Community Church and the **PLEDGE OF ALLEGIANCE** was led by Director of Finance Tim McDermott.

PRESENTATION: Presentation of funds by Waste Management for Santee Salutes, Holiday Lighting, Santee Active Lifestyle Expo and Summer Concert Series

Mayor Minto introduced Director of Community Services Maertz and Kristine Costa, Waste Management's Community Relations and Municipal Manager. Ms. Costa, along with Waste Management's Director of Marketing Kaylyn Littleman and Safety Manager Phil Smith presented the City with a check for \$37,000 for sponsorship of the City's 2017 Santee Salutes, Holiday Lighting Celebration, San Diego River Fest Events and the Summer Concert Series.

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

Vice Mayor Hall registered an abstention on Item 1(J) due to a conflict of interest. Council Members McNelis and Houlahan each registered a no vote on Item 1(D).

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 both the Adjourned Regular Meetings and Regular Meetings of May 24, 2017.**
- (C) **Approval of Payment of Demands as presented.**
- (D) **Second Reading and adoption of an Ordinance amending Zone District Map R2014-2 to change the Zone Designation from Neighborhood Commercial to Medium-High Density Residential on a 0.48-acre site on the northeast corner of E. Heaney Circle and Carlton Oaks Drive. (continued from 5-24-17) (ORD 547) (McNelis & Houlahan – No)**
- (E) **Approval of a transportation services agreement with the Santee School District for FY 17/18 and authorization for the City Manager to execute the agreement.**
- (F) **Adoption of a Resolution approving a third amendment and a FY 17/18 contract extension with Steven Smith Landscape, Incorporated, for Landscape and Horticultural Management Services for Area 1 - City Parks and Facilities in the amount of \$505,252.93 and authorization for the City Manager to execute the amendment and contract extension and approve change orders up to ten percent of the FY 17/18 contract amount. (Reso 054-2017)**
- (G) **Adoption of a Resolution waiving a bid irregularity and awarding the construction contract for the Citywide Slurry Seal and Roadway Maintenance Project (CIP 2017-06) to All American Asphalt for a total amount of \$285,061.09, authorizing for the City Manager to execute the agreement, authorizing for the Director of Development Services to approve change orders in an amount not to exceed \$28,500.00 and approving a categorical exemption pursuant to section 15301(c) of the California Environmental Quality Act. (Reso 055-2017)**
- (H) **Authorization for the purchase of 10 additional sets of structural firefighting clothing (turnouts) from Municipal Emergency Services per National Purchasing Partners Contract #2013-1 for an amount not to exceed \$24,868.70, resulting in a total FY 16/17 amount not to exceed \$54,607.52, and authorization for the City Manager to execute all necessary documents.**

- (I) Adoption of a Resolution accepting the Citywide Crack Sealing Program 2017 Project (CIP2017-04) as complete and directing the City Clerk to file a Notice of Completion. (Reso 056-2017)
- (J) Adoption of a Resolution accepting the Bike Lane Project (CIP 2016-04) as complete and directing the City Clerk to file a Notice of Completion. (Reso 057-2017) (Hall – Abstained)
- (K) Adoption of a Resolution approving continued participation in the San Diego Regional Home Investment Partnerships (HOME) Program Consortium. (Reso 058-2017)
- (L) Approval of a one-time 90-day extension of the Traffic Signal Maintenance Contract with Bear Electrical Solutions, Incorporated, in an amount not to exceed \$20,500.00, authorization for the City Manager to execute the contract extension and approval of a categorical exemption under the California Environmental Quality Act.
- (M) Approval of an up to 90-day contract extension with Byrom-Davey, Incorporated, for maintenance and as-needed repairs of Synthetic Turf Football and Soccer Fields in an amount not to exceed \$9,500.00 and authorization for the City Manager to execute the contract extension.
- (N) Adoption of a Resolution awarding the construction contract for the Heatherdale Street Storm Drain Improvements (CIP 2015-22) to Crest Equipment, Incorporated, for a total amount of \$495,805.00, authorizing the Director of Development Services to approve change orders in an amount not to exceed \$49,500.00 and approving a categorical exemption pursuant to Section 15302(c) of the California Environmental Quality Act. (Reso 059-2017)
- (O) Adoption of a Resolution awarding the construction contract for the Citywide Repair and Rehabilitation Program 2017 (CIP 2017-05) to Ramona Paving and Construction Corporation for a total amount of \$727,631.60, authorizing the Director of Development Services to approve change orders in an amount not to exceed \$72,700.00 and approving a categorical exemption pursuant to section 15301(c) of the California Environmental Quality Act. (Reso 060-2017)
- (P) Determination and approval that special circumstances justify use of an open market purchase of offsite commercial fleet fueling services from The SoCo Group, Incorporated, for an amount not to exceed \$30,000.00 for the period of July 1, 2017, through November 8, 2017, and authorization for the City Manager to approve change orders up to 10% of the initial purchase order amount.

- (Q) **Approval of a purchase order change order in an amount not to exceed \$500.00 to cover as-needed tire replacement costs to Tire Centers, LLC, increasing the FY 16/17 purchase order amount to \$20,500.00.**
- (R) **Approval of a Memorandum of Agreement between the San Diego Fire-Rescue Department and City of Santee for participation in the California Urban Search & Rescue Task Force 8 and authorization for the City Manager to execute the agreement.**
- (S) **Adoption of a Resolution approving a negotiated property tax exchange with the County of San Diego for the Hillside Meadows reorganization. (Reso 061-2017)**

ACTION: On motion of Vice Mayor Hall, seconded by Council Member Jones, the Agenda and Consent Calendar were approved as amended with all voting aye, except Vice Mayor Hall who abstained from Item 1(J) and Council Members McNelis and Houlahan who voted no on Item 1(D).

2. PUBLIC HEARINGS:

- (A) **Public on a Resolution approving the staff report and authorizing a special assessment on certain parcels of land that received administrative citations for Municipal Code violations and/or administrative fees for which costs have not been paid by the owner(s) of record of said parcels. (Reso 062-2017)**

ENTERED INTO THE RECORD:

An amended Resolution was provided by staff reflecting the removal of one property, located on Dove Hill Drive, as the property owner paid their fees.

The Public Hearing was opened at 7:13 p.m. Director of Development Services Kush introduced the item and presented the staff report.

PUBLIC SPEAKERS:

William Gregory contested the placement of the fees being assessed on his property located on Holborn Street because he thought the work had been completed and did not understand why he received the administrative citation.

Vice Mayor Hall stated that because Mr. Gregory is a known neighbor, although outside the 500-foot radius, he would abstain from this item and left the dais.

During discussion, Acting Code Enforcement Officer Brogdon, City Attorney Hagerty, Director of Finance McDermott answered Council's questions and discussed the option of removing Mr. Gregory's property from the list to allow him until July 12th to work with staff for a resolution regarding his property and fines.

MOTION: Council Member Jones moved that staff should remove Mr. Gregory's property from the amended Resolution, re-notice a hearing for Mr. Gregory's property for the July 12th meeting, and work out a payment plan agreeable with the Mr. Gregory, but if no agreement is made by July 12^{ht}, then the fee is put onto the tax rolls.

ACTION: After further discussion, it was moved by Council Member Jones and seconded by Council Member McNelis at 7:41 p.m. to adopt the amended Resolution authorizing special assessments for ten properties, to continue the Public Hearing for Mr. Gregory's Holborn property, and direct staff to work out a payment plan agreeable with Mr. Gregory with the understanding that if no agreement is made by July 12th then the fine is to be added as a special tax assessment/lien on his Holborn property. The motion carried with all voting aye, except Vice Mayor Hall who abstained.

- (B) Public Hearing on a Resolution establishing a special assessment on certain parcels of land that were subject to involuntary weed abatement and/or administrative fees by the City and for which costs have not been paid by the owner(s) of record of said parcels. (Reso 063-2017)**

The Public Hearing was opened at 7:42 p.m.

ACTION: On motion of Council Member Jones, seconded by Council Member McNelis, the Public Hearing was closed at 7:42 p.m., the cost report of unpaid weed abatement was approved and the Resolution confirming the report and ordering abatement costs to be a special assessment on the properties was adopted with all voting aye, except Vice Mayor Hall who abstained.

- (C) Public Hearing on a Resolution adopting the Program Year 2017 Annual Action Plan and authorizing the City Manager to submit a grant application for Community Development Block Grant (CDBG) funds to the Department of Housing and Urban Development (HUD). (Reso 064-2017)**

The Public Hearing was opened at 7:43 p.m.

ACTION: On motion of Council Member McNelis, seconded by Vice Mayor Hall, the Public Hearing was closed at 7:43 p.m. and the Resolution approving the Program Year 2017 Annual Action Plan and authorizing the City Manager to submit the grant application to HUD was adopted with all voting aye.

- (D) **Public Hearing for a Resolution to withdraw from being the Groundwater Sustainability Agency (GSA) over the portion of the San Diego River Valley Groundwater Basin within the City limits. (Reso 065-2017)**

The Public Hearing was opened at 7:44 p.m. Director of Development Services Kush introduce the item and Principal Civil Engineer Schmitz presented the staff report utilizing a PowerPoint presentation and answered Council's questions.

ACTION: On motion of Vice Mayor Hall, seconded by Council Member McNelis, the Public Hearing was closed at 7:48 p.m., the Resolution authorizing the withdraw from being the Groundwater Sustainability Agency over the portion of the San Diego River Valley Groundwater Basin underlying City limits pursuant to California Water Code Section 10723.8(e) and notification to the Department of Water Resources, and authorizing the City Manager to execute a Memoranda of Understanding between the City of Santee, City of San Diego, County of San Diego, Padre Dam Municipal Water District, and Lakeside Water District for development of a Groundwater Sustainability Plan for the Basin was adopted with all voting aye.

3. **ORDINANCES:** *See Item 1(D)*

4. **CITY COUNCIL REPORTS:** None

5. **CONTINUED BUSINESS:**

- (A) **Resolution opposing the proposed Rainbow – Santee (Non Miramar) Pipeline Alignment included in the Notice of Preparation of an Environmental Impact Report for the Pipeline Safety and Reliability Project – New Natural Gas Line 3602 and De-rating Line 1600 (California Public Utilities Application A.15-09-013). (Reso 066-2017)**

Council Member Jones registered an abstention due to a conflict of interest and left the dais. City Manager Best presented the staff report utilizing a PowerPoint presentation.

PUBLIC SPEAKERS:

- Van Collinworth, Preserve Wild Santee, encouraged Council to oppose the entire pipeline project and not just the proposed route coming through Santee.
- Kevin O'Beirne, San Diego Gas and Electric, answered Council's questions regarding the proposed routes and noted that SDG&E proposed these routes at the request of MCAS Miramar.

During discussion, Council Member Houlahan requested Council also consider opposing the Spring Canyon alternative route.

ACTION: On motion of Council Member Houlahan, seconded by Vice Mayor Hall, the amended Resolution reflecting the additional opposition to the Spring Canyon alternative route was adopted with all voting aye, except Council Member Jones who abstained.

6. **NEW BUSINESS:** None

7. **COMMUNICATION FROM THE PUBLIC:** None

8. **CITY MANAGER REPORTS:**

City Manager Best congratulated Director of Finance McDermott on receiving a Certificate of Achievement for Excellence in financial reporting by the Government Finance Officers Association of the United States and Canada for the Comprehensive Annual Finance Report for 2016 and spoke about various 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 8:02 p.m.

Date Approved: _____

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

City of Santee
COUNCIL AGENDA STATEMENT

1C

MEETING DATE July 12, 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

Approval of the payment of demands as presented.

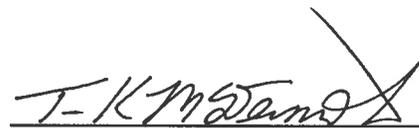
ATTACHMENTS (Listed Below)

- 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>
06/21/17	Accounts Payable	\$ 16,274.93
06/21/17	Accounts Payable	187,630.37
06/22/17	Payroll	316,100.90
06/22/17	Accounts Payable	140,211.48
06/26/17	Accounts Payable	97,678.12
06/28/17	Accounts Payable	1,456,199.36
07/03/17	Retiree Health	5,203.00
07/03/17	Accounts Payable	91,902.96
07/03/17	Accounts Payable	240,406.77
07/06/17	Payroll	<u>321,061.19</u>
	TOTAL	<u>\$ 2,872,669.08</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	Date	Vendor	Invoice	PO #	Description/Account	Amount	
238	6/21/2017	10482 TRISTAR RISK MANAGEMENT	101440		WORKERS' COMPENSATION	16,274.93	
1 Vouchers for bank code : ubgen						Total :	16,274.93
1 Vouchers in this report						Bank total :	16,274.93
						Total vouchers :	16,274.93

Prepared by: M. DeS...
 Date: 6-27-17
 Approved by: [Signature]
 Date: 6-27-17

Voucher List
CITY OF SANTEE

Bank code : ubgen									
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount			
115626	6/21/2017	12083 ANIMAL PEST MANAGEMENT	553521	51537	PEST CONTROL SERVICES	640.00			
						Total :			640.00
115627	6/21/2017	10412 AT&T	000009726940		TELEPHONE	780.25			
						Total :			780.25
115628	6/21/2017	12714 BALCH, CHRIS	052817		MILEAGE REIMBURSEMENT	81.75			
						Total :			81.75
115629	6/21/2017	10062 BATHRICK, FRANK T	06152017A		COMMISSION STIPEND	50.00			
						Total :			50.00
115630	6/21/2017	10018 BENCHMARK LANDSCAPE SVCS INC	133855	51603	A-3 LANDSCAPE SVCS	9,847.79			
			133856	51586	A-2 LANDSCAPE SVCS	12,575.00			
						Total :			22,422.79
115631	6/21/2017	10021 BOUND TREE MEDICAL LLC	82506541	51676	EMS SUPPLIES	8.68			
			82506542	51676	EMS SUPPLIES	52.10			
			82508075	51676	EMS SUPPLIES	52.10			
			82509536	51676	EMS SUPPLIES	11.19			
			82511189	51676	EMS SUPPLIES	109.12			
			82511190	51676	EMS SUPPLIES	17.04			
						Total :			250.23
115632	6/21/2017	11169 CALIFORNIA WATERS LLC	792	51522	FOUNTAIN MAINT & REPAIRS	2,474.00			
						Total :			2,474.00
115633	6/21/2017	10299 CARQUEST AUTO PARTS	11102-436406	51488	VEHICLE REPAIR PARTS	41.53			
						Total :			41.53
115634	6/21/2017	12349 CHOICE LOCKSMITHING	053117COS	51425	LOCKSMITH SERVICES	290.93			
						Total :			290.93
115635	6/21/2017	10032 CINTAS CORPORATION #694	694349324	51489	UNIFORM/PARTS CLEANER RNTL	61.57			
						Total :			61.57
115636	6/21/2017	11330 CLEANSTREET	86554	51591	STREET SWEEPING - MAY	14,876.64			

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
115636	6/21/2017	11330 CLEANSTREET	(Continued) 86682	51591	STREET SWEEPING - SPECIAL	300.00
					Total :	15,176.64
115637	6/21/2017	12153 CORODATA RECORDS	RS4322480		DOC RETRIEVAL AND STORAGE	134.67
					Total :	134.67
115638	6/21/2017	10040 COUNTYWIDE MECHANICAL SYSTEMS	P17064832	51626	PLUMBING REPAIRS/MAINT	180.00
					Total :	180.00
115639	6/21/2017	10142 CSA SAN DIEGO COUNTY	427	51671	CDBG SUBRECIPIENT	1,050.27
					Total :	1,050.27
115640	6/21/2017	10595 CUTTER'S EDGE INDUSTRIES INC	053117-8	51468	EQUIPMENT REPAIR	80.55
					Total :	80.55
115641	6/21/2017	10043 D & D SERVICES INC	44265	51556	DEAD ANIMAL REMOVAL	1,235.00
					Total :	1,235.00
115642	6/21/2017	11418 DAMOOR, KESHAV	06152017B		COMMISSION STIPEND	50.00
					Total :	50.00
115643	6/21/2017	12438 DIESEL PRINT CO, LLC	1272 1273		VAN ART WORK CARGO VAN WRAP	495.65 2,499.80
					Total :	2,995.45
115644	6/21/2017	12593 ELLISON WILSON ADVOCACY, LLC	617		ADVOCACY SERVICES	1,500.00
					Total :	1,500.00
115645	6/21/2017	12638 GEORGE HILLS COMPANY, INC.	INV1011829	51746	ADMIN - LIABILITY CLAIMS	3,500.00
					Total :	3,500.00
115646	6/21/2017	11196 HD SUPPLY FACILITIES	9154692500	51517	STATION SUPPLIES	697.65
					Total :	697.65
115647	6/21/2017	10256 HOME DEPOT CREDIT SERVICES	2150844 2150849	51514 51514	STATION SUPPLIES TRAINING MTRLS	457.91 32.50

Voucher List
CITY OF SANTEE

Bank code : ubgen		Invoice		PO #	Description/Account	Amount
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
115647	6/21/2017	10256 HOME DEPOT CREDIT SERVICES	(Continued)			
115648	6/21/2017	11391 HUMPHREY, BREANNE	6152017		SANTEE SALUTES	Total : 490.41 1,000.00
115649	6/21/2017	11724 ICF JONES & STOKES INC	0122517 0122519	50991	MSCP ISA PROCESS MSCP SUBAREA PLAN & EIR	Total : 1,000.00 487.50 6,645.00
115650	6/21/2017	10075 IRON MOUNTAIN INFO MGMT INC	201330428		DATA STORAGE	Total : 7,132.50 198.36
115651	6/21/2017	12709 JEBO, EMMA	CD170155		REFUNDABLE DEPOSIT	Total : 198.36 462.00
115652	6/21/2017	11233 JIMMIE JOHNSON'S KEARNY MESA	CTCS464836 CTCS465564	51752 51526	VEHICLE REPAIR VEHICLE REPAIR	Total : 462.00 749.36 100.00
115653	6/21/2017	12047 JOHNSON, SCOTT	43228D		LICENSE RENEWAL	Total : 849.36 116.00
115654	6/21/2017	12734 KROEGER, KEITH	1490		REFUND - CITATION #1490	Total : 116.00 200.00
115655	6/21/2017	10174 LN CURTIS AND SONS	339750	51475	STRUCTURE BOOTS	Total : 200.00 408.37
115656	6/21/2017	11986 MARION B BORG ENVIRONMENTAL	SANTEE01-50 SECT. 6 GRANT-11	51024	FANITA RCH CONSULTING SVCS PROF SVCS - SUBAREA PLAN COC	Total : 408.37 4,025.00 245.00
115657	6/21/2017	10982 MATSUSHITA, JUSTIN	060817		MILEAGE REIMBURSEMENT	Total : 4,270.00 223.90
115658	6/21/2017	10079 MEDICO PROFESSIONAL	2000390 2000391	51497 51497	MEDICAL LINEN SERVICE MEDICAL LINEN SERVICE	Total : 223.90 20.02 8.16

Voucher List
CITY OF SANTEE

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
115658	6/21/2017	10079 MEDICO PROFESSIONAL	(Continued)			
115659	6/21/2017	10175 MHT LIGHTING	13957	51724	STREELIGHT LUMINAIRES	28.18
					Total :	1,266.76
115660	6/21/2017	12332 MICHAEL BAKER	976193 978557	51719 51719	WALMART EXPANSION EIR WALMART EXPANSION EIR	42,567.09 1,486.36
					Total :	44,053.45
115661	6/21/2017	12451 MOBILE GRAPHICS & DESIGN	201718	51629	BANNER INSTALL & REMOVAL	2,595.00
					Total :	2,595.00
115662	6/21/2017	10527 MOYNEUR, KYLE	051717		MILEAGE REIMBURSEMENT	15.73
					Total :	15.73
115663	6/21/2017	10083 MUNICIPAL EMERGENCY SERVICES	IN1135253		EQUIPMENT SERVICE	1,187.94
					Total :	1,187.94
115664	6/21/2017	12122 NUERA PLATINUM CONCRETE LLC	01722015-0317	51566	CONCRETE REPAIR	5,949.99
					Total :	5,949.99
115665	6/21/2017	10344 PADRE DAM MUNICIPAL WATER DIST	21105559 24206565 24206698 24218157 24218344 29701296 90000366		9170 VIA DE CRISTINA 10580 PROSPECT AVE 10541 PROSPECT AVE 10054 PROSPECT AVE 10027 PROSPECT AVE TEMPORARY METER GROUP BILL	320.02 147.41 335.85 44.61 179.55 173.35 41,109.74
					Total :	42,310.53
115666	6/21/2017	10241 JAN SHERAR	06/07/17 06/09/2017 06/12/17 06/12/2017 06/08/2017 06/12/17 6/12/2017		PETTY CASH REIMB - PSD PETTY CASH REIMB - CITY MGR PETTY CASH REIMB - CSD PETTY CASH REIMB- HR PETTY CASH REIMB - FIRE PETTY CASH REIMB - CITY CLERK PETTY CASH REIMB - FINANCE	48.05 176.25 185.33 95.71 85.98 135.51 86.42

Voucher List
CITY OF SANTEE

Bank code : ubgen									
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount			
115666	6/21/2017	10241 JAN SHERAR	(Continued)				Total :		813.25
115667	6/21/2017	11891 PRINTER REPAIR DEPOT	35966		EQUIPMENT REPAIR	300.49	Total :		300.49
115668	6/21/2017	10161 PRIZM JANITORIAL SERVICES INC	151028	51574	CUSTODIAL SVCS - PARKS	1,973.85	Total :		1,973.85
			151049	51595	DEEP CLEANING - FS#5	1,020.00	Total :		1,020.00
115669	6/21/2017	10101 PROFESSIONAL MEDICAL SUPPLY	Z990373	51499	OXYGEN CYLINDERS & REFILLS	65.10	Total :		65.10
			Z990374	51499	OXYGEN CYLINDERS & REFILLS	84.63	Total :		84.63
115670	6/21/2017	10095 RASA	5098	51589	MAP CHECK	545.00	Total :		545.00
			5100	51589	MAP CHECK	230.00	Total :		230.00
			5101	51589	MAP CHECK	230.00	Total :		230.00
115671	6/21/2017	10097 ROMAINE ELECTRIC CORPORATION	12-038948	51543	VEHICLE SUPPLIES	16.81	Total :		16.81
			12-038986	51543	VEHICLE REPAIR PART	118.47	Total :		118.47
115672	6/21/2017	10407 SAN DIEGO GAS & ELECTRIC	0760 908 530 4		10609 PROSPECT AVE	10.33	Total :		10.33
			5765 762 771 3		10813 SUSIE LNA	7.88	Total :		7.88
115673	6/21/2017	10750 SAN DIEGO POWDER & PROTECTIVE	51555	51449	POWDER COATING	18.21	Total :		18.21
115674	6/21/2017	10212 SANTEE SCHOOL DISTRICT	2017-4	51539	AFTER SCHOOL TRANSPORTATION	226.28	Total :		226.28
			2017-5	51539	AFTER SCHOOL TRANSPORTATION	534.60	Total :		534.60
115675	6/21/2017	12730 SCS ENGINEERS	EN16204S		REFUNDABLE DEPOSIT	1,166.40	Total :		1,166.40
115676	6/21/2017	12730 SCS ENGINEERS	211015		REFUNDABLE DEPOSIT	1,701.00	Total :		1,701.00
					REFUNDABLE DEPOSIT	2,500.00	Total :		2,500.00
					REFUNDABLE DEPOSIT	500.00	Total :		500.00

Voucher List
CITY OF SANTEE

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
115676	6/21/2017	12730 SCS ENGINEERS				
115677	6/21/2017	10585 SHARP REES-STEALY MEDICAL	308240589 308240655		DMV EXAM DMV EXAM	59.00 59.00 118.00
115678	6/21/2017	10217 STAPLES BUSINESS ADVANTAGE	3340991253	51558	OFFICE SUPPLIES	22.83
115679	6/21/2017	10027 STATE OF CALIFORNIA	231440		FINGER PRINTING CHARGES	22.83
115680	6/21/2017	10250 THE EAST COUNTY	52001/52002		PUBLIC HEARING NOTICE	64.00
115681	6/21/2017	12295 THE KINGS OF 88	20170629		SANTEE SUMMER CONCERTS	329.00
115682	6/21/2017	10158 THE SOCO GROUP INC	0393777-IN 0394632-IN CLOO950	51708 51708 51683	DELIVERED FUEL DELIVERED FUEL FLEET CARD FUELING	485.80 338.20 1,825.53 2,649.53
115683	6/21/2017	10165 TRADAM ENTERPRISES INC	0517		INSTRUCTOR PAYMENT	1,095.00
115684	6/21/2017	12676 U.S. GEOLOGICAL SURVEY	90538107		MSCP SUBAREA PLAN & EIR	1,095.00
115685	6/21/2017	10642 USPS-HASLER	06142017		POSTAGE REIMBURSEMENT	2,890.38
115686	6/21/2017	12723 VARGAS, MARICARMEN	118		FIDO FEST	2,890.38
115687	6/21/2017	10137 WILLIAMS, RUSTY	06152017C		COMMISSION STIPEND	2,066.78
					Total :	300.00
					Total :	300.00
					Total :	50.00
					Total :	50.00

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
115688	6/21/2017	10797 WILSON, LEE	06152017D		COMMISSION STIPEND	50.00
Total :						50.00
63 Vouchers for bank code : ubgen						Bank total : 187,630.37
63 Vouchers in this report						Total vouchers : 187,630.37

Prepared by: 
Date: 06-21-17

Approved by: 
Date: 6-21-17

Voucher List
CITY OF SANTEE

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
Bank code : ubgen						
115689	6/22/2017	10844 FRANCHISE TAX BOARD	PPE 06/14/17		WITHHOLDING ORDER	25.00
115690	6/22/2017	10508 LIFE INSURANCE COMPANY OF	June 2017		LIFE INSURANCE/LTD	2,699.58
115691	6/22/2017	10779 NATIONAL BENEFIT SERVICES LLC	PPE 06/14/17		FLEXIBLE SPENDING ACCOUNT	2,699.58
115692	6/22/2017	10784 NATIONAL UNION FIRE INSURANCE	June 2017		VOLUNTARY AD&D	2,261.56
115693	6/22/2017	10353 PERS	06 17 3		RETIREMENT PAYMENT	103.73
115694	6/22/2017	10335 SAN DIEGO FIREFIGHTERS FEDERAL	June 2017		LONG TERM DISABILITY-SAFETY	95,558.23
115695	6/22/2017	10424 SANTEE FIREFIGHTERS	PPE 06/14/17		DUES/PEC/BENEVOLENT/BC EXP	1,102.50
115696	6/22/2017	10776 STATE OF CALIFORNIA	PPE 06/14/17		WITHHOLDING ORDER	2,418.99
115697	6/22/2017	10001 US BANK	PPE 06/14/17		PARS RETIREMENT	267.69
115698	6/22/2017	10959 VANTAGE TRANSFER AGENT/457	PPE 06/14/17		ICMA - 457	267.69
115699	6/22/2017	10782 VANTAGEPOINT TRNSFR AGT/801801	PPE 06/14/17		RETIREE HEALTH SAVINGS ACCOL	1,165.72
11 Vouchers for bank code : ubgen						31,071.99
11 Vouchers in this report						31,071.99
Bank total :						140,211.48
Total vouchers :						140,211.48

Voucher List
CITY OF SANTEE

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

Prepared by: 
Date: 6-22-17
Approved by: 
Date: 6-22-17

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
22631	6/26/2017	10955 DEPARTMENT OF THE TREASURY	PPE 06/14/17		FEDERAL WITHHOLDING TAX AND	75,694.94
					Total :	75,694.94
22843	6/26/2017	10956 FRANCHISE TAX BOARD	PPE 06/14/17		CA STATE TAX WITHHELD	21,983.18
					Total :	21,983.18
					Bank total :	97,678.12
					Total vouchers :	97,678.12

2 Vouchers for bank code : ubgen

2 Vouchers in this report

Prepared by: Milda S
Date: 6-27-17

Approved by: [Signature]
Date: 6-27-17

Voucher List
CITY OF SANTEE

Bank code :	ubgen									
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount				
115700	6/28/2017	10003 A & B SAW & LAWNMOWER SHOP	27084	51419	SMALL TOOLS&PARTS	1,889.08				
						Total :	1,889.08			
115701	6/28/2017	12561 ADVANTAGED ASSET	CD16006S GRD1256S		REFUNDABLE DEPOSIT REFUNDABLE DEPOSIT	7,010.50 19,124.86				
						Total :	26,135.36			
115702	6/28/2017	10292 ALL STAR FIRE EQUIPMENT INC	199093	51744	SAFETY EQUIPMENT	1,163.49				
						Total :	1,163.49			
115703	6/28/2017	11445 AMERICAN MESSAGING	L1072898RF		FD PAGER SERVICE	144.96				
						Total :	144.96			
115704	6/28/2017	12083 ANIMAL PEST MANAGEMENT	553484 563676	51537 51537	PEST CONTROL SERVICES PEST CONTROL SERVICES	45.00 120.00				
						Total :	165.00			
115705	6/28/2017	10516 AWARDS BY NAVAJO	0517306		NAME BADGE	11.85				
						Total :	11.85			
115706	6/28/2017	10020 BEST BEST & KRIEGER LLP	LEGAL MAY 2017		LEGAL SERVICES 2017	49,351.85				
						Total :	49,351.85			
115707	6/28/2017	10021 BOUND TREE MEDICAL LLC	82517499 82521038 82535859 CM70245352	51676 51676 51676 51676	EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES CR FOR EMS SUPPLIES RETRND	65.16 131.87 257.25 -65.16				
						Total :	389.12			
115708	6/28/2017	10526 BPR INC	2017526	51559	CITYWIDE SIDEWALK REPAIRS	32,821.25				
						Total :	32,821.25			
115709	6/28/2017	10098 BURNER, RONALD	53017-1	51560	ATHLETIC FIELD COORDINATION	2,083.34				
						Total :	2,083.34			
115710	6/28/2017	10024 BUSINESS PRINTING COMPANY INC	133373		PARKING VIOLATION FORMS	2,275.28				

Voucher List
CITY OF SANTEE

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
115710	6/28/2017	10024 BUSINESS PRINTING COMPANY INC	(Continued)			
115711	6/28/2017	10327 CARLIN, TAMMIE K	033		INSTRUCTOR PAYMENT	2,275.28
					Total :	2,462.40
115712	6/28/2017	10299 CARQUEST AUTO PARTS	11102-436747	51488	VEHICLE REPAIR PART	57.16
			CM-11102-1C-399747	51488	CR-VEHICLE REPAIR PT RETND	-41.55
					Total :	15.61
115713	6/28/2017	10569 CHARLENE'S DANCE N CHEER	5432		INSTRUCTOR PAYMENT	3,720.60
					Total :	3,720.60
115714	6/28/2017	10032 CINTAS CORPORATION #694	694351884	51489	UNIFORM/PARTS CLEANER RNTL	61.57
			694354456	51489	UNIFORM/PARTS CLEANER RNTL	79.65
			694357057	51489	UNIFORM/PARTS CLEANER RNTL	61.57
					Total :	202.79
115715	6/28/2017	10979 CITY OF LA MESA	19228		FINGERPRINTING	40.00
			19249		FINGERPRINTING	60.00
					Total :	100.00
115716	6/28/2017	10035 COMPETITIVE METALS INC	254106	51428	METAL SUPPLIES - CITY HALL	55.97
					Total :	55.97
115717	6/28/2017	10358 COUNTY OF SAN DIEGO	17CTOF8ASN11	51619	800 MHZ ACCESS (FIRE/PS)	1,430.00
			17CTOFSAN11		SHERIFF RADIOS	4,345.00
					Total :	5,775.00
115718	6/28/2017	10486 COUNTY OF SAN DIEGO	201700309		RECORDED DOCUMENT	42.00
					Total :	42.00
115719	6/28/2017	12422 COURTESY CHEVROLET CENTER	1312709	51569	VEHICLE REPAIR PART	272.77
					Total :	272.77
115720	6/28/2017	10608 CRISIS HOUSE	053117	51665	CDBG SUBRECIPIENT	448.76
					Total :	448.76
115721	6/28/2017	11090 CSE SECURITY INC	4379		FIDO FEST	237.50

Bank code : ubgen									
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount			
115721	6/28/2017	11090 CSE SECURITY INC	(Continued)				Total :		237.50
115722	6/28/2017	10595 CUTTER'S EDGE INDUSTRIES INC	061217-3	51468	EQUIPMENT MAINTENANCE		Total :		36.80
115723	6/28/2017	10042 DALEY & HEFT LLP	48960		LEGAL SERVICES- CLAIMS	690.60			
			49108		LEGAL SERVICES - CLAIMS	26,832.58			
			49109		LEGAL SERVICES- CLAIMS	6,275.14			
			49111		LEGAL SERVICES- CLAIMS	2,972.43			
					Total :	36,770.75			
115724	6/28/2017	10449 DAY WIRELESS SYSTEMS	203139-02		FIDO FEST	95.82			
			203840-02		SANTEE SUMMER CONCERTS	80.82			
					Total :	176.64			
115725	6/28/2017	12438 DIESEL PRINT CO, LLC	1285		GENERAL LOGO BANNERS	193.95			
115726	6/28/2017	10053 EL CAJON PLUMBING & HEATING	300124	51432	PLUMBING SUPPLIES		Total :		229.10
115727	6/28/2017	10580 FASTENAL COMPANY	CAELC68251		HARDWARE- STREET LIGHTS	22.15			
			CAELC68311		CHANNEL MAINTENANCE	141.89			
			CAELC68406		MATERIALS & HARDWARE	272.77			
					Total :	436.81			
115728	6/28/2017	10251 FEDERAL EXPRESS	5-836-36394		SHIPPING CHARGES	51.76			
115729	6/28/2017	11433 FERNANDEZ, JANET	SPRING2017	51729	TUTION REIMBURSEMENT		Total :		51.76
115730	6/28/2017	10724 FIREMASTER	0000428651	51435	INERGEN SYSTEM MAINT & REPAIR	325.00	Total :		325.00
115731	6/28/2017	12732 FIRST CALL	2968-146745		VEHICLE REPAIR PART	5.56			
			2968-146909		VEHICLE REPAIR PART	4.30			
			2968-146950		VEHICLE SUPPLIES	161.61			

Voucher List
CITY OF SANTEE

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
115731	6/28/2017	12732 FIRST CALL	(Continued)			171.47
115732	6/28/2017	10066 GLOBALSTAR USA LLC	1000000008426868		SATELLITE PHONE SERVICE	55.66
115733	6/28/2017	11196 HD SUPPLY FACILITIES	9154803568	51517	STATION SUPPLIES	248.08
			9154839902	51517	STATION SUPPLIES	93.03
115734	6/28/2017	10556 HECKMAN, HEATHER	SPRING 2016/2017	51701	TUITION REIMBURSEMENT	341.11
115735	6/28/2017	10256 HOME DEPOT CREDIT SERVICES	1150874	51514	EQUIPMENT REPAIR PART	216.68
115736	6/28/2017	12591 IMS INFRASTRUCTURE	10317-4	51714	PAVEMENT MGMT REPORT	9.14
115737	6/28/2017	10174 LN CURTIS AND SONS	INV 105945	51475	SAFETY EQUIPMENT	9.14
115738	6/28/2017	10079 MEDICO PROFESSIONAL	2004694	51497	MEDICAL LINEN SERVICE	1,426.61
			2004695	51497	MEDICAL LINEN SERVICE	1,426.61
			2008189	51497	MEDICAL LINEN SERVICE	20.02
			2008190	51497	MEDICAL LINEN SERVICE	8.16
			2011622	51497	MEDICAL LINEN SERVICE	20.02
			2011623	51497	MEDICAL LINEN SERVICE	11.62
			2015629	51497	MEDICAL LINEN SERVICE	8.16
			2015630	51497	MEDICAL LINEN SERVICE	20.02
115739	6/28/2017	11029 MISSION JANITORIAL SUPPLIES	562113-00	51441	JANITORIAL SUPPLIES	30.40
			562113-01	51441	JANITORIAL SUPPLIES	18.53
115740	6/28/2017	12451 MOBILE GRAPHICS & DESIGN	201720	51629	BANNER INSTALL & REMOVAL	136.93
						1,148.25
						23.60
						1,171.85
						225.00
						225.00

Voucher List
CITY OF SANTEE

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
115741	6/28/2017	10083 MUNICIPAL EMERGENCY SERVICES	IN1138128	51498	SAFETY APPAREL	468.24
					Total :	468.24
115742	6/28/2017	10087 NORCO DELIVERY SERVICE INC	709873	51443	COURIER SERVICE	78.78
					Total :	78.78
115743	6/28/2017	12122 NUERA PLATINUM CONCRETE LLC	01722015-0417	51566	CONCRETE REPAIR/REPLACEMENT	22,317.04
					Total :	22,317.04
115744	6/28/2017	10344 PADRE DAM MUNICIPAL WATER DIST	90000367		GROUP BILL	24,669.26
					Total :	24,669.26
115745	6/28/2017	11888 PENSKE FORD	37812	51478	VEHICLE REPAIR	450.08
					Total :	450.08
115746	6/28/2017	12726 PETERSON, JANET	05012017		REFUND	50.94
					Total :	50.94
115747	6/28/2017	10092 PHOENIX GROUP INFO SYSTEMS	052017031	51577	PARKING CITE SVC MAY 2017	128.30
					Total :	128.30
115748	6/28/2017	10093 PLAYPOWER LT FARMINGTON INC	1400211437	51527	PLAYGROUND PARTS & EQUIP	3,681.87
					Total :	3,681.87
115749	6/28/2017	11589 PRAXAIR DISTRIBUTION INC	77709641	51444	WELDING MATERIALS & SUPPLIES	246.74
					Total :	246.74
115750	6/28/2017	10161 PRIZM JANITORIAL SERVICES INC	15099	51595	CUSTODIAL SVCS - OFFICES	2,502.63
					Total :	2,502.63
115751	6/28/2017	11715 PURPLE TENNIS NATION	20172		INSTRUCTOR PAYMENT	928.00
					Total :	928.00
115752	6/28/2017	10095 RASA	5102	51589	MAPCHECK	125.00
					Total :	125.00
115753	6/28/2017	10097 ROMAINE ELECTRIC CORPORATION	12-039181	51543	VEHICLE SUPPLIES	88.59
			12-039231	51543	VEHICLE REPAIR PART	258.60

Voucher List
CITY OF SANTEE

Bank code : ubgen									
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount			
115753	6/28/2017	10097 ROMAINE ELECTRIC CORPORATION	(Continued) 12-039249	51543	VEHICLE REPAIR PART	32.33			
						379.52	Total :		
115754	6/28/2017	10606 S.D. COUNTY SHERIFF'S DEPT.	SHERIFF APR 2017		LAW ENFORCEMENT APR 2017	1,100,543.08			
						1,100,543.08	Total :		
115755	6/28/2017	10407 SAN DIEGO GAS & ELECTRIC	0422 970 321 8 3422 380 562 8 4394 020 550 9 7990 068 577 7 8509 742 169 4		STREET LIGHTS GAS TAX LMD PARKS CITY HALL GROUP BILL	31,264.93 101.70 5,401.49 11,023.07 7,228.39			
						55,019.58	Total :		
115756	6/28/2017	10407 SAN DIEGO GAS & ELECTRIC	5816 373 408 4		8750 MAST BLVD	2,063.13			
						2,063.13	Total :		
115757	6/28/2017	12708 SAN DIEGO GEOGRAPHIC	SAN584	51753	AERIAL IMAGERY PRODUCTS	3,053.05			
						3,053.05	Total :		
115758	6/28/2017	11557 INTERNATIONAL PUBLIC MGMT	IPMA- HARDY		IPMA MEMBERSHIP- HARDY	75.00			
						75.00	Total :		
115759	6/28/2017	10768 SANTEE SCHOOL DISTRICT	7755 7756	51450 51562	CHET HARRITT FIELD LIGHTS IRRIGATION - RIO SECO - APRIL	1,117.65 1,068.56			
						2,186.21	Total :		
115760	6/28/2017	10110 SECTRAN SECURITY INC	17060363	51501	TRANSPORT SERVICES	112.35			
						112.35	Total :		
115761	6/28/2017	10217 STAPLES BUSINESS ADVANTAGE	3342088936 3342088937 3342244002 3342244004 3342946804 3343236133 3343797510	51575 51503 51504 51504 51454 51504 51504	OFFICE SUPPLIES - CSD OFFICE SUPPLIES OFFICE SUPPLIES OFFICE SUPPLIES OFFICE SUPPLIES OFFICE SUPPLIES OFFICE SUPPLIES	205.30 136.56 454.62 44.90 291.44 61.65 -154.34			

Voucher List
CITY OF SANTEE

Bank code :	ubgen	Invoice		PO #	Description/Account	Amount
Voucher	Date	Vendor				
115761	6/28/2017	10217	10217 STAPLES BUSINESS ADVANTAGE (Continued)			
115762	6/28/2017	10534	STATE CONTROLLER'S OFFICE	FYE2017SICntrlrAudi	FYE 2017 AUDIT INFO	Total : 1,040.13
115763	6/28/2017	10027	STATE OF CALIFORNIA	236973	FINGERPRINTING CHARGES	Total : 150.00
115764	6/28/2017	10119	STEVEN SMITH LANDSCAPE INC	35866	A-1 LANDSCAPE SERVICES	Total : 96.00
115765	6/28/2017	10250	THE EAST COUNTY	20100931	RFP ADVERTISING	Total : 39,334.82
115766	6/28/2017	10158	THE SOCO GROUP INC	0395590-IN 0395965-IN 0398022-IN 0400214-IN CL01698 CL01808 CL02856	VEHICLE SUPPLIES DELIVERED FUEL DELIVERED FUEL DELIVERED FUEL FLEET CARD FUELING FLEET CARD FUELING FLEET CARD FUELING	Total : 52.50 Total : 1,345.09 Total : 498.00 Total : 739.53 Total : 302.48 Total : 628.88 Total : 1,081.60 Total : 1,146.53 Total : 5,742.11
115767	6/28/2017	10479	TIRE CENTERS LLC	8720176013 8720176905	TIRES - V#178 VEHICLE SUPPLIES	Total : 172.90 Total : 24.03 Total : 196.93
115768	6/28/2017	10692	UNITED PARCEL SERVICE	000006150X237	SHIPPING CHARGES	Total : 11.64
115769	6/28/2017	11194	USAFACCT INC	7061753	BACKGROUND CHECK	Total : 57.84
115770	6/28/2017	10475	VERIZON WIRELESS	9787301778	CELL PHONE SERVICE	Total : 1,480.58
115771	6/28/2017	10475	VERIZON WIRELESS	9787301779	WIFI SERVICE	Total : 1,480.58 Total : 608.16

Voucher List
CITY OF SANTEE

Bank code :	ubgen			Invoice	PO #	Description/Account	Amount
Voucher	Date	Vendor					
115771	6/28/2017	10475	10475	VERIZON WIRELESS			Total : 608.16
115772	6/28/2017	12736		WANDER WAGEN		SUMMER CONCERT SERIES	780.00
							Total : 780.00
115773	6/28/2017	10148		WESTAIR GASES & EQUIPMENT INC	51484	SHOP SUPPLIES	303.29
							Total : 303.29
115774	6/28/2017	10317		WM HEALTHCARE SOLUTIONS INC	51509	BIOMEDICAL WASTE DISPOSAL	90.95
					51509	BIOMEDICAL WASTE DISPOSAL	90.92
							Total : 181.87
115775	6/28/2017	10232		XEROX CORPORATION	51510	COPY CHARGES & LEASE	181.69
					51533	COPY CHARGES	292.10
					51511	COPY CHARGES - STATION 5	93.70
					51461	COPY CHARGES & LEASE	215.30
					51529	COPIER LEASE - PSD	212.53
					51578	COPY CHARGES & LEASE	318.10
					51532	COPY CHARGES & LEASE	350.97
					51531	COPY CHARGES & LEASE	142.45
					51510	COPY CHARGES & LEASE	207.00
					51530	COPY CHARGES	72.31
					51534	COPY CHARGES	206.02
							Total : 2,292.17
115776	6/28/2017	10232		XEROX CORPORATION	51530	COPY CHARGES	56.10
							Total : 56.10
77 Vouchers for bank code : ubgen							Bank total : 1,456,199.36
77 Vouchers in this report							Total vouchers : 1,456,199.36

Prepared by: *Michelle S*
 Date: 6-28-17
 Approved by: *Dennis Holmquist*
 Date: 6-28-17

Voucher List
CITY OF SANTEE

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
115777	7/3/2017	10262 AUSTIN, ROY	JULY-SEPTEMBER 2017		RETIREE HEALTH INSURANCE	1,144.59
					Total :	1,144.59
115778	7/3/2017	12575 BELL, BEVERLY	July- September 2017		RETIREE HEALTH INSURANCE	389.70
					Total :	389.70
115779	7/3/2017	11513 BOND, ELLEN	07012017-263		MEADOWBROOK HARDSHIP PGRM	33.28
					Total :	33.28
115780	7/3/2017	11402 CARROLL, JUDI	07012017-96		MEADOWBROOK HARDSHIP PGRM	33.38
					Total :	33.38
115781	7/3/2017	11409 CLAYTON, SYLVIA	07012017-340		MEADOWBROOK HARDSHIP PGRM	34.91
					Total :	34.91
115782	7/3/2017	10268 COOPER, JACKIE	JULY 1, 2017		RETIREE HEALTH PAYMENT	91.00
					Total :	91.00
115783	7/3/2017	10333 COX COMMUNICATIONS	052335901		8950 COTTONWOOD AVE	236.07
			063453006		9534 VIA ZAPADOR	318.43
			066401501		10601 N MAGNOLIA AVE	38.76
			112256001		9130 CARLTON OAKS DR	163.78
					Total :	757.04
115784	7/3/2017	10058 ETS PRODUCTIONS INC	12076	51814	SANTEE SALUTES	4,000.00
					Total :	4,000.00
115785	7/3/2017	10271 HORAN, BERNICE	JULY 1, 2017		RETIREE HEALTH PAYMENT	91.00
					Total :	91.00
115786	7/3/2017	11417 HOUSING AUTHORITY OF COUNTY OF	2017/18 HACSD-JUN		HOUSING ADMIN COST ALLOWANC	75,000.00
					Total :	75,000.00
115787	7/3/2017	10272 JENKINS, CARROLL	JULY- SEPTEMBER 2017		RETIREE HEALTH INSURANCE	2,437.50
					Total :	2,437.50
115788	7/3/2017	10303 MAMA SAID ENTERTAINMENT INC	3004		SANTEE SALUTES	3,300.00

Voucher List
CITY OF SANTEE

Bank code :	ubgen			Invoice	PO #	Description/Account	Amount
Voucher	Date	Vendor					
115788	7/3/2017	10303	10303 MAMA SAID ENTERTAINMENT INC	(Continued)			
115789	7/3/2017	11442	PATTERSON, LUANNE	06012017-225		MEADOWBROOK HARDSHIP PGRW	Total : 3,300.00
115790	7/3/2017	10228	QUESTYS SOLUTIONS	MN00000247		MAINTENANCE AND UPGRADES	Total : 32.30
115791	7/3/2017	12237	RAYON, KYLE	JULY 1, 2017		RETIREE HEALTH PAYMENT	Total : 3,058.98
115792	7/3/2017	11583	RIVERSAGE ENTERTAINMENT	2279		SANTEE SUMMER CONCERTS	Total : 91.00
115793	7/3/2017	12256	ROE, DARLENE	06012017-318		MEADOWBROOK HARDSHIP PGRW	Total : 1,250.00
115794	7/3/2017	11403	ST. JOHN, LYNNE	07012017-78		MEADOWBROOK HARDSHIP PGRW	Total : 33.84
115795	7/3/2017	12641	WITTORFF, VICKY DENISE	JULY 1, 2017		MEADOWBROOK HARDSHIP PGRW	Total : 33.44
						RETIREE HEALTH PAYMENT	Total : 91.00
						Bank total :	91,902.96
						Total vouchers :	91,902.96

19 Vouchers for bank code : ubgen

19 Vouchers in this report

Prepared by: 
 Date: 7-3-17

Approved by: 
 Date: 7/3/17

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
115796	7/3/2017	10208 ANTHEM BLUE CROSS	July 2017		EMPLOYEE ASSISTANCE PROGRAM	264.18
					Total :	264.18
115797	7/3/2017	10334 CHLIC	2155707		HEALTH/DENTAL INSURANCE	195,200.19
					Total :	195,200.19
115798	7/3/2017	10844 FRANCHISE TAX BOARD	PPE 06/28/17		WITHHOLDING ORDER	25.00
					Total :	25.00
115799	7/3/2017	10779 NATIONAL BENEFIT SERVICES LLC	PPE 06/28/17		FLEXIBLE SPENDING ACCOUNT	2,261.56
					Total :	2,261.56
115800	7/3/2017	10785 RELIANCE STANDARD LIFE	July 2017		VOLUNTARY LIFE INSURANCE	799.23
					Total :	799.23
115801	7/3/2017	10424 SANTEE FIREFIGHTERS	PPE 06/28/17		DUES/PEC/BENEVOLENT/BC EXP	2,418.99
					Total :	2,418.99
115802	7/3/2017	10776 STATE OF CALIFORNIA	PPE 06/28/17		WITHHOLDING ORDER	267.69
					Total :	267.69
115803	7/3/2017	10001 US BANK	PPE 06/28/17		PARS RETIREMENT	1,331.46
					Total :	1,331.46
115804	7/3/2017	10959 VANTAGE TRANSFER AGENT/457	PPE 06/28/17		ICMA - 457	34,371.18
					Total :	34,371.18
115805	7/3/2017	10782 VANTAGEPOINT TRNSFR AGT/801801	PPE 06/28/17		RETIREE HEALTH SAVINGS ACCOL	3,467.29
					Total :	3,467.29
					Bank total :	240,406.77
					Total vouchers :	240,406.77

10 Vouchers for bank code : ubgen

10 Vouchers in this report

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

Prepared by: Maude S
Date: 7-3-17
Approved by: F. K. M. D. A.
Date: 7/3/17

City of Santee
COUNCIL AGENDA STATEMENT

1D

MEETING DATE July 12, 2017

AGENDA ITEM NO.

ITEM TITLE APPROVAL OF THE EXPENDITURE OF \$46,722.35 FOR JUNE 2017
LEGAL SERVICES AND RELATED COSTS

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

SUMMARY

Legal service billings proposed for payment for the month of June 2017 total \$46,722.35 as follows:

1) General Retainer Services	\$ 13,026.18
2) Labor & Employment	1,341.90
3) Litigation & Claims	1,618.46
4) Special Projects (General Fund)	3,835.01
5) Special Projects (Other)	5,112.00
6) Applicant Initiated Projects	<u>21,788.80</u>
Total	<u>\$ 46,722.35</u>

FINANCIAL STATEMENT *TKM*

	<u>AMOUNT</u>	<u>BALANCE</u>
General Fund:		
Adopted Budget	\$ 398,000.00	
Revised Budget	\$ 458,315.00	
Prior Expenditures	(398,471.74)	
Current Request	(19,821.55)	\$ 40,021.71
Other Funds (excluding applicant initiated items):		
Adopted Budget	\$ 40,000.00	
Revised Budget	\$ 40,655.40	
Prior Expenditures	(19,818.06)	
Current Request	(5,112.00)	\$ 15,725.34

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *OK for MB*

Approve the expenditure of \$46,722.35 for June 2017 legal services and related costs.

ATTACHMENT (Listed Below)

Legal Services Billing Summary

LEGAL SERVICES BILLING SUMMARY
FY 2016-17

Category	Adopted Budget	Revised Budget	Spent Year to Date	Available Balance	Mo/Yr	Current Request Amount
General Fund:						
General / Retainer	\$ 162,000.00	\$ 162,000.00	\$ 150,471.27	\$ 11,528.73	Jun-17	\$ 13,026.18
Labor & Employment	50,000.00	50,000.00	15,869.05	34,130.95	Jun-17	1,341.90
Litigation & Claims	50,000.00	67,053.00	127,280.50	(60,227.50)	Jun-17	1,618.46
Special Projects	136,000.00	179,262.00	104,850.92	74,411.08	Jun-17	3,835.01
Total	\$ 398,000.00	\$ 458,315.00	\$ 398,471.74	\$ 59,843.26		\$ 19,821.55
Other City Funds:						
Litigation & Claims	\$ -	\$ 132.90	\$ 132.90	\$ -		\$ -
Special Projects	30,000.00	30,000.00	18,278.70	11,721.30	Jun-17	5,112.00
MHFP Commission	10,000.00	10,000.00	883.96	9,116.04		-
Total	\$ 40,000.00	\$ 40,132.90	\$ 19,295.56	\$ 20,837.34		\$ 5,112.00
CDC Successor Agency Bond Proceeds:						
Prospect Avenue Project	\$ -	\$ 522.50	\$ 522.50	\$ -		\$ -

LEGAL SERVICES BILLING SUMMARY
FY 2016-17

Category	Adopted Budget	Revised Budget	Spent Year to Date	Available Balance	Mo/Yr	Current Request Amount
Applicant-initiated (paid from developer/applicant deposits)						
Sky Ranch	n/a	n/a	\$ 7,396.34	n/a	Jun-17	\$ 2,575.50
Riverwalk (County)	n/a	n/a	641.50	n/a		-
Lantern Crest	n/a	n/a	1,583.50	n/a		-
Castlerock	n/a	n/a	25,294.28	n/a	Jun-17	7,394.20
Castlerock CFD	n/a	n/a	5,376.40	n/a	Jun-17	2,250.40
Walmart	n/a	n/a	38,540.30	n/a	Jun-17	1,545.30
Home Fed/Subarea Plan	n/a	n/a	59,454.50	n/a	Jun-17	2,121.00
Village Run Homes	n/a	n/a	-	n/a	Jun-17	1,999.80
East County Estates	n/a	n/a	298.40	n/a		-
Karl Strauss	n/a	n/a	4,301.02	n/a		-
Santee Walker	n/a	n/a	8,729.30	n/a		-
Prospect Fields	n/a	n/a	-	n/a	Jun-17	3,512.50
Prospect Estates	n/a	n/a	4,232.79	n/a		-
Heaney Properties	n/a	n/a	8,437.41	n/a		-
Calvary Chapel CUP Revision	n/a	n/a	13,594.68	n/a		-
Hillside Meadows Reorg	n/a	n/a	4,529.00	n/a	Jun-17	90.90
Robinson Lane	n/a	n/a	2,575.80	n/a		-
Woodside Terrace	n/a	n/a	4,629.07	n/a		-
Raising Cane	n/a	n/a	2,444.30	n/a		-
Graves Ave. Verizon Wireless Fac.	n/a	n/a	3,538.80	n/a		-
Various Other Projects	n/a	n/a	2,717.60	n/a	Jun-17	299.20
Total			\$ 198,314.99			\$ 21,788.80

Total Previously Spent to Date		Total Proposed for Payment	
FY 2016-17			
General Fund	\$ 398,471.74	General Fund	\$ 19,821.55
Other City Funds	19,295.56	Other City Funds	5,112.00
CDCSA Bond Proceeds	522.50	CDCSA Bond Proceeds	-
Applicant Deposits	198,314.99	Applicant Deposits	21,788.80
Total	\$ 616,604.79	Total	\$ 46,722.35

City of Santee
COUNCIL AGENDA STATEMENT

1E

MEETING DATE July 12, 2017

AGENDA ITEM NO.

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA LEVYING SPECIAL TAXES TO BE COLLECTED DURING FISCAL YEAR 2017-18 TO PAY THE ANNUAL COST OF MUNICIPAL MAINTENANCE SERVICES WITHIN COMMUNITY FACILITIES DISTRICT NO. 2015-1 (MUNICIPAL MAINTENANCE SERVICES) OF THE CITY OF SANTEE

DIRECTOR/DEPARTMENT Tim K. McDermott, Finance *tm*

SUMMARY

The City Council has established Community Facilities District No. 2015-1 (Municipal Maintenance Services) of the City of Santee ("CFD No. 2015-1") and Tax Zone 1 ("Tax Zone 1") therein to provide a funding mechanism to meet ongoing maintenance requirements of storm water improvements for property within Tax Zone 1 of CFD No. 2015-1.

Ordinance No. 537, adopted on January 13, 2016, authorized the City Council, by resolution, to annually determine the special tax to be levied within CFD No. 2015-1 for the then current tax year or future tax years provided that the special tax to be levied shall not exceed the maximum special tax authorized in the Rates and Method of Apportionment of Special Tax (the "Rates and Method").

Staff requests City Council to adopt the Resolution and direct the Finance Manager to remit the certified resolution to the County of San Diego Auditor and Controller, with a request that the special taxes be collected on the tax bills for parcels within Tax Zone 1 of CFD No. 2015-1, along with the ordinary ad valorem property taxes to be levied on and collected from the owners of said parcels.

FINANCIAL STATEMENT *tm*

A special tax will be levied on parcels within Tax Zone 1 of CFD No. 2015-1, as set forth in Exhibit A of the Resolution, in the maximum amount of \$152 per residential unit in fiscal year 2017-18 to fund the cost of the authorized municipal maintenance services. Such special taxes to be levied do not exceed the maximum special tax authorized in the Rates and Method.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *up for mcb*

Adopt the attached Resolution levying special taxes to be collected during FY 2017-18 to pay the annual cost of Municipal Maintenance Services within CFD No. 2015-1.

ATTACHMENTS

Resolution

RESOLUTION NO.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
LEVYING SPECIAL TAXES TO BE COLLECTED DURING FISCAL YEAR 2017-18
TO PAY THE ANNUAL COST OF MUNICIPAL MAINTENANCE SERVICES WITHIN
COMMUNITY FACILITIES DISTRICT NO. 2015-1 (MUNICIPAL MAINTENANCE
SERVICES) OF THE CITY OF SANTEE**

WHEREAS, it is necessary that the City Council (the "City Council") of the City of Santee (the "City") levy special taxes pursuant to Section 53340 of the California Government Code for the payment of the annual cost of the maintenance of municipal maintenance services, within Community Facilities District No. 2015-1 (Municipal Maintenance Services) of the City of Santee, County of San Diego, State of California (the "District") and in the surrounding area, and for the payment of administrative expenses incurred in connection with the levy and collection of said special taxes; and

WHEREAS, pursuant to Section 53340 of the Government Code, the City Council may by resolution provide for the levy of special taxes on parcels of taxable property in the District at a rate provided by ordinance or at a lower rate; and

WHEREAS, the rates of the special taxes that will be levied on the taxable parcels for fiscal year 2017-18 will not exceed the rates of the special taxes that have previously been levied by ordinance.

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

Section 1. The above recitals are all true and correct.

Section 2. Special taxes shall be and are hereby levied for the 2017-18 fiscal year on all taxable parcels of real property within the District which are subject to taxation, which are identified in Exhibit A attached hereto, and in the amount set forth for each such parcel in said Exhibit A. The total amount of the special taxes which shall be levied in fiscal year 2017-18 to pay the annual cost of the municipal maintenance services, within the District is \$1,520. Such total amount includes a portion of the amount of the special taxes which shall be levied to pay administrative expenses during that fiscal year. Pursuant to Section 53340 of the California Government Code, such special taxes shall be collected in the same manner as ordinary *ad valorem* property taxes are collected and shall be subject to the same penalties and the same procedure, sale, and lien priority in case of delinquency as is provided for *ad valorem* taxes.

Section 3. The Finance Manager shall immediately following adoption of this resolution transmit a copy hereof to the San Diego County Auditor and Controller together with a request that the special taxes as levied hereby be collected on the tax bills for the parcels identified in Exhibit A hereto, along with the ordinary *ad valorem* property taxes to be levied on and collected from the owners of said parcels. City staff and consultants are hereby authorized and directed to take all such necessary and further actions to carry out the directives and requirements of this Resolution.

RESOLUTION NO.

Section 4. This resolution shall become effective upon its adoption.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 12th day of July, 2017, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED

JOHN W.MINTO, MAYOR

ATTEST

PATSY BELL, CITY CLERK

Attachments: Exhibit A

EXHIBIT A

CITY OF SANTEE

COMMUNITY FACILITIES DISTRICT NO. 2015-1 (MUNICIPAL MAINTENANCE SERVICES)

<u>APN</u>	<u>Levy Amount</u>
381-750-01-00	\$152.00
381-750-02-00	\$152.00
381-750-03-00	\$152.00
381-750-04-00	\$152.00
381-750-05-00	\$152.00
381-750-06-00	\$152.00
381-750-07-00	\$152.00
381-750-08-00	\$152.00
381-750-09-00	\$152.00
381-750-10-00	\$152.00
Total	\$1,520.00

City of Santee
COUNCIL AGENDA STATEMENT

1F

MEETING DATE July 12, 2017

AGENDA ITEM NO.

ITEM TITLE RESOLUTION GRANTING A WATER EASEMENT TO PADRE DAM MUNICIPAL WATER DISTRICT FOR WATER UTILITIES LOCATED AT TOWN CENTER COMMUNITY PARK.

DIRECTOR/DEPARTMENT

Melanie Kush, Development Services



SUMMARY

This item requests City Council grant a water easement to the Padre Dam Municipal Water District (Padre Dam) for maintenance and repairs of a 10-inch potable water main located at Town Center Community Park. Town Center Community Park was completed in August of 2010. As part of the construction, a 10-inch water main was constructed from Riverwalk Drive through the sports complex parking lot and to Cuyamaca Street. This water main provides all potable water to the sports complex, Town Center Community Park East areas, and provides a redundant looping system potable water system to ensure uninterrupted water service and water quality.

Padre Dam requested a water easement to maintain their water facilities within the park. This type of easement requires that no structures be constructed within the easement area which would prohibit or hinder maintenance of the water facilities. During the design of the park, the potable water facilities were placed within the drive isles of the parking lots, along River Park Drive and in landscape planter areas south of the Rio Seco Elementary School site as to not interfere with future improvements to the park site (refer to location map). Staff recommends City Council authorize granting of an easement to the Padre Dam Municipal Water District and authorize the City Manager to execute the necessary easement documents on behalf of the City.

FINANCIAL STATEMENT

Not Applicable

CITY ATTORNEY REVIEW

N/A

Completed

RECOMMENDATION

1. Adopt the attached Resolution granting an easement to the Padre Dam Municipal Water District and;
2. Authorize the City Manager to execute the necessary easement documents.

ATTACHMENTS

Resolution

Location Map

Water Easement

RESOLUTION NO. _____

**RESOLUTION GRANTING AN EASEMENT TO PADRE DAM MUNICIPAL
WATER DISTRICT FOR WATER UTILITIES LOCATED AT TOWN CENTER
COMMUNITY PARK**

WHEREAS, an easement is required for the operation, maintenance, inspection, and repair of water facilities located at the Town Center Community Park site; and

WHEREAS, the public need and benefit for these facilities has been determined; and

WHEREAS, the City Manager is authorized to execute the necessary easement documents on behalf of the City.

NOW, THEREFORE BE IT RESOLVED by the City Council of City of Santee, California, that an easement is hereby granted to the Padre Dam Municipal Water District and the City Manager is authorized to execute the necessary documents on behalf of the City.

ADOPTED by the City Council of the City of Santee, California, at a regular meeting thereof held this 12th of July, 2017, by the following roll call vote to wit:

AYES:

NOES:

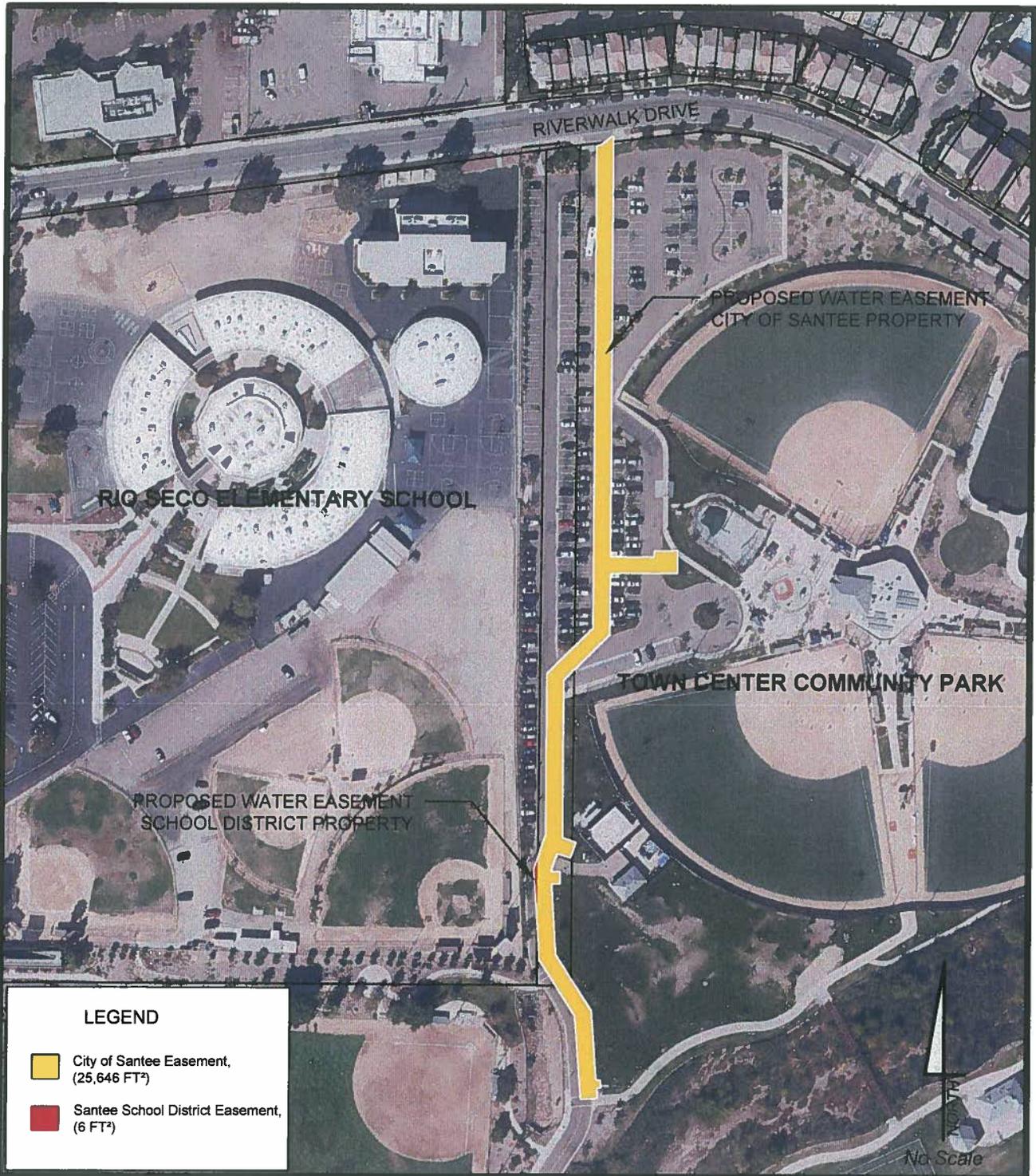
ABSENT:

APPROVED:

JOHN MINTO, MAYOR

ATTEST:

PATSY BELL, CMC, CITY CLERK



LOCATION MAP

PADRE DAM MUNICIPAL WATER DISTRICT
 PROPOSED WATER EASEMENT

JUNE 2017

Recording requested by, and
After recordation, mail to:
Padre Dam Municipal Water District
P. O. Box 719003
Santee, California 92072-9003

Documentary Transfer Tax:
None

APN's: 381-051-09,14
DWG #: 7820-W

GRANT OF EASEMENT TO PADRE DAM
MUNICIPAL WATER DISTRICT

For good and valuable consideration, receipt of which is hereby acknowledged, the undersigned City of Santee, California, as Grantors hereby GRANT to PADRE DAM MUNICIPAL WATER DISTRICT, a state agency formed under the Municipal Water District Law of 1911, as amended, as Grantee, a permanent easement for the purpose of laying underground water pipelines and laterals, main sewer lines, sewer trunk lines, collection lines and laterals, sewer manholes and other underground and surface structures appurtenant to said water and sewer lines, hereinafter referred to as "said facilities," together with the right to construct, operate, maintain, repair and replace said facilities, and the right of ingress and egress for such purposes. Said easement is situated wholly within the City of Santee, County of San Diego, State of California, and is more particularly described as follows:

Grantor reserves the right to use said land at Grantor's own risk for any and all purposes not conflicting; interfering or inconsistent with its use by Grantee; provided; however, that Grantor shall not increase or decrease or permit to be increased or decreased the ground elevations of said easement existing at the time this document is executed, nor shall Grantor plant any trees, construct or permit to be constructed any building, structure, concrete slab, concrete pavement, improvement or other encroachment upon said easement without the previous written consent of Grantee. Grantee may remove from the easement any tree, building, structure, concrete slab, concrete pavement, improvement or other encroachment, and the cost of such removal shall be the sole responsibility of Grantor who shall reimburse Grantee for such costs. If any water, sewer or other facilities of Grantee under any concrete pavement should need to be repaired or maintained in any way, Grantor shall reimburse Grantee for all costs incurred in sawing, removing and/or replacing such concrete. Grantor may use said land as a driveway and to the extent of such use may surface or pave the area with asphalt, but not with concrete, subject to the foregoing restrictions as to changes in existing ground elevation. Grantor waives any right under Civil Code section 845, and any other right, to compel Grantee to repair, grade, surface or otherwise improve or maintain said easement as a roadway or private right-of-way. Grantor may, at the sole expense of Grantor, and subject to Grantee's written consent, relocate Grantee's facilities in the event that they conflict with the future development of said property, provided that Grantor does not cause the discontinuance of service to any area being served and Grantee receives, without expense to Grantee, an easement comparable to this easement for said relocated facilities.

Date: _____

By: _____
Marlene D. Best
City Manager

EXHIBIT "A"

LEGAL DESCRIPTION WATER EASEMENT

PARCEL "A"

All that portion of Lots 2 and 3 of Block 2, Lot 3 of Block 3, and that portion of Mesa Avenue as closed and vacated, all of the Subdivision of Lots "H" and "O" of Rancho El Cajon, in the City of Santee, County of San Diego, State of California, according to Map thereof No. 817, filed in the Office of the County Recorder of San Diego County, April 2, 1896, lying within the land described in that certain grant deed in favor of the City of Santee filed in the Office of the Recorder of said San Diego County February 1, 2002 as Doc.# 2002-0089243, more particularly described as follows:

COMMENCING at "Point A" as described in Parcel No. 99-0039-A1 of the above described Doc.# 2002-0089243; thence along the Westerly line of the land described in said document South 00°15'06" West, 30.29 feet to a point on the Southerly line of the right-of-way of Riverwalk Drive, a 60.00 foot right of way, formerly Hoffman Lane; thence along the Southerly line of said Riverwalk Drive, North 82°15'06" East, 19.66 feet to the beginning point of a tangent 25.00 foot radius curve, concave Southwesterly; thence Southeasterly along the arc of said curve, through a central angle of 32°12'15", a distance of 14.05 feet to the beginning point of a 40.00 foot radius reverse curve, concave Northerly, a line radial to said point bears South 24°27'22" West; thence Easterly along the arc of said curve, through a central angle of 43°39'14", a distance of 30.48 feet to the **TRUE POINT OF BEGINNING**; thence leaving said Southerly line of Riverwalk Drive, South 00°00'00" East, 568.38 feet; thence South 45°00'00" West, 76.29 feet; thence South 00°00'00" East, 190.18 feet; thence South 18°27'59" West, 40.13 feet to a point on the Westerly line of the land described in said Doc. # 2002-0089243; thence along said Westerly line, South 00°15'06" West, 13.94 feet; thence leaving said Westerly line, South 03°46'39" East, 96.12 feet; thence South 32°42'44" East, 78.08 feet; thence South 04°19'38" East, 98.82 feet; thence North 85°40'22" East, 20.00 feet; thence North 04°19'38" West, 11.66 feet; thence North 85°40'22" East, 5.00 feet; thence North 04°19'38" West, 10.00 feet; thence South 85°40'22" West, 5.00 feet; thence North 04°19'38" West, 82.22 feet; thence North 32°42'44" West, 77.98 feet; thence North 03°46'39" West, 83.68 feet; thence South 88°56'39" East, 10.08 feet; thence North 01°03'21" East, 14.63 feet; thence North 88°56'39" West, 11.32 feet; thence North 03°46'39" West, 0.17 feet; thence North 18°27'59" East, 21.95 feet; thence South 71°42'44" East, 17.09 feet; thence North 18°17'16" East, 20.00 feet; thence North 71°42'44" West, 17.03 feet; thence North 18°27'59" East, 0.08 feet; thence North 00°00'00" West, 185.14 feet; thence North 45°00'00" East, 76.29 feet; thence North 00°00'00" West, 72.24 feet; thence North 90°00'00" East, 78.56 feet; thence North 00°00'00" West, 27.00 feet; thence South 90°00'00" West, 27.50 feet; thence South 00°00'00" East, 7.00 feet; thence South 90°00'00" West, 51.05 feet; thence North 00°00'00" West, 496.44 feet to a point on said Southerly line of said Riverwalk Drive; thence along said Southerly line, South 82°15'06" West, 2.92 feet to a point on the arc of a non-tangent 40.00 foot radius curve, concave Northwesterly, a line

radial to said point bears South 49°09'28" East; thence Southwesterly along the arc of said curve, through a central angle of 29°57'36", a distance of 20.92 feet to the **TRUE POINT OF BEGINNING**.

Said parcel contains 25,646 sq. ft., or 0.589 acre, more or less.

This legal description was prepared by me, or under my direction, in accordance with the Land Surveyor's Act this February 16, 2017



Gregory A. Helmer, P.L.S. 5134



See Plat, Attached Hereto and Made a Part Hereof.

LEGEND:



WATER EASEMENT ACQUIRED
 PARCEL "A" = 25,646 SQ.FT., OR 0.589 AC.
 PARCEL "B" = 6 SQ.FT.

T.A.P. = TAX ASSESSOR'S PARCEL

P.O.C. = POINT OF COMMENCEMENT

T.P.O.B. = TRUE POINT OF BEGINNING



A =
 DEED IN FAVOR OF
 CITY OF SANTEE
 REC. 02/01/2002 AS
 DOC. 2002-0089243 O.R.



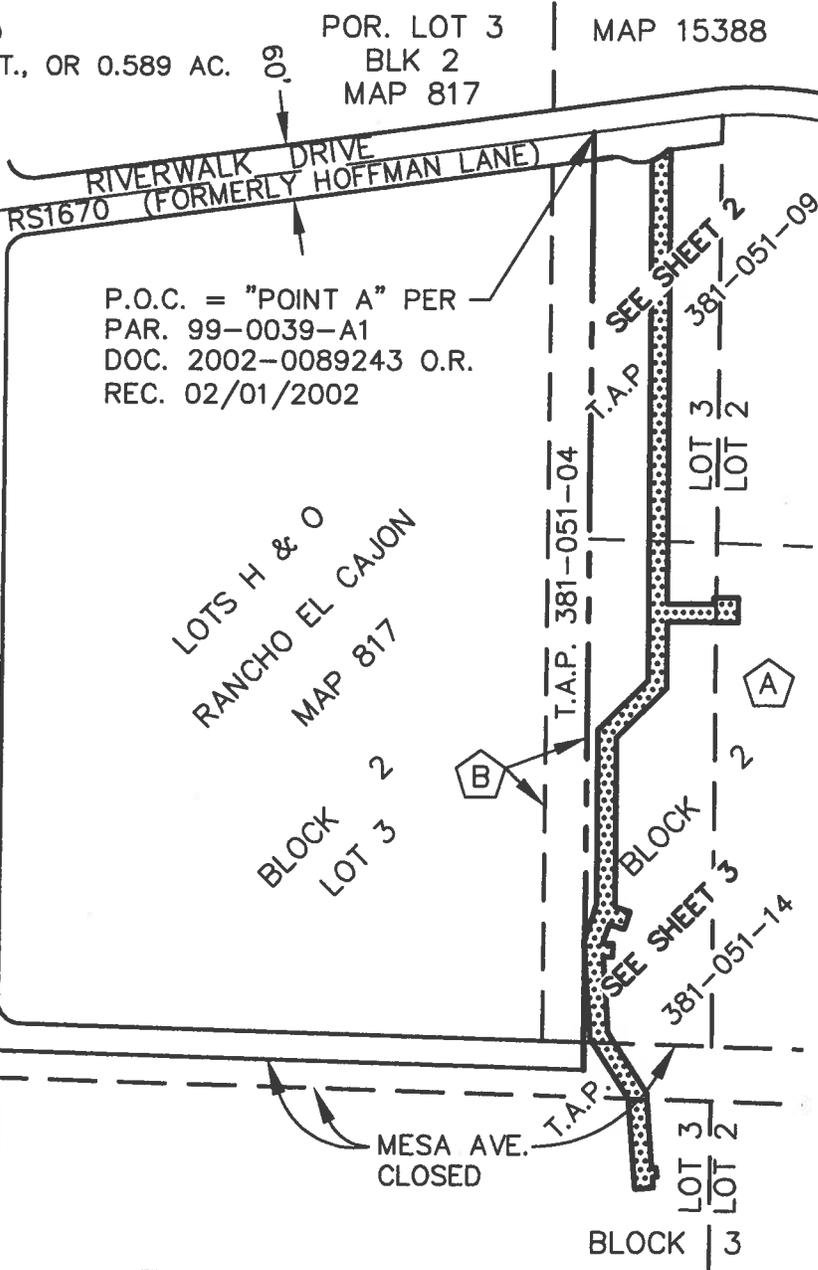
B =
 DEED IN FAVOR OF
 SANTEE SCHOOL DISTRICT
 REC. 05/22/1962 AS
 DOC. 87357 O.R.



SCALE: 1"=200'

MISSION CREEK DR.

CUYAMACA STREET

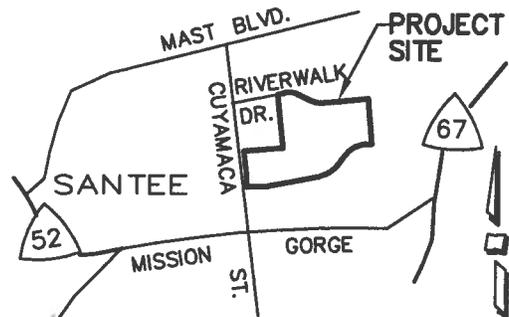


Gregory A. Helmer
 GREGORY A. HELMER, PLS 5134



PSOMAS

401 B Street, Suite 1600
 San Diego, CA 92101
 (619) 961-2800
 www.psomas.com



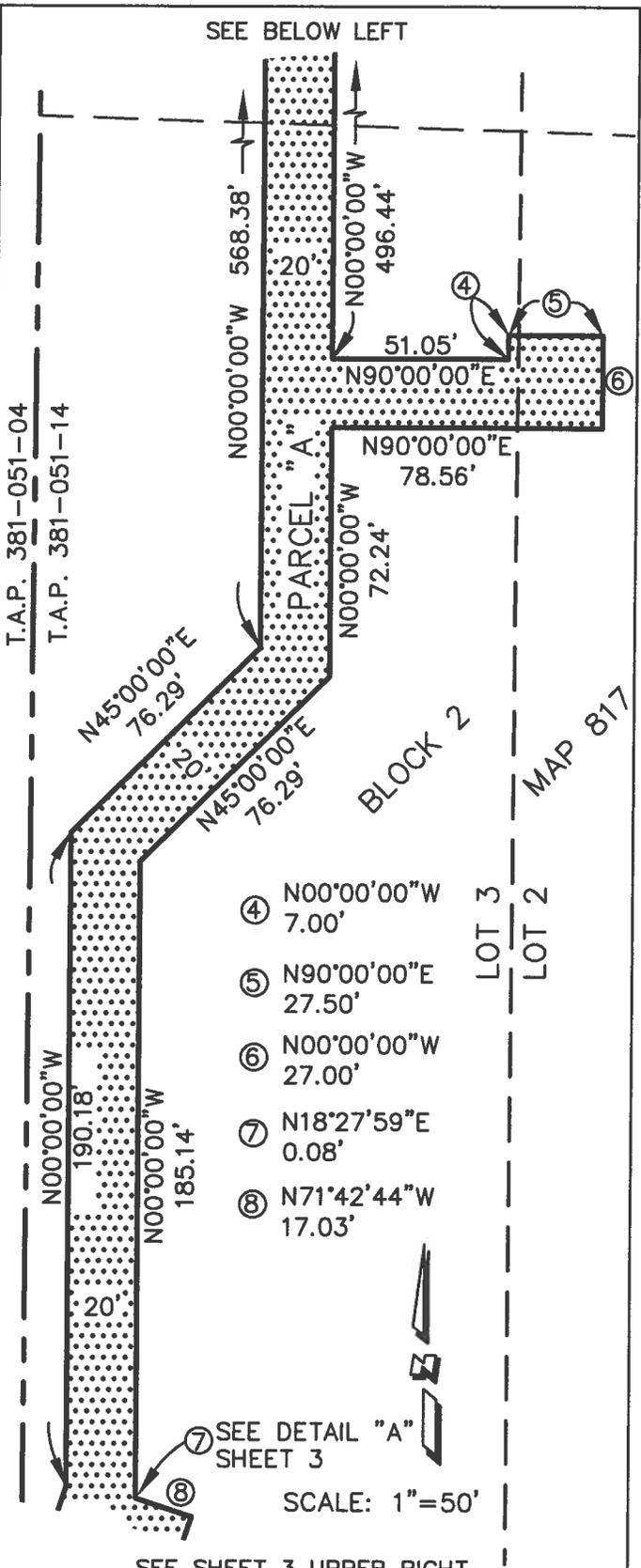
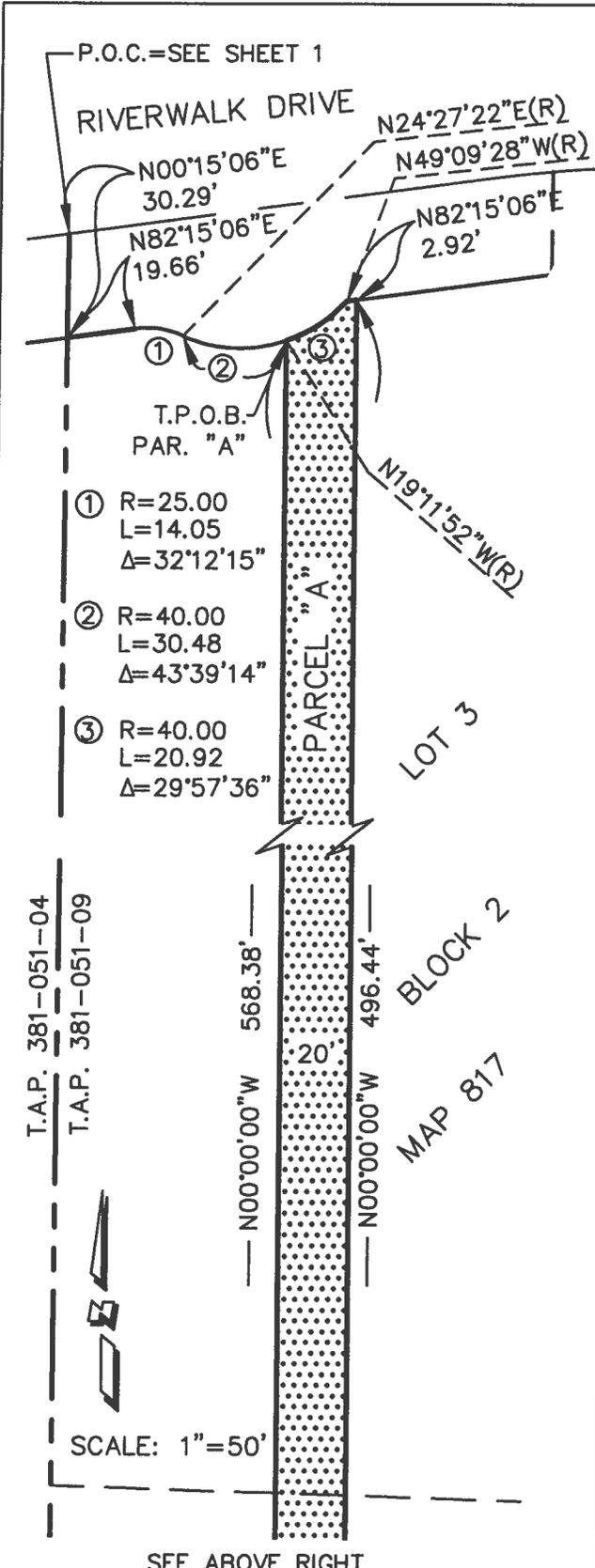
PADRE DAM MUNICIPAL WATER DISTRICT

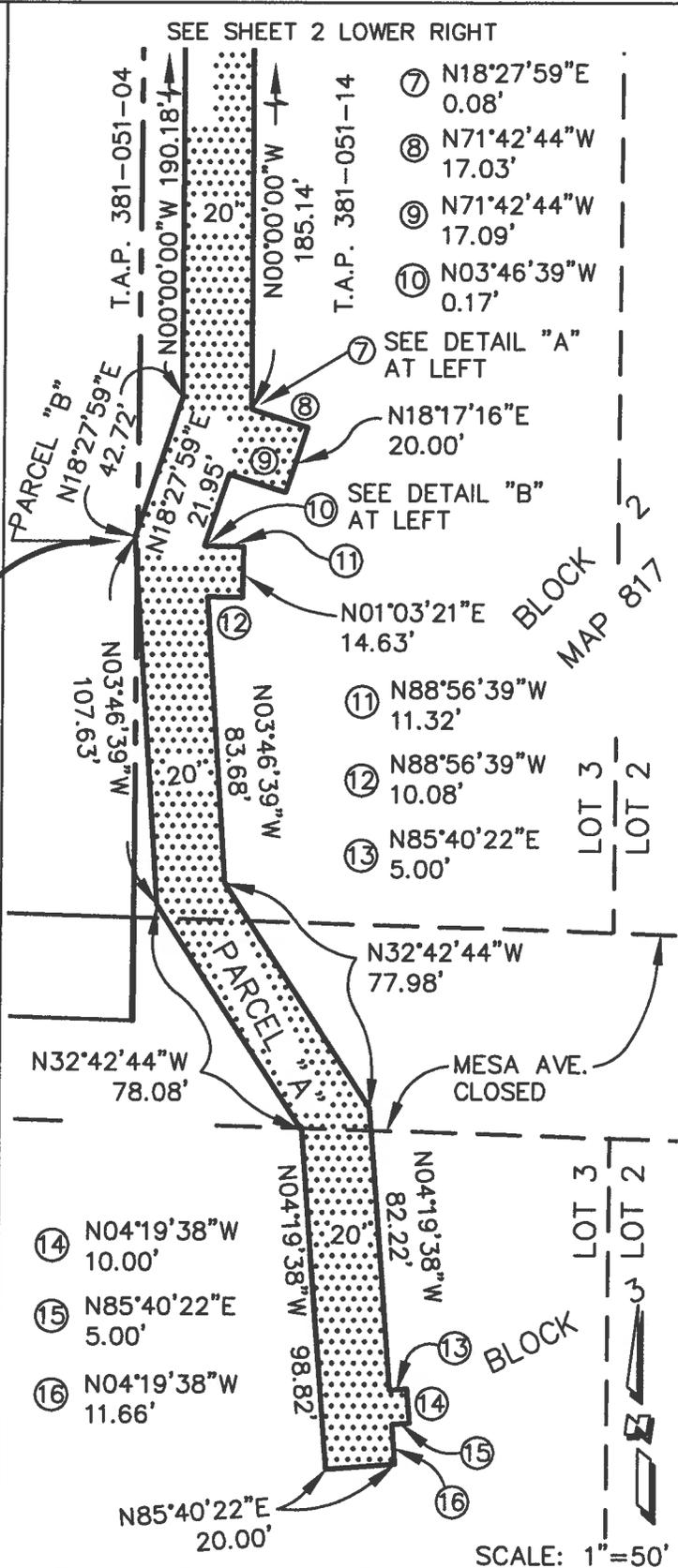
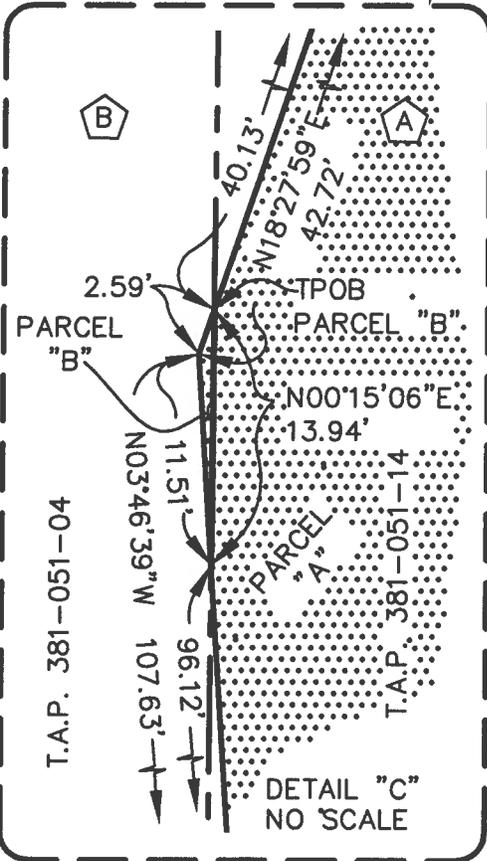
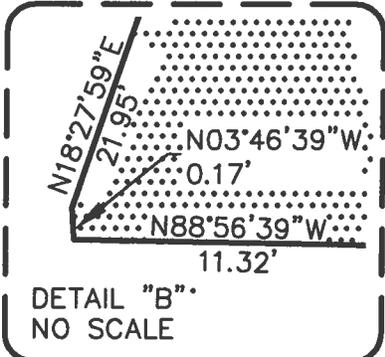
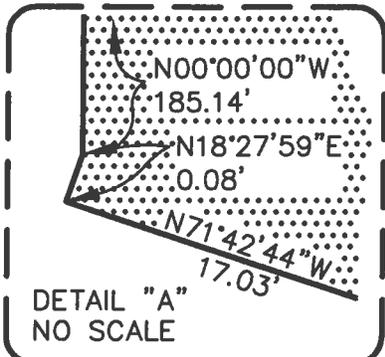
**SANTEE TOWN CENTER
 COMMUNITY PARK**

DRAWING

DRN.	CKD.	REV.
wmj		

DATE	JOB#	SHEET
02/16/17	ESAN0902	1 OF 3





PADRE DAM MUNICIPAL WATER DISTRICT

**SANTEE TOWN CENTER
COMMUNITY PARK**

DRAWING

DRN.	CKD.	REV.
wmj		

DATE	JOB#	SHEET
02/16/17	ESAN0902	3 OF 3

City of Santee
COUNCIL AGENDA STATEMENT

1G

MEETING DATE July 12, 2017

AGENDA ITEM NO.

ITEM TITLE **REJECTION OF ALL BIDS FOR THE PROPOSITION 84 INFILTRATION PILOT PROJECT (CIP 2013-23)**

DIRECTOR/DEPARTMENT Melanie Kush, Development Services



SUMMARY

This item requests City Council to reject all bids for the construction contract for the Proposition 84 Infiltration Pilot Program (CIP 2013-23).

On June 22, 2017, three bids were received and opened, with an apparent low bid of \$138,040.00 submitted by Blue Pacific Engineering and Construction, a second bid of \$143,040.00 submitted by Miramar General Engineering and a third bid of \$168,100.00 submitted by New Century Construction. Upon review by staff, the low bid submitted by Blue Pacific Engineering and Construction failed to list a subcontractor for work which they could not self-perform, and the second low bid submitted by Miramar General Engineering had mathematical errors resulting in their bid totaling \$486,040.00.

Since the two of the three bids have errors, staff recommends that City Council reject all bids. Staff will rebid the project in July and return to City Council in August for an award of contract.

On June 27, 2017 a bid protest was submitted by New Century Construction protesting the bid submitted by Blue Pacific Engineering and Construction. In light of staff's recommendation to reject all bids, staff recommends that the City Council deem the bid protest moot.

CITY ATTORNEY REVIEW N/A Completed

FINACIAL STATEMENT



The Integrated Regional Water Management Program grant will cover the maximum amount of \$242,500. Of this \$168,786 is available for construction.

RECOMMENDATION



Staff recommends that City Council reject all bids and declare the bid protest moot.

ATTACHMENTS

None

City of Santee
COUNCIL AGENDA STATEMENT

1H

MEETING DATE July 12, 2017

AGENDA ITEM NO.

ITEM TITLE RESOLUTION AUTHORIZING THE PURCHASE OF NEW STRUCTURAL FIREFIGHTING CLOTHING (TURNOUTS) FROM MUNICIPAL EMERGENCY SERVICES (MES) PER NATIONAL PURCHASING PARTNERS, LLC, CONTRACT #2013-1

DIRECTOR/DEPARTMENT Richard Smith, Fire Chief *BMK FOR RS*

SUMMARY

This item requests City Council authorization to purchase a total of twenty-four (24) new sets of structural firefighting clothing (turnouts) from Municipal Emergency Services (MES) with twenty (20) sets being purchased immediately and an additional four (4) sets later this fiscal year. This purchase is necessary in order to replace turnouts that will either be expiring due to NFPA-recommended standards or have been determined to be unusable due to wear and tear. The Fire Department utilizes an independent outside vendor to routinely inspect and repair structural firefighting clothing. As these garments age, the protective materials within the garment begin to degrade and the likelihood of a burn injury increases.

Santee Municipal Code Section 3.24.180 authorizes the City to purchase equipment and supplies from a vendor at a price established by competitive or competitively negotiated bid by another public agency as long as that bid substantially complied with the formal bidding procedures in Santee Municipal Code Section 3.24.110. In June 2013, National Purchasing Partners, LLC, (NPP) conducted a competitive process, substantially complying with Santee's Municipal Code, for procurement of fire turnouts and fire-related equipment. Based on the requirements for the lowest responsive responsible bidder offering the best overall quality and selection of products and services, Municipal Emergency Services (MES) was one of the vendors awarded Contract #2013-1 for fire turnouts and fire-related equipment for an initial term of three years plus three annual options to renew. Contract #2013-1 has been renewed through September 23, 2017.

Santee's Purchasing Ordinance requires City Council approval of all purchases exceeding \$20,000. Staff recommends utilizing NPP Contract #2013-1 to purchase twenty-four (24) sets of structural firefighting clothing (turnouts) from Municipal Emergency Services (MES) for an amount not to exceed \$60,182.25.

FINANCIAL STATEMENT

Adequate funding for the purchase of the twenty-four (24) sets of structural firefighting clothing (turnouts) is included in the adopted FY 2017-18 budget, with \$52,721.64 being charged to Emergency Operations account 1001.03.2202.51165 (21 sets) and the remaining \$7,460.61 being charged to CSA-69, account 1001.03.2203.51165 (3 sets).

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *JK for MB*

Adopt resolution authorizing the purchase of twenty-four (24) sets of structural firefighting clothing (turnouts) from Municipal Emergency Services (MES) per NPP Contract #2013-1 for an amount not to exceed \$60,182.25, and authorizing the City Manager to execute all necessary documents.

ATTACHMENTS

Resolution

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
AUTHORIZING THE PURCHASE OF TWENTY-FOUR (24) SETS OF STRUCTURAL
FIREFIGHTING CLOTHING (TURNOUTS) FROM MUNICIPAL EMERGENCY
SERVICES (MES)**

WHEREAS, the City of Santee adopted FY 2017-18 Fire and Life Safety Department operating budget includes funding for the purchase of structural firefighting clothing (turnouts); and

WHEREAS, Santee Municipal Code Section 3.24.180 authorizes the City to purchase equipment and supplies from a vendor at a price established by competitive or competitively negotiated bid by another public agency as long as that bid substantially complied with the formal bidding procedures in Santee Municipal Code Section 3.24.110; and

WHEREAS, in June 2013, National Purchasing Partners, LLC, (NPP) conducted a competitive process, substantially complying with Santee's Municipal Code, for procurement of fire turnouts and fire-related equipment; and

WHEREAS, Municipal Emergency Services (MES) was one of the vendors awarded Contract #2013-1 for fire turnouts and fire-related equipment for an initial term of three years plus three annual options to renew, and Contract #2013-1 has been renewed through September 23, 2017; and

WHEREAS, the City desires to use NPP Contract #2013-1 to purchase twenty-four (24) sets of structural firefighting clothing (turnouts) for the Fire and Life Safety Department to replace turnouts that will either be expiring due to NFPA-recommended standards or have been determined to be unusable due to wear and tear,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santee, California, that the City Council hereby:

1. Authorizes the purchase of twenty-four (24) sets of structural firefighting clothing (turnouts) from Municipal Emergency Services (MES) per NPP Contract #2013-1 for an amount not to exceed \$60,182.25; and
2. Authorizes the City Manager to execute all necessary documents.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 12th day of July 2017, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

RESOLUTION NO. _____

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

PATSY BELL, CMC, CITY CLERK

City of Santee
COUNCIL AGENDA STATEMENT

11

MEETING DATE July 12, 2017

AGENDA ITEM NO.

ITEM TITLE CLAIMS AGAINST THE CITY BY STEVEN SALDIVAR AND MARIE WECKEL

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

SUMMARY

Claims were filed against the City by Steven Saldivar and Marie Weckel. 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 claim as per Government Code Section 913.

ATTACHMENTS

None

City of Santee
COUNCIL AGENDA STATEMENT

1J

MEETING DATE July 12, 2017

AGENDA ITEM NO.

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE LEVYING CHARGES FOR FIRE SUPPRESSION SERVICE ("FIRE BENEFIT FEE") FOR FISCAL YEAR 2017-18

DIRECTOR/DEPARTMENT Richard Smith, Fire Chief *BNK FOR RS*

SUMMARY

The Fire Benefit Fee was established in 1980 when it was approved by the voters of the Santee Fire Protection District. The maximum charge allowed under the measure was reached in 1993, resulting in an annual charge to residential properties of \$41.00 per dwelling unit and an annual maximum charge to commercial/industrial properties of \$492.00 per building.

A parcel audit and analysis was completed in 2015 by the City's assessment engineer, Albert A. Webb Associates, which identified inconsistencies in the application of the Fire Benefit Fee to commercial/industrial properties since its inception, resulting in some properties being charged the annual maximum amount of \$492.00 and others being charged a lesser amount. In fiscal year 2015-16, the City began implementing a three-year phase-in of assessment adjustments so that all commercial/industrial properties will ultimately be charged the maximum \$492.00 per building, consistent with the fact that all residential properties have been assessed at the maximum amount of \$41.00 per dwelling unit since 1993. Assessment increases between \$492.00 and \$1,968.00 will reach full implementation in fiscal year 2017-18 with the third and final of three phased increases. Assessment increases between \$287.00 and \$491.00 reached full implementation in fiscal year 2016-17 with the second of two phased increases. Increases of less than \$287.00 were implemented in full in fiscal year 2015-16.

CITY ATTORNEY REVIEW N/A Completed

FINANCIAL STATEMENT *m*

Approximately \$1,084,590 is expected to be received in FY 2017-18 as a result of the Fire Benefit Fee levy. This represents an \$11,434 increase from the FY 2016-17 amount.

RECOMMENDATION *K for MB*

Adopt Resolution levying charges for fire suppression service for FY 2017-18.

ATTACHMENTS

Resolution

RESOLUTION NO.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA, LEVYING CHARGES FOR FIRE SUPPRESSION
SERVICE FOR FISCAL YEAR 2017-18**

WHEREAS, a proposition authorizing the levying of charges for fire suppression service pursuant to Government Code Sections 53972-77 was approved by the voters of the Santee Fire Protection District at an election held on April 9, 1980; and

WHEREAS, the Santee Fire Protection District merged with the City of Santee on April 8, 1985, with the City of Santee assuming full financial responsibility for the former Fire Protection District, to include the ability to levy the assessment for fire suppression service; and

WHEREAS, the City Council of the City of Santee desires to levy charges for fire suppression service for Fiscal Year 2017-18,

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Santee, California, approves the levying of annual fire suppression service charges for Fiscal Year 2017-18 in the amount of \$4.10 per benefit unit, which equates to an annual charge of \$41.00 per residential dwelling unit and a maximum charge of \$492.00 per commercial/industrial building, and that all benefit receipts shall be used exclusively to provide fire suppression services.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 12th day of July 2017, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

PATSY BELL, CMC, CITY CLERK

City of Santee
COUNCIL AGENDA STATEMENT

2A

(Cont. from 6/14/17)

MEETING DATE July 12, 2017

AGENDA ITEM NO.

ITEM TITLE CONTINUED PUBLIC HEARING ON A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, APPROVING THE STAFF REPORT AND AUTHORIZING A SPECIAL ASSESSMENT ON CERTAIN PARCELS OF LAND THAT RECEIVED ADMINISTRATIVE CITATIONS FOR MUNICIPAL CODE VIOLATIONS AND/OR ADMINISTRATIVE FEES FOR WHICH COSTS HAVE NOT BEEN PAID BY THE OWNER(S) OF RECORD OF SAID PARCELS

DIRECTOR/DEPARTMENT Melanie Kush, Development Services 

BACKGROUND

On June 14, 2017, the City Council received a staff report and oral testimony regarding unpaid administrative citations for municipal code violations. This is an annual process to collect past due fines that are imposed when property owner(s) willingly allow code violations to exist at their properties. The City Council adopted Resolution 062-2017, but deferred the assessment of one parcel (10042 Holborn Street) subject to a \$740 assessment to give staff and the property owner time to create a mutually acceptable payment plan. The public hearing was continued to July 12, 2017 to report back to the City Council on the matter.

A payment plan has been established that will allow the property owner to pay the \$740 citation in full within 10 months (\$74.00 per month). The letter from the City to the property owner and an e-mail confirmation of acceptance of the plan was received on June 29, 2017. No further action is necessary.

ENVIRONMENTAL REVIEW N/A

FINANCIAL STATEMENT 

Collection of this past-due citations will total \$740.00

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION 
Receive report and close the Public Hearing.

ATTACHMENT

City letter to property owner dated June 29, 2017



CITY OF SANTEE

MAYOR
John W. Minto

CITY COUNCIL
Ronn Hall
Stephen Houlahan
Brian W. Jones
Rob McNelis

June 29, 2017

Mr. William Scott Gregory
10042 Holborn Street
Santee, CA 92017

Subject: Payment Plan for Administrative Citation No. 1457

Dear Mr. Gregory:

Thank you for your electronic message which I received today, June 29, 2017. In your message you express a desire to pay down the \$740 administrative citation that was issued to you on October 31, 2016. You suggest "timely monthly payments" and acknowledge that an actual amount per month would vary based upon your financial situation. The goal is to zero out the \$740 administrative citation by the end of April 2018.

To achieve that goal, the City recommends a minimum monthly payment of \$74.00 over a ten-month period in consideration of your financial situation. You may pay more than this at any time to close out the account. Your property would be removed from this year's assessment of unpaid citations in good faith that the \$740 will be fully paid.

If there is a remaining balance by the time the special assessment of unpaid administrative citations is considered in June, 2018, then that amount will be included on the County Assessor's tax roll next year.

If this arrangement is acceptable to you, please let me know with a confirmation e-mail.

Respectfully,

Melanie Kush
Director of Development Services

cc: Marlene Best, City Manager
Tim McDermott, Finance Director

City of Santee
COUNCIL AGENDA STATEMENT

2B

MEETING DATE July 12, 2017

AGENDA ITEM NO.

ITEM TITLE PUBLIC HEARING FOR THE FY 2017-18 SANTEE LANDSCAPE MAINTENANCE DISTRICT ANNUAL LEVY OF ASSESSMENTS

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

SUMMARY Santee Landscape Maintenance District ("SLMD") is a City-wide district and is comprised of 18 zones, ten of which are assessed and maintained by the City. A combination of contract maintenance and City forces maintain the zones. Maps depicting each zone and the areas of maintenance are included at the end of the attached Engineer's Report.

Tonight's public hearing for the SLMD FY 2017-18 annual levy of assessments is the final step in the annual assessment process. On May 10, 2017, Council initiated proceedings and ordered the preparation of an Engineer's Report. On May 24, 2017 the City Council approved the Engineer's Report and set tonight's meeting as the time and place for the required public hearing for the FY 2017-18 SLMD levy of assessments. The Engineer's Report describes the legal and physical nature of the SLMD, its improvements, budget and the proposed spread of assessments.

The attached Assessment Summary reflects SLMD assessments and costs for FY 2017-18. All zones will have the same assessments in FY 2017-18 as they had last fiscal year (seven of which are at the maximum amount allowed).

FINANCIAL STATEMENT *TKM* A total of \$106,392 would be assessed on property owners within ten existing zones of SLMD in FY 2017-18 for the cost of maintenance and administration

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATIONS *TKM for me*

- 1) Conduct and Close the Public Hearing; and
- 2) Adopt Resolution confirming an assessment diagram and assessment and providing for the FY 2017-18 SLMD annual levy of assessments.

ATTACHMENTS (Listed Below)

- 1) Assessment Summary
- 2) Resolution
- 3) Engineer's Report

**FY 2017-18 SANTEE LANDSCAPE MAINTENANCE DISTRICT
ASSESSMENT SUMMARY FOR ZONES PROPOSED TO BE ASSESSED**

ZONE	ZONE NAME	NUMBER OF UNITS	FY 2017-18 MAINTENANCE & ADMINISTRATION	RESERVES 7/1/17	FY 2017-18 TOTAL ASSESSMENT	FY 2017-18 ASSESSMENT RATE/UNIT	FY 2016-17 ASSESSMENT RATE/UNIT	MAXIMUM APPROVED ASSESSMENT
1	EL NOPAL ESTATES	45	\$ 3,223.00	\$ 2,792.00	\$ 2,258.00	\$ 50.18	\$ 50.18	\$ 50.18
3	COUNTRY SCENES	14	\$ 2,407.00	\$ 2,992.00	\$ 2,067.00	\$ 147.64	\$ 147.64	\$ 147.64
4	CAMELOT HEIGHTS	10	\$ 1,687.00	\$ 2,066.00	\$ 1,385.00	\$ 138.50	\$ 138.50	\$ 138.50
8	SILVER COUNTRY ESTATES	153	\$ 71,269.00	\$ 55,649.00	\$ 75,735.00	\$ 495.00	\$ 495.00	\$ 495.00
9	MATTAZARO/TIMBERLANE	34	\$ 1,565.00	\$ 1,330.00	\$ 1,529.00	\$ 44.98	\$ 44.98	\$ 44.98
12	THE HEIGHTS	60	\$ 7,883.00	\$ 18,902.00	\$ 8,757.00	\$ 145.95	\$ 145.95	\$ 375.00
13	PROSPECT HILLS	43	\$ 3,889.00	\$ 5,463.00	\$ 3,225.00	\$ 75.00	\$ 75.00	\$ 75.00
14	MITCHELL RANCH	16	\$ 2,978.00	\$ 6,185.00	\$ 2,690.00	\$ 168.14	\$ 168.14	\$ 168.14
17	DAKOTA RANCH	20	\$ 6,474.00	\$ 19,772.00	\$ 4,826.00	\$ 241.30	\$ 241.30	\$ 364.49
18	ALLOS	6	\$ 3,794.00	\$ 3,304.00	\$ 3,920.00	\$ 653.34	\$ 653.34	\$ 700.92

Note: Zone 17 and Zone 18 reflect an allowable 2% increase in the maximum approved assessment for FY 2017-18

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
CONFIRMING AN ASSESSMENT DIAGRAM AND ASSESSMENT
AND PROVIDING FOR THE FY 2017-18
SANTEE LANDSCAPE MAINTENANCE DISTRICT
ANNUAL LEVY OF ASSESSMENTS**

WHEREAS, on May 10, 2017, pursuant to Resolution No. 033-2017, the City Council of the City of Santee initiated proceedings for the annual levy of the assessments for a street lighting and landscaping district pursuant to the terms and provisions of the "Landscaping and Lighting Act of 1972," being Division 15, Part 2 of the Streets and Highways Code of the State of California, Article XIII D of the California Constitution, and the Proposition 218 Omnibus Implementation Act (commencing with California Government Code Section 53750) (collectively the "Law"), in what is known and designated as **SANTEE LANDSCAPE MAINTENANCE DISTRICT** ("District"); and

WHEREAS, on May 10, 2017, also pursuant to Resolution No. 033-2017, the City Council ordered the preparation of an Engineer's Report ("Report") and the Director of Finance filed with this City Council said Report pursuant to the Law for its consideration and subsequently thereto, on May 24, 2017, pursuant to Resolution No. 046-2017, this City Council did adopt its Resolution of Intention to levy and collect assessments for Fiscal Year 2017-18 relating to the District, and further did proceed to give notice of the time and place for a public hearing on all matters relating to said annual levy of the proposed assessment in accordance with the law; and

WHEREAS, at this time this City Council has heard all testimony and evidence, and is desirous of proceeding with said annual levy of assessments.

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

SECTION 1. That the above recitals are all true and correct.

SECTION 2. That this City Council hereby confirms the assessment diagram and assessment as submitted and orders the annual levy of the assessment for maintenance of improvements for Fiscal Year 2017-18 and in the amounts as set forth in the Report and as referred to in the Resolution of Intention as previously adopted relating to said annual assessment levy.

SECTION 3. That the assessment diagram and assessment for maintenance of improvements as set forth and contained in said Report are hereby confirmed and adopted by this City Council as originally proposed.

SECTION 4. That the adoption of this Resolution constitutes the levy of the assessment for the Fiscal Year 2017-18.

SECTION 5. That the estimates of costs, the assessment diagram, the assessments and all other matters as set forth in the Report, pursuant to the Law, as submitted, are hereby approved, adopted and confirmed by this City Council, all as originally proposed.

RESOLUTION NO. _____

SECTION 6. That the maintenance of improvements contemplated by the Resolution of Intention shall be performed pursuant to law and the County of San Diego Auditor shall enter on the County of San Diego Assessment Roll the amount of the assessment and said assessment shall then be collected at the same time and in the same manner as the County taxes are collected. After collection by the County of San Diego, the net amount of the assessment shall be paid to the Director of Finance of the City for the benefit of the District.

SECTION 7. That the Director of Finance has established a special fund known as the **SANTEE LANDSCAPE MAINTENANCE DISTRICT** into which the Director of Finance shall place all monies collected by the County of San Diego Tax Collector pursuant to the provisions of this Resolution and Law, and said transfer shall be accomplished as soon as said monies have been made available to said Director of Finance.

SECTION 8. That the City Clerk is hereby ordered and directed to file a certified copy of the assessment diagram and assessment roll with the County of San Diego Auditor, together with a certified copy of this Resolution immediately upon its adoption, but in no event later than August 1, 2017.

SECTION 9. That a certified copy of the assessment diagram and assessment roll shall be filed in the office of the Director of Finance, with a duplicate copy on file in the office of the City Clerk and open for public inspection.

ADOPTED by the City Council of the City of Santee, California, at a regular meeting thereof held this 12th day of July, 2017, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

PATSY BELL, CMC, CITY CLERK

**FY 2017-18 ENGINEER'S REPORT
FOR THE
SANTEE LANDSCAPE MAINTENANCE
DISTRICT**



CITY OF SANTEE

July 12, 2017

**EXECUTIVE SUMMARY:
SANTÉE LANDSCAPE MAINTENANCE DISTRICT
FISCAL YEAR 2017-18**

This Engineer's Report summarizes staff's findings regarding the District, including: a description of the included facilities; a proposed budget for the Fiscal Year July 1, 2017 through June 30, 2018; a description of the parcels in the District; an explanation of the assessment methodology and assessment determination; and maps of each zone, called assessment diagrams.

The District is comprised of 18 separate zones of maintenance. For FY 2017-18 the District will have the following zones and assessments:

Zone	Zone Name	Tract/Map #	Units	Total FY 2017-18 Assessment	Per Unit Assessment
1	El Nopal Estates	88-04	45	\$2,258.00	\$50.18
3	Country Scenes	89-01	14	\$2,067.00	\$147.64
4	Camelot Heights	89-02	10	\$1,385.00	\$138.50
5	Mesa Heights	88-08	44	\$0 ¹	\$0 ¹
6	Prospect Point	89-05	9	\$0 ¹	\$0 ¹
7	Treviso	03-01	186	\$0 ¹	\$0 ¹
8	Silver Country Estates	93-02	153	\$75,735.00	\$495.00
9	Mattazaro / Timberlane	88-07 / 92-03	34	\$1,529.00	\$44.98
10	Lakes West Condos	90-02	78	\$0 ¹	\$0 ¹
11	Padre Hills	89-04	35	\$0 ²	\$0 ²
12	The Heights	96-01	60	\$8,757.00	\$145.95
13	Prospect Hills	96-02	43	\$3,225.00	\$75.00
14	Mitchell Ranch	92-04	16	\$2,690.00	\$168.14
15	Vista Este	00-03	33	\$0 ¹	\$0 ¹
16	Prospect Glen	01-01	48	\$0 ¹	\$0 ¹
17	Dakota Ranch	01-02	20	\$4,826.00	\$241.30
18	Allos	98-02	6	\$3,920.00	\$653.34
19	Sky Ranch	04-08	371	\$0 ¹	\$0 ¹

Notes

1. Maintenance responsibilities assumed by homeowners' association or property owners.
2. Assessment not approved by property owners.

Ten of these existing zones - Zones 1, 3, 4, 8, 9, 12, 13, 14, 17 and 18 – will be active, and will be assessed and their improvements maintained by City or contract forces. Zones 5, 6, 7, 10, 11, 15, 16 and 19 have been annexed to the District, but have no assessment because they are responsible for their own maintenance; if not maintained to City standards, the City will assume maintenance and levy assessments. Further details are provided in the body of this Engineer's Report.

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**ENGINEER'S REPORT
CITY OF SANTEE LANDSCAPE MAINTENANCE DISTRICT
ZONES 1 THROUGH 19 FOR FISCAL YEAR 2017-2018**

INTRODUCTION

This is the Engineer's Report for Zones 1 through 19 of the City of Santee Landscape Maintenance District ("District"). It has been prepared in accordance with the Landscaping and Lighting Act of 1972 ("72 Act"), State Streets and Highways Code 22500 et seq. This Engineer's Report summarizes the City's findings regarding the subject District, and includes:

- 1) an introduction describing the District, its zones, and relevant legislation;
- 2) a description of the facilities to be maintained by the District;
- 3) a proposed budget for the Fiscal Year July 1, 2017 through June 30, 2018;
- 4) a description of the parcels included in the District;
- 5) an explanation of the assessment methodology and assessment determination made in conformance with the '72 Act, its amendments and related legislation (see page 7); and
- 6) an assessment diagram, or map, of each active zone.

ACTIVE ZONES In FY 2017-18, the Santee Landscape Maintenance District will be divided into 18 separate zones of benefit. The 18 zones are comprised of both active and inactive zones. "Active" means the zones will have maintenance activities during FY 2017-18. Maintenance activities are comprised of both contract and City forces. The ten active zones are:

Zone 1 - El Nopal Estates: Established in FY 1989-90, this was the first subdivision in the District and was originally comprised of two zones. Zone 2 was eliminated in FY 1997-98 because its maintenance was subsumed under Zone 1 to be consistent with current assessment district laws.

Zone 3 - Country Scenes: This 14-unit single family subdivision located near Conejo and Mast Blvd. was annexed in FY 1992-93.

Zone 4 - Camelot Heights: Annexed in FY 1993-94, this subdivision's ten single-family homes located off Princess Joanne Rd. share maintenance costs.

Zone 8 - Silver Country Estates: 153 single-family homes make up this subdivision at the north end of Cuyamaca St. The first unit was annexed in FY 1995-96, but the improvements were not accepted so there was no assessment. Once the project was completed, property owners cast ballots regarding assessments in FY 1998-99, and the affirmative vote set an initial assessment and maximum rate.

Zone 9 - Timberlane / Mattazaro: Due to their physical proximity, improvements for the 25-unit single-family home development called "Timberlane" and the nine-unit "Mattazaro" single-family home project were combined into one zone. Zone 9 had no assessment in its first year because the improvements were not accepted before the start of FY 1996-97. In FY 1997-98, improvements were accepted and an affirmative majority vote was made for the initial and maximum assessment rates.

Zone 12 - The Heights: Annexed in FY 1998-99, this 60-unit single-family project is at the northwest end of Magnolia Ave. Maintenance was assumed by the City in FY 2002-03. The project had affirmative assessment ballot proceedings establishing initial and maximum assessment rates.

Zone 13 - Prospect Hills: Also annexed in FY 1998-99, the 43 single-family homes off Prospect Ave. east of Holden Rd. share in the cost of landscaping fronting the project on Prospect Ave. The zone also had affirmative assessment ballot proceedings to establish initial and maximum assessment rates.

Zone 14 – Mitchell Ranch: This 16-unit single-family subdivision is at the southwest corner of Magnolia Ave. and El Nopal. An affirmative assessment ballot proceeding setting initial and maximum assessment rates was undertaken prior to its FY 2000-01 annexation.

Zone 17 – Dakota Ranch: This 20 single-family home development located on Dakota Ranch Rd. off Princess Joann was annexed in FY 2004-05. This zone also had affirmative assessment ballot proceedings to establish initial and maximum assessment rates.

Zone 18 – Allos: Also annexed in FY 2004-05, the six single family homes are on Prospect Ct. adjacent to Prospect Ave. near Mesa Rd. Improvements were reduced from the originally approved plans to provide a reasonable assessment. The project had affirmative assessment ballot proceedings establishing initial and maximum assessment rates.

INACTIVE ZONES Eight of the 18 zones are “inactive,” i.e., there is no assessment and they are responsible for their own maintenance. These zones are:

Zone 5 - Mesa Heights: This zone was originally annexed in FY 1993-94. Due to rising costs, in FY 1997-98, the Mesa Heights HOA assumed maintenance responsibilities for their 44-unit single-family subdivision’s landscaped improvements.

Zone 6 – Prospect Point: Nine single-family homes comprise this zone located off Prospect Ave. This zone has had no assessments since FY 1996-97.

Zone 7 – Treviso: Formerly commercially-zoned, the 186-unit multifamily Treviso property carries out its own maintenance, so there is no assessment.

Zone 10 – Lakes West: The Navy-owned 78-unit condominium project is located on Mission Gorge Rd. at Simeon Dr. and Bushy Hill Dr. It is responsible for its own maintenance and has not been assessed since its FY 1996-97 annexation.

Zone 11 – Padre Hills: A 35 single-family home subdivision located off Prospect Ave., Padre Hills underwent an unsuccessful assessment ballot proceeding upon its FY 1997-98 annexation. Consequently, the subdivision is responsible for maintaining its landscaping and is not assessed.

Zone 15 – Vista Este: The 33 attached homes included in this zone are responsible for their own maintenance through a homeowners’ association, and was annexed in FY 2004-05. The subdivision is located off Fanita Dr. at Watson Pl.

Zone 16 – Prospect Glen: The development’s homeowners’ association takes care of the maintenance for the 48 single-family homes in this project, which was annexed in FY 2004-05. The project is located on the northwest corner of Prospect Ave. and Fanita Dr.

Zone 19 – Sky Ranch: The development’s homeowners’ association takes care of the maintenance for the 223 single-family and 148 multi-family homes ultimately to be in this project, which was annexed in FY 2007-08. The project is located off Graves Ave. and Sevilla St.

In FY 2017-18, the District will be comprised of the following zones with the following assessments:

Zone	Name	Tract/Map #	Units	Total Annual Assessment	Per Unit Assessment
1	El Nopal Estates	88-04	45	\$2,258.00	\$50.18
3	Country Scenes	89-01	14	\$2,067.00	\$147.64
4	Camelot Heights	89-02	10	\$1,385.00	\$138.50
5	Mesa Heights	88-08	44	\$0	\$0
6	Prospect Point	89-05	9	\$0	\$0
7	Treviso	03-01	186	\$0	\$0
8	Silver Country Estates	93-02	153	\$75,735.00	\$495.00
9	Mattazaro / Timberlane	88-07 / 92-03	34	\$1,529.00	\$44.98
10	Lakes West Condos	90-02	78	\$0	\$0
11	Padre Hills	89-04	35	\$0	\$0
12	The Heights	96-01	60	\$8,757.00	\$145.95
13	Prospect Hills	96-02	43	\$3,225.00	\$75.00
14	Mitchell Ranch	92-04	16	\$2,690.00	\$168.14
15	Vista Este	00-03	33	\$0	\$0
16	Prospect Glen	01-01	48	\$0	\$0
17	Dakota Ranch	01-02	20	\$4,826.00	\$241.30
18	Allos	98-02	6	\$3,920.00	\$653.34
19	Sky Ranch	04-08	371	\$0	\$0

EFFECTS OF PROPOSITION 218 LEGISLATION In November, 1996 Prop 218 - the "Right to Vote on Taxes Act" – added Article XIII.D to the State Constitution. The amendment created new substantive and procedural requirements for '72 Act districts. Now, when a new or increased levy is proposed for a district or a zone therein the local agency must mail a notice and "ballot" to each property owner of record affected by the new or increased assessment. The ballot procedure enables property owners to approve or disapprove the proposed new or increased assessment. The vote is determined by the weighted proportional financial obligation of the ballots returned. A "majority protest" exists if ballots submitted in opposition exceed ballots in favor of the new or increased levy. If a majority protest exists for a new assessment, the local agency cannot levy the assessment. If a majority protest exists for an increase in an existing assessment, the increase cannot be collected but, the base amount (the amount levied last fiscal year) can continue to be levied.

The '72 Act enables the governing body to adjust assessment rates as it directs at the approval stage or the public hearings. Therefore, the rates shown herein are proposed but are not confirmed until approved by the City Council. Once the Engineer's Report has been approved by the City Council, the ballots tabulated (if applicable), and the public hearing(s) completed, final assessment information will be provided to the County of San Diego for inclusion on the appropriate property tax bills.

DESCRIPTION OF DISTRICT AND LANDSCAPED FACILITIES

NAME The District is entitled “City of Santee Landscape Maintenance District.”

BOUNDARIES The District will be divided into 18 separate zones of benefit, as described below. Dimensions of each parcel are shown on Assessor's maps located in the County of San Diego Administration Building, 1600 Pacific Highway, San Diego, CA 92101. As provided in the '72 Act, the boundaries may be adjusted in the future by annexations to this District. Zones subject to assessments in FY 2017-18 are depicted on the Assessment Diagrams attached herein as Exhibits A through J.

Zone 1 – El Nopal Estates (TM88-04): Assessor's Parcel Numbers (APNs) 381-221-10 through 381-221-42, inclusive, and 381-221-44, -45, -46, and -47, and 381-221-58 through -65, inclusive.

Zone 3 – Country Scenes (TM89-01): APNs 381-260-49 through 381-260-62, inclusive.

Zone 4 – Camelot Heights (TM89-02): APNs 378-420-46 through 378-420-55, inclusive.

Zone 5 – Mesa Heights (TM88-08): APNs 386-670-01 through 386-670-44, inclusive.

Zone 6 – Prospect Point (TM89-05): APNs 386-250-07, -11, -12, -13, -14, -17, -19, -22, and -24.

Zone 7- Treviso (TM03-01): APNs 383-061-07-01 through -28, inclusive, 383-061-08-01 through -36, inclusive, 383-061-09-01 through -32, inclusive, 383-061-10-01 through -32, inclusive, 383-061-11-01 through -30, inclusive, and 383-061-12-01 through -28, inclusive.

Zone 8 – Silver Country Estates (TM93-02): APNs 378-440-01 through -29, inclusive, 378-441-01 through -26, inclusive, 378-441-29 through -41, inclusive, 378-441-44 and -45, 378-450-01 through -20, inclusive, 378-450-22 through -53, inclusive, 378-450-55, and 381-710-01 through -30, inclusive.

Zone 9 – Mattazaro/Timberlane (TM88-07/TM92-03) is APNs 381-690-02 through -12, inclusive, 381-690-15 through -26, inclusive, 381-690-34 through -40, inclusive, 381-690-47 through -49, inclusive, and 381-690-51.

Zone 10 – Lakes West (TM90-02): APN 386-300-58.

Zone 11 – Padre Hills (TM89-04): APNs 386-270-53 through -63, inclusive, and 386-270-70 through -93, inclusive.

Zone 12 – The Heights (TM96-01): APNs 378-460-01 through -06, inclusive, 378-460-09 through -40, inclusive, 378-460-43 and -44, and 378-461-01 through -06, inclusive, 378-461-09 through -20, inclusive, and 378-460-021 and -22.

Zone 13 – Prospect Hills (TM96-02): APNs 386-680-01 through -20, inclusive.

Zone 14 – Mitchell Ranch (TM92-04): APNs 381-720-01 through -16, inclusive.

Zone 15 – Vista Este (TM00-03): APNs 386-690-01 through -33, inclusive.

Zone 16 – Prospect Glen (TM01-01): APNs 383-490-01 through -48, inclusive.

Zone 17 – Dakota Ranch (TM01-02): APNs 378-420-56 through -75, inclusive.

Zone 18 – Allos (TM98-02): APNs 386-280-50 through -55, inclusive.

Zone 19 – Sky Ranch (TM04-08): APNs 385-430-01 through -22, inclusive, 385-431-01 through -08, inclusive, and 385-432-01 through 03, inclusive.

FACILITIES AND/OR IMPROVEMENTS TO BE MAINTAINED Facilities or improvements include landscaping within public streets, rights-of-way and easements, their appurtenances and the costs of installing, operating and maintaining them. Improvements to be maintained generally comprise frontage landscaping and hardscaping. Maintenance includes, but is not limited to, weeding, fertilizing, trimming, cleaning, energy, water, materials, personnel/equipment costs, contract services and other items needed to deliver these services. Zones responsible for their own maintenance are not included in the following section. The following describes zones that will be assessed and/or maintained by the District in FY 2017-18:

- Zone 1** Landscaping, walks and retaining wall faces on El Nopal St. and Julio Pl.
- Zone 3** Landscaping, walks and entry monument faces on Conejo Rd and Country Scenes Ct.
- Zone 4** Landscaping and retaining wall face on Princess Joann Rd. adjacent to the subdivision.
- Zone 8** Landscaping and faces of retaining walls along Cuyamaca St., El Nopal, Woodglen Vista Dr. and Cardoza Dr. adjacent to the site.
- Zone 9** Landscaping and faces of block retaining walls along Bilter Dr. and Theresa Ln adjacent to the subdivision.
- Zone 12** Landscaping along Magnolia Avenue and along the pedestrian trail adjacent to the site.
- Zone 13** Landscaping and faces of privacy wall along Prospect Ave. and on Holden Rd. adjacent to the subdivision.
- Zone 14** Landscaping and faces of block retaining walls on El Nopal and Magnolia Ave. adjacent to the site.
- Zone 17** Landscaping on Princess Joann Rd. and Dakota Ranch Rd. adjacent to the site and entrance to the Dakota Ranch project.
- Zone 18** Parkway and slope landscaping between Prospect Ave. and Lot #1 of Allos; ten foot wide landscaped strip along the west side of Prospect Ct..

PROPOSED DISTRICT BUDGET

GENERAL The '72 Act provides that the total cost of installation, construction, maintenance and servicing of the public landscaping and hardscaping facilities can be recovered by the District. Maintenance may include the repair and/or replacement of existing facilities. Servicing may include electrical, water, and public utility costs. Incidental expenses, including administration of the District, data processing fees, annual Engineer's Report, engineering fees, legal fees, printing, posting, mailing of notices, and all other costs associated with the maintenance of the District may also be included.

BUDGET Estimated FY 2017-18 expenditures are shown in Table 1. Budgets for Zones 1, 3, 4, 8, 9, 12, 13, 14, 17 and 18 are covered. There are no budgets for Zones 5, 6, 7, 10, 11, 15, 16 and 19 because the respective property owners are directly responsible for maintenance.

BASIC DATA AND FINDINGS

BASIC DATA Data has been compiled from the County Assessor's maps, Development Services Department records, and a field review by Community Services Department staff.

FINDINGS Individual parcels within a district receive benefits based on land use, size and location of landscaping improvements to be installed or maintained. In the Santee Landscape Maintenance District, all parcels are zoned for residential uses.

Zone	Name	Tract/Map #	Total Assessable Parcels	Zoning
1	El Nopal Estates	88-04	45	Residential
3	Country Scenes	89-01	14	Residential
4	Camelot Heights	89-02	10	Residential
5	Mesa Heights	88-08	44	Residential
6	Prospect Point	89-05	9	Residential
7	Treviso	03-01	186	Residential
8	Silver Country Estates	93-02	153	Residential
9	Mattazaro / Timberlane	88-07 / 92-03	34	Residential
10	Lakes West Condos	90-02	1 (78 condo parcels)	Residential
11	Padre Hills	89-04	35	Residential
12	The Heights	96-01	60	Residential
13	Prospect Hills	96-02	43	Residential
14	Mitchell Ranch	92-04	16	Residential
15	Vista Este	00-03	33	Residential
16	Prospect Glen	01-01	48	Residential
17	Dakota Ranch	01-02	20	Residential
18	Allos	98-02	6	Residential
19	Sky Ranch	04-08	371	Residential

ASSESSMENT METHODOLOGY

GENERAL The '72 Act permits the establishment of assessment districts by cities for the purpose of providing and maintaining certain public improvements. The '72 Act requires that assessments be levied according to the benefit received rather than assessed value. Section 22573 states:

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots of parcels in proportion to the estimated benefit to be received by each such lot or parcel from the improvements.”

The '72 Act also permits the designation of zones of benefit within any individual assessment district if “by reasons or variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvement.” (Section 22574) Thus, the '72 Act requires the levy of a true “assessment” rather than a “special tax.” Excepted from the assessment are the areas of all public streets, avenues, lanes, roads, drives, courts, and alleys; public parks, greenbelts and parkways; and public school property, other public property and zoned agricultural open space.

Article XIII D of the State Constitution also requires that the Engineer’s Report identify all parcels receiving a special benefit, and identify the extent of the special benefit conferred. It defines “special benefit” as: “. . . a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute ‘special benefit.’ ” Article XIII D then states:

“An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of . . . the maintenance and operation expenses of a public improvement. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and an agency shall separate the general benefits from the special benefits conferred on a parcel.”

Article XIII D requirements for assessments are similar to those of traditional assessment district law, including the '72 Act. The purpose of the above cited section is to allow assessments to be used, again, as a legitimate financing mechanism and not as a means to impose a “flat rate parcel tax.” Thus, while a benefit determination is still made, the Engineer’s Report is now required to draw a stronger relationship, or nexus, between the property, the benefit received and the subsequent assessment.

METHODOLOGY One of Article XIII D’s most significant changes is the “calculation requirement.” Local agencies must now determine whether or not property owners would receive a “special benefit” from services financed by the assessment. An Engineer’s Report is required to estimate the special benefit and general benefit property owners would receive. This step is needed because Article XIII D allows only the recoupment of the proportionate share of costs of the special benefit. Individual levies must be set so that no property owner pays over the proportional share of the total cost. The Jarvis-Gann Group, in Prop 218’s “Statement of Drafter’s Intent,” notes that:

“What constitutes a special benefit will depend on the nature of the . . . service being provided. It must be more than a mere increase in the value of the property because, arguably, the availability of any public service could provide additional value. It must be a direct and special benefit conferred on the property that exceeds the benefit conferred on the public at large or even to other similar properties.”

Clearly an additional level of analysis is required; however, this additional analysis parallels the analyses presented in prior Engineer’s Reports which were prepared in compliance with the ‘72 Act. It differs only in the determination of special vs. general benefit. This requires establishing the facts surrounding each subdivision included or proposed to be included in a district, and requires that these facts support the conferral of the special benefit.

All residential subdivisions included in the Santee Landscape Maintenance District have improvements directly associated with the exterior entrances and internal circulation elements of each particular subdivision. These improvements are features of each subdivision’s overall design, are consistent with the City of Santee General Plan Development Standards and Subdivision Ordinance, and were included as a component of each project’s Tentative Map approval.

No improvements included within each zone’s maintenance responsibility are located outside the boundaries of each subdivision’s Tentative Map, or outside the limits of the improvements that fulfill the requirements of project approval. Improvements were installed as part of subdivision construction. If each subdivision had not been built, the improvements associated with each subdivision would not have been installed nor provided later. Thus, the existence of the improvements is a direct function of the construction of each subdivision, and the special benefit of the associated improvements therefore inures to each subdivision. No general benefit is assigned because the improvements would not have been installed without the subdivision.

The approval of each subdivision’s landscaping plan is part of the approval of each subdivision’s Tentative Map. Thus, construction could not have proceeded without an approved Tentative Map, of which the landscaping plan is an integral part. Similarly, occupancy would not have occurred without fulfilling the conditions of development approval, which includes the installation of the improvements. Therefore, the special benefits of the improvements accrue directly to each home in each subdivision.

The method of assessment spread remains unchanged from prior fiscal years. Assessment spreads are based upon a single-family home being equal to one benefit unit. Total assessment costs are divided by the total benefit units to determine a per benefit unit cost. The portion of the District addressed by this Engineer’s Report is split into zones representing different levels of benefit. Developments with no assessment determination are not described in the “Assessment Determination” section.

ANNUAL ASSESSMENT RATE INCREASES Per Article XIII D, the levy of maximum rates is contingent on obtaining a majority approval of property owners. The maximum assessment rates per unit in Zones 17 and 18 may be increased by up to 2% annually by City Council action. Based on an analysis of the projected maintenance costs associated with existing public improvements, the maximum cap per unit have been established as \$364.49 in Zone 17, \$700.92 in Zone 18. Please note that all proposed assessments for FY 2017-18 are at or below the approved maximum, fulfilling Article XIII D requirements.

ASSESSMENT DETERMINATION

ASSESSMENT Proposed FY 2017-18 assessments are based on the previous methodology and use data available from subdivisions' plans and Assessor's information. Maintenance costs are developed by the Community Services Department. The Finance Department believes the data to be accurate. Final assessments will be based upon these preliminary assessments and any changes made due to Council action and/or input received during the public hearings.

ZONE 1 - EL NOPAL ESTATES

Operations, Maintenance, Administration and Engineering, net of total available: \$2,258.00
Assessment Formula: [45 parcels (1 unit/parcel)]; $\$2,258.00/45 \text{ Units} = \50.18 per Unit
Zone 1 - El Nopal Estates Single-Family Parcel Cost Per Year: \$50.18

ZONE 3 - COUNTRY SCENES

Operations, Maintenance, Administration and Engineering, net of total available: \$2,067.00
Assessment Formula: [14 parcels (1 unit/parcel)]; $\$2,067.00/14 \text{ Units} = \147.64 Per Unit
Zone 3 - Country Scenes Single-Family Parcel Cost Per Year: \$147.64

ZONE 4 - CAMELOT HEIGHTS

Operations, Maintenance, Administration and Engineering, net of total available: \$1,385.00
Assessment Formula: [10 parcels (1 unit/parcel)]; $\$1,385.00/10 \text{ Units} = \138.50 Per Unit
Zone 4 - Camelot Heights Single-Family Parcel Cost Per Year: \$138.50

ZONE 8 - SILVER COUNTRY ESTATES

Operations, Maintenance, Administration and Engineering, net of total available: \$75,735.00
Assessment Formula: [153 parcels (1 unit/parcel)]; $\$75,735.00/153 \text{ Units} = \495.00 Per Unit
Zone 8 - Silver Country Estates Single-Family Parcel Cost Per Year: \$495.00

ZONE 9 - MATTAZARO/TIMBERLANE

Operations, Maintenance, Administration and Engineering, net of total available: \$1,529.00
Assessment Formula: [34 parcels (1 unit/parcel)]; $\$1,529.00/34 \text{ Units} = \44.98 Per Unit
Zone 9 - Mattazaro/Timberlane Single-Family Parcel Cost Per Year: \$44.98

ZONE 12 - THE HEIGHTS

Operations, Maintenance, Administration and Engineering, net of total available: \$8,757.00
Assessment Formula: [60 parcels (1 unit/parcel)]; $\$8,757.00/60 \text{ Units} = \145.95 Per Unit
Zone 12 - The Heights Single-Family Parcel Cost Per Year: \$145.95

ZONE 13 - PROSPECT HILLS

Operations, Maintenance, Administration and Engineering, net of total available: \$3,225.00
Assessment Formula: [43 parcels (1 unit/parcel)]; $\$3,225.00/43 \text{ Units} = \75.00 Per Unit
Zone 13 - Prospect Hills Single-Family Parcel Cost Per Year: \$75.00

ZONE 14 - MITCHELL RANCH

Operations, Maintenance, Administration and Engineering, net of total available: \$2,690.00
Assessment Formula: [16 parcels (1 unit/parcel)]; $\$2,690.00/16 \text{ Units} = \168.14 Per Unit
Zone 14 - Mitchell Ranch Single-Family Parcel Cost Per Year: \$168.14

ZONE 17 – DAKOTA RANCH

Operations, Maintenance, Administration and Engineering, net of total available: \$4,826.00
Assessment Formula: [20 parcels (1 unit/parcel)]; \$4,826.00/20 Units = \$241.30 Per Unit
Zone 17 – Dakota Ranch Single-Family Parcel Cost Per Year: \$241.30

ZONE 18 – ALLOS

Operations, Maintenance, Administration and Engineering, net of total available: \$3,920.00
Assessment Formula: [6 parcels (1 unit/parcel)]; \$3,920.00/6 Units = \$653.34 Per Unit
Zone 18 – Allos Single-Family Parcel Cost Per Year: \$653.34

ASSESSMENT DIAGRAM STATEMENT

The assessment diagrams showing the boundaries of the District and the active zones addressed by this Engineer’s Report and which will be assessed in FY 2017-18 are on file in the offices of the City Clerk and the Director of Finance. Copies of each diagram are included in this report as Exhibit A through Exhibit J (Zones 1, 3, 4, 8, 9, 12, 13, 14, 17 and 18). For exact details of parcels and dimensions, please refer to the Assessor’s maps located in the office of the San Diego County Recorder.

Submitted by:

Scott A. Johnson

Scott A. Johnson, P.E.
License No.: C 53347
License Expiration Date: June 30, 2017
Principle Civil Engineer, City of Santee

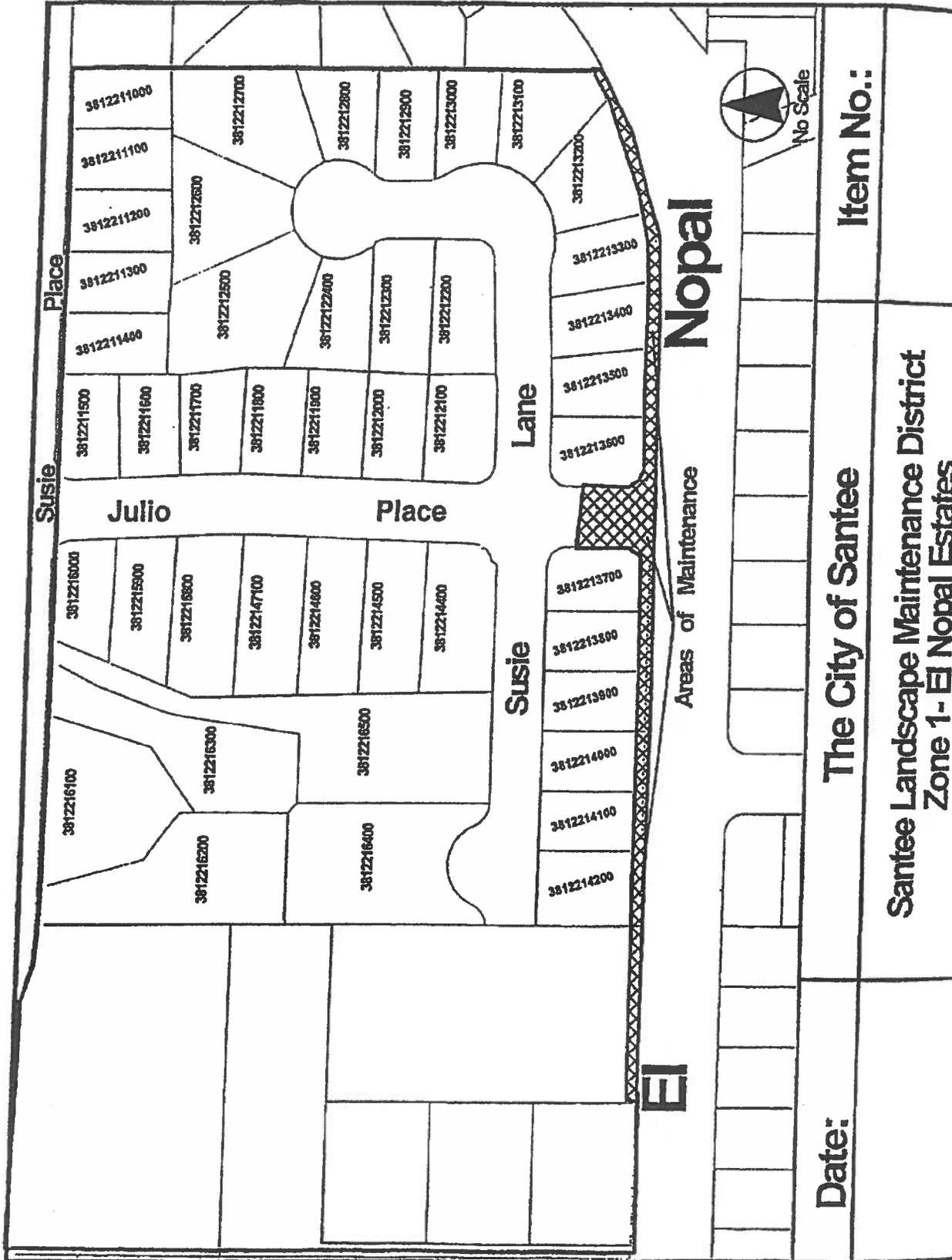


**FY 2017-18 SANTEE LANDSCAPE MAINTENANCE DISTRICT
ASSESSMENT SUMMARY FOR ZONES PROPOSED TO BE ASSESSED**

ZONE	ZONE NAME	NUMBER OF UNITS	FY 2017-18 MAINTENANCE & ADMINISTRATION	RESERVES 7/1/17	FY 2017-18 TOTAL ASSESSMENT	FY 2017-18 ASSESSMENT RATE/UNIT	FY 2016-17 ASSESSMENT RATE/UNIT	MAXIMUM APPROVED ASSESSMENT
1	EL NOPAL ESTATES	45	\$ 3,223.00	\$ 2,792.00	\$ 2,258.00	\$ 50.18	\$ 50.18	\$ 50.18
3	COUNTRY SCENES	14	\$ 2,407.00	\$ 2,992.00	\$ 2,067.00	\$ 147.64	\$ 147.64	\$ 147.64
4	CAMELOT HEIGHTS	10	\$ 1,687.00	\$ 2,066.00	\$ 1,385.00	\$ 138.50	\$ 138.50	\$ 138.50
8	SILVER COUNTRY ESTATES	153	\$ 71,269.00	\$ 55,649.00	\$ 75,735.00	\$ 495.00	\$ 495.00	\$ 495.00
9	MATTAZARO/TIMBERLANE	34	\$ 1,565.00	\$ 1,330.00	\$ 1,529.00	\$ 44.98	\$ 44.98	\$ 44.98
12	THE HEIGHTS	60	\$ 7,883.00	\$ 18,902.00	\$ 8,757.00	\$ 145.95	\$ 145.95	\$ 375.00
13	PROSPECT HILLS	43	\$ 3,889.00	\$ 5,463.00	\$ 3,225.00	\$ 75.00	\$ 75.00	\$ 75.00
14	MITCHELL RANCH	16	\$ 2,978.00	\$ 6,185.00	\$ 2,690.00	\$ 168.14	\$ 168.14	\$ 168.14
17	DAKOTA RANCH	20	\$ 6,474.00	\$ 19,772.00	\$ 4,826.00	\$ 241.30	\$ 241.30	\$ 364.49
18	ALLOS	6	\$ 3,794.00	\$ 3,304.00	\$ 3,920.00	\$ 653.34	\$ 653.34	\$ 700.92

Note: Zone 17 and Zone 18 reflect an allowable 2% increase in the maximum approved assessment for FY 2017-18

EXHIBIT A



Date:

The City of Santee

Item No.:

Santee Landscape Maintenance District
Zone 1 - El Nopal Estates

EXHIBIT B

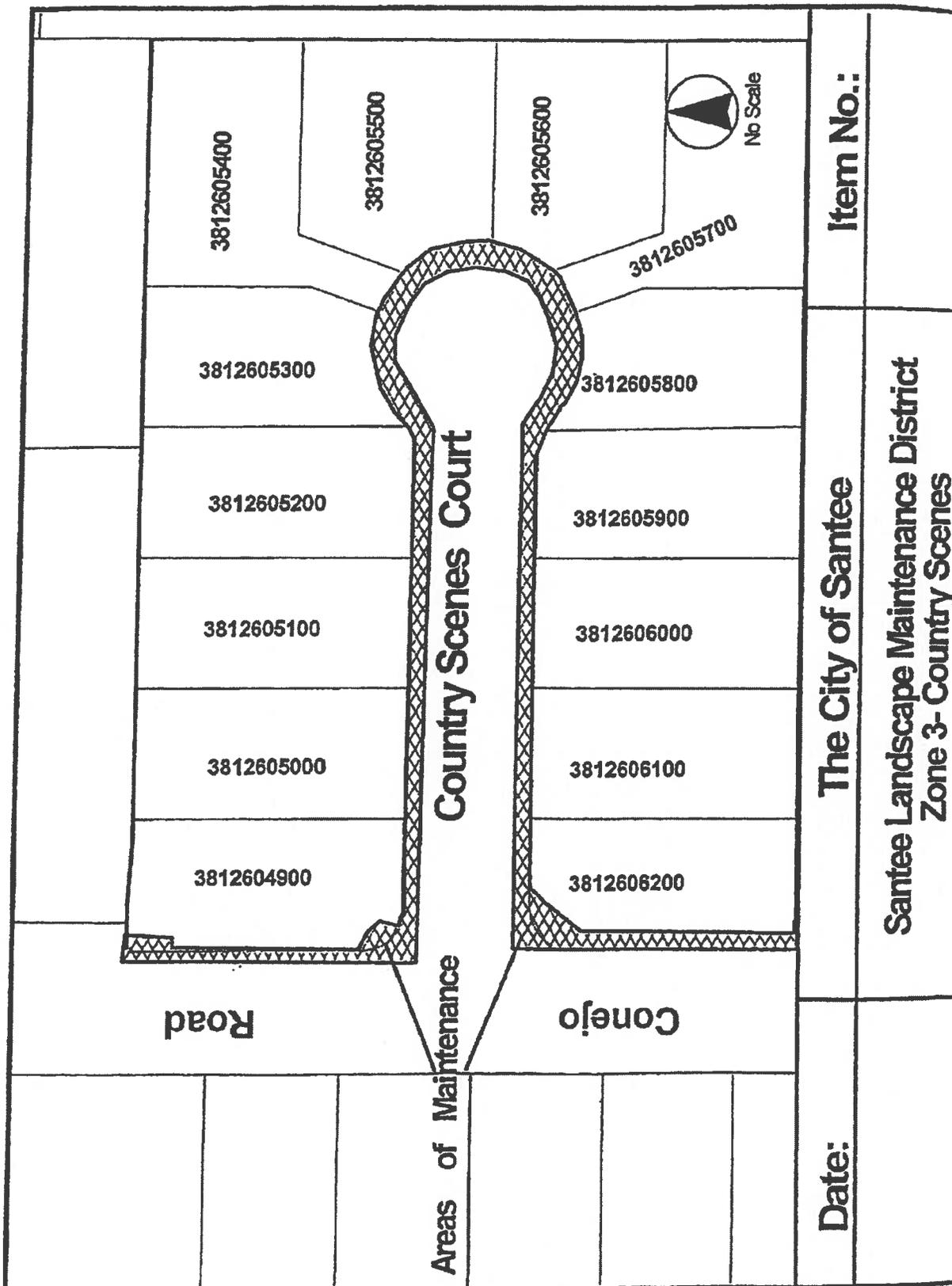
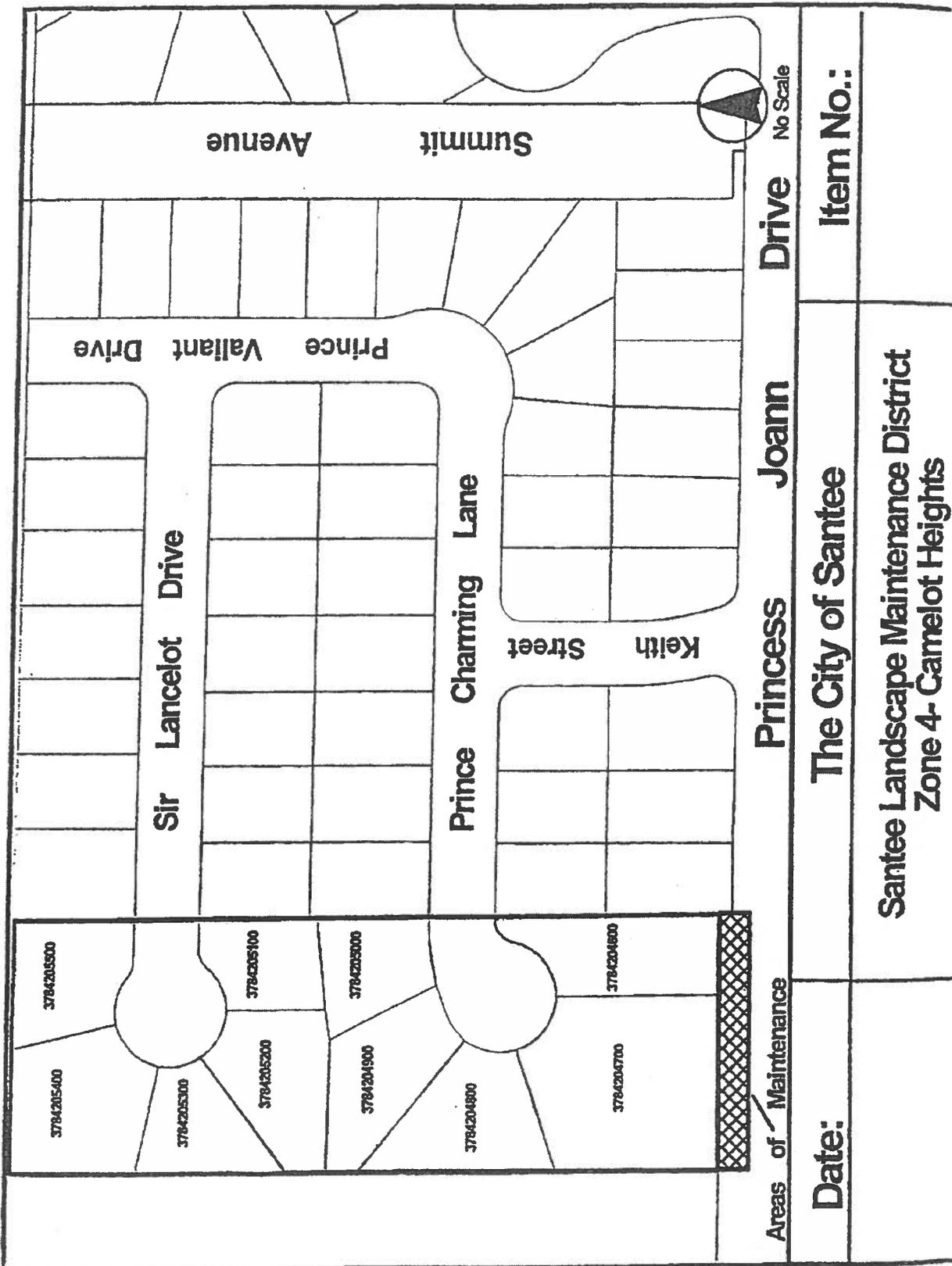


EXHIBIT C



No Scale

Drive

Joann

Princess

Drive

Item No.:

The City of Santee

Date:

Santee Landscape Maintenance District
Zone 4- Camelot Heights

EXHIBIT D

Zone Boundary

NOTE: AREAS OF MAINTENANCE ARE GENERALLY PUBLIC INTEREST SLOPES AND RIGHTS OF WAY, EXCLUDING MEDIANS. ACTUAL MAINTAINED AREAS ARE TOO NUMEROUS TO BE CORRECTLY REPRESENTED ON THIS MAP.



Date:	The City of Santee:	Item No.:
	Santee Landscape Maintenance District Zone 8- Silver Country Estates	

EXHIBIT E

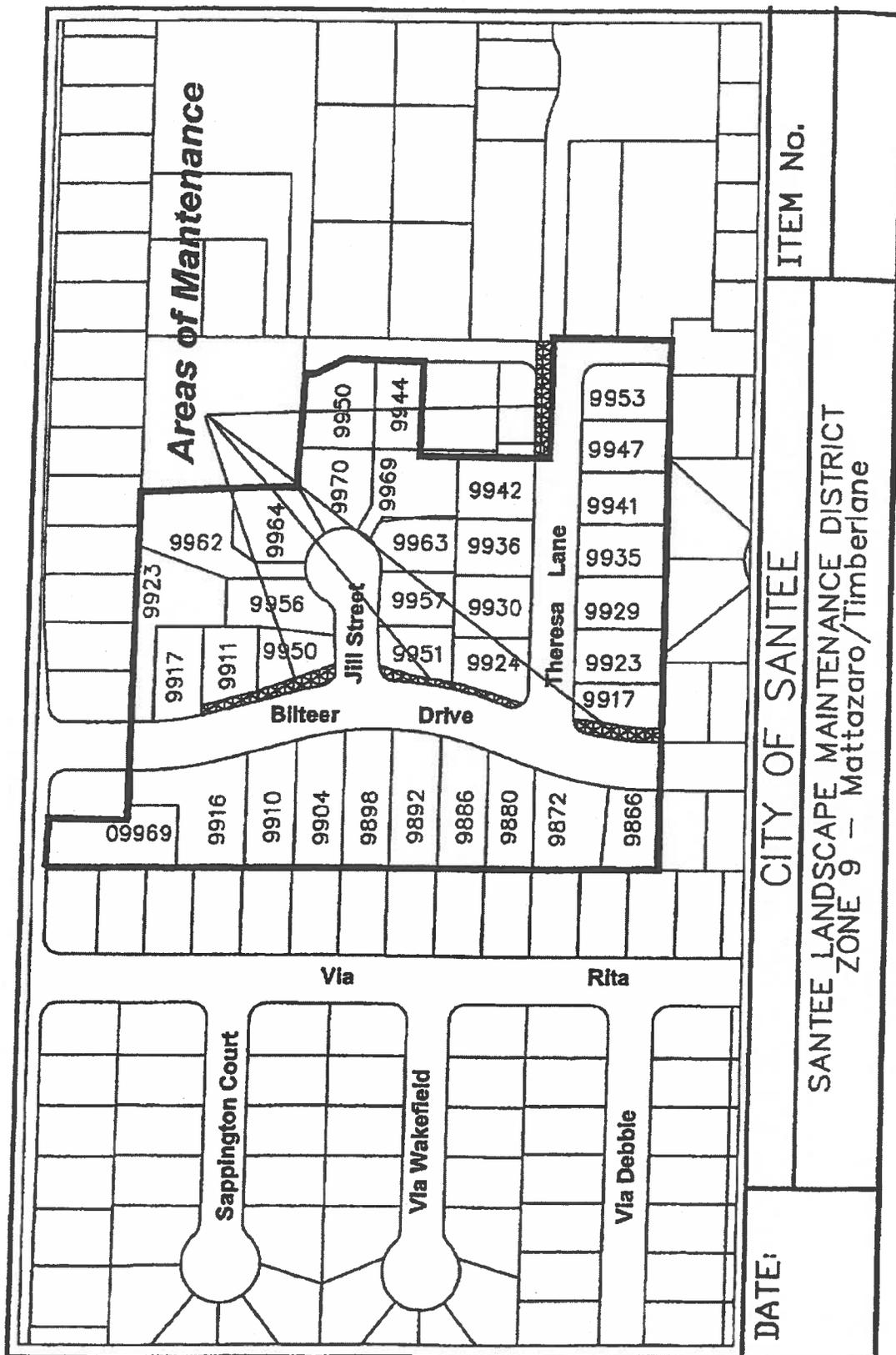
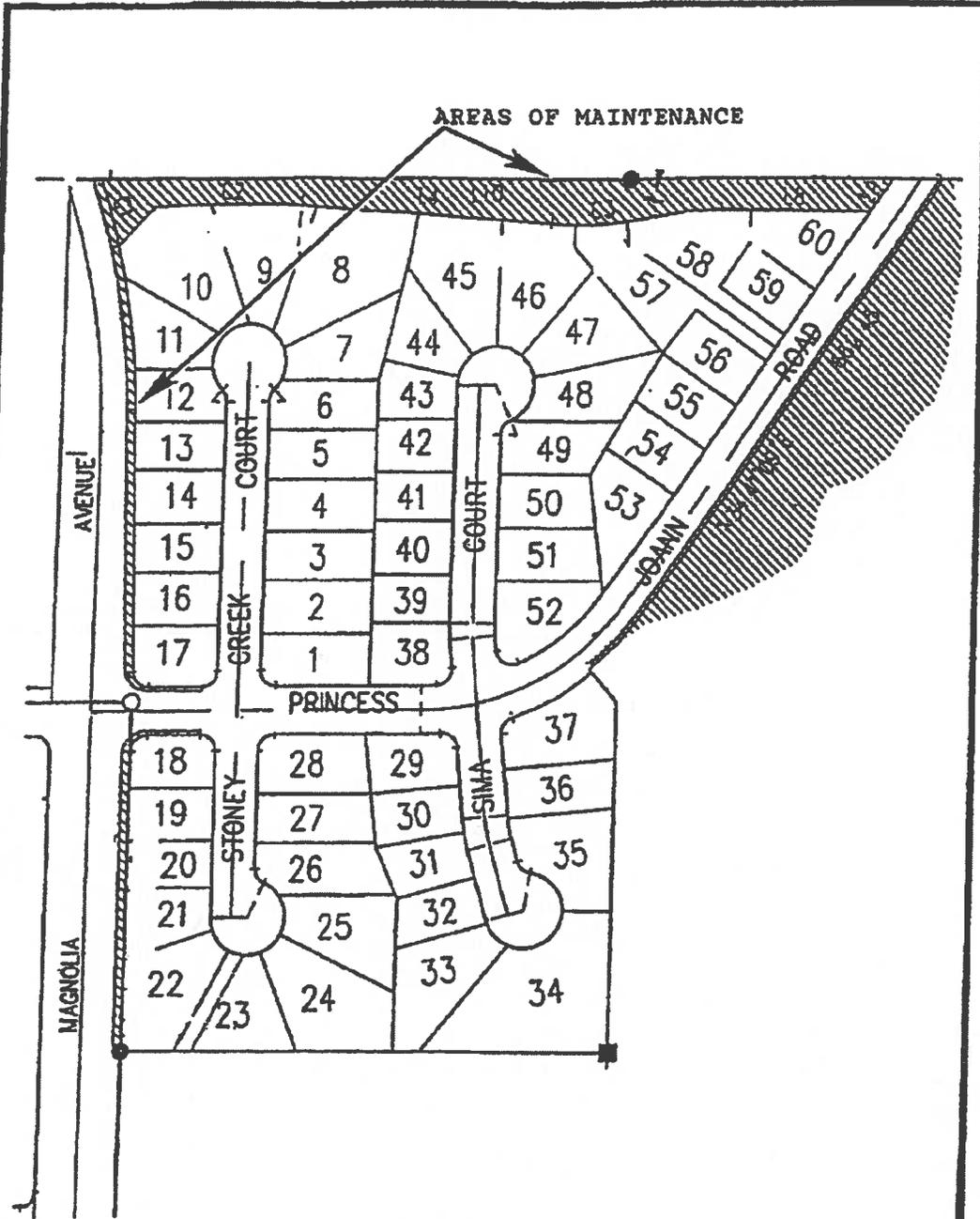


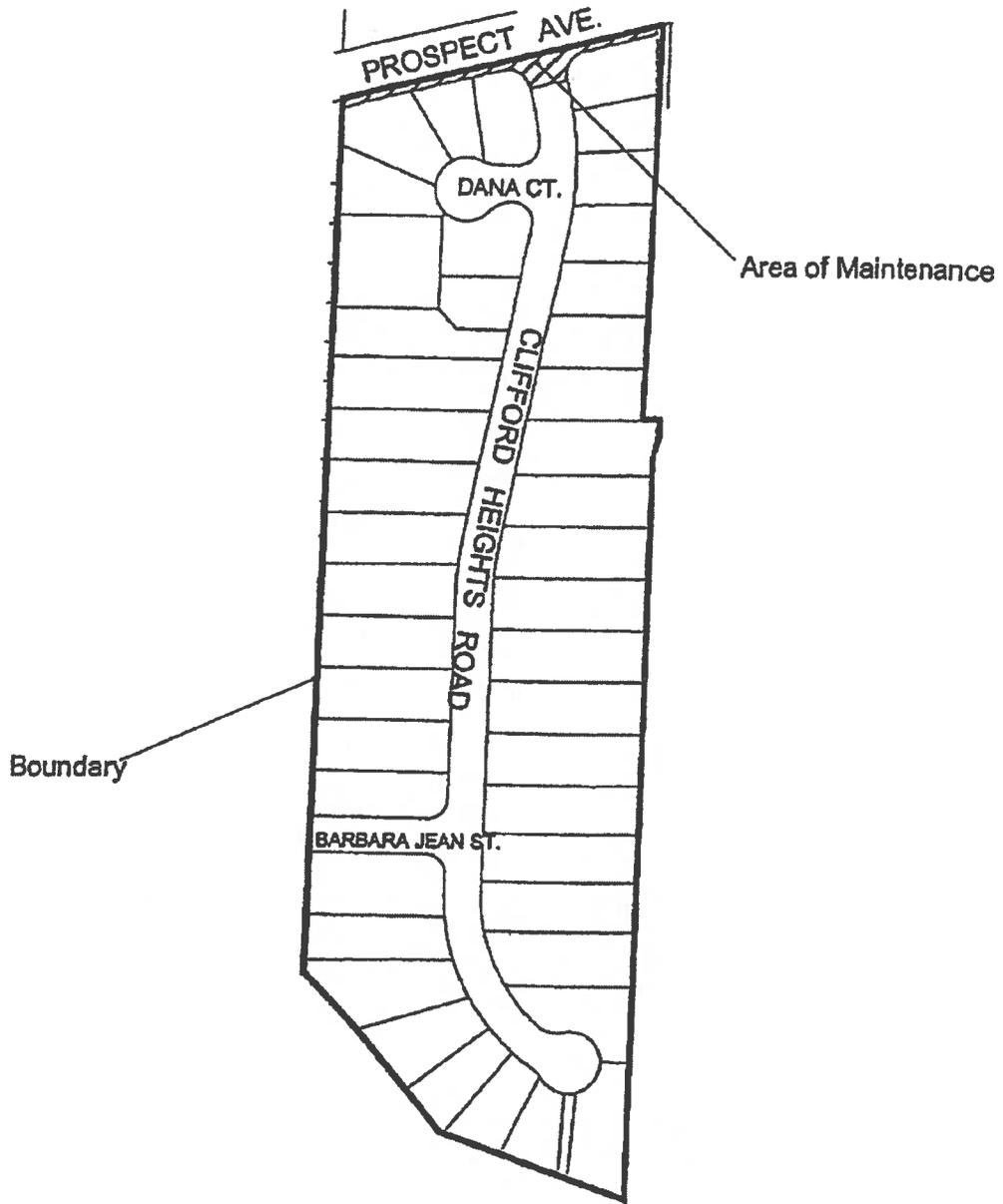
EXHIBIT F



SANTEE LANDSCAPE MAINTENANCE DISTRICT

DATE:	CITY OF SANTEE	ITEM No.
	ZONE 12 - THE HEIGHTS	

EXHIBIT G

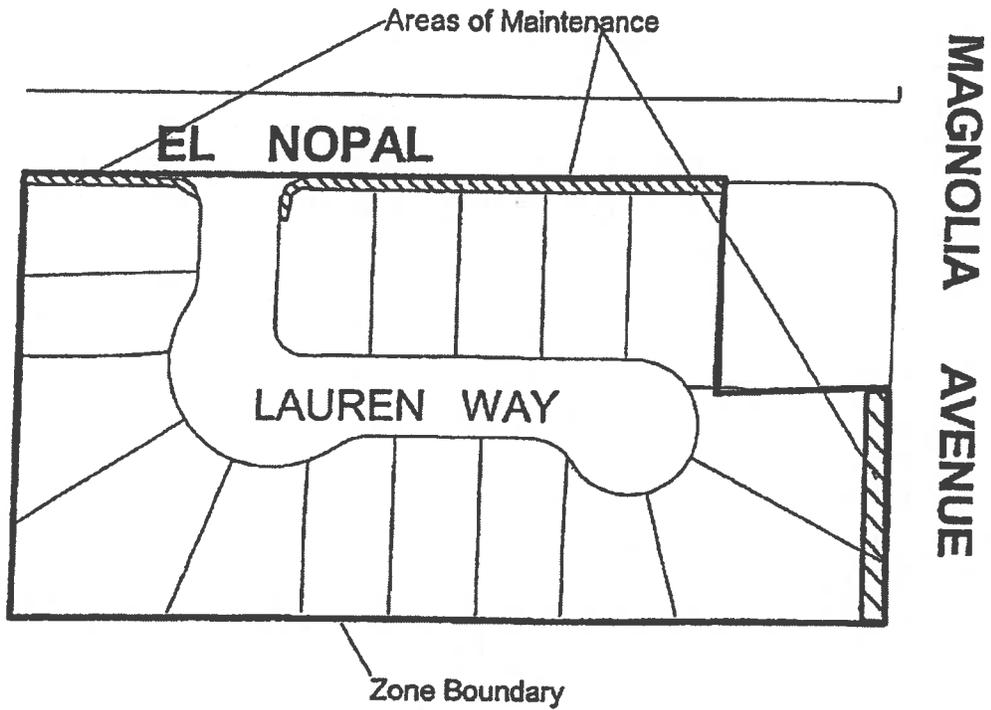


City of Santee
Vicinity Map
Santee Landscape Maintenance District
Zone 13- Prospect Hills



No Scale

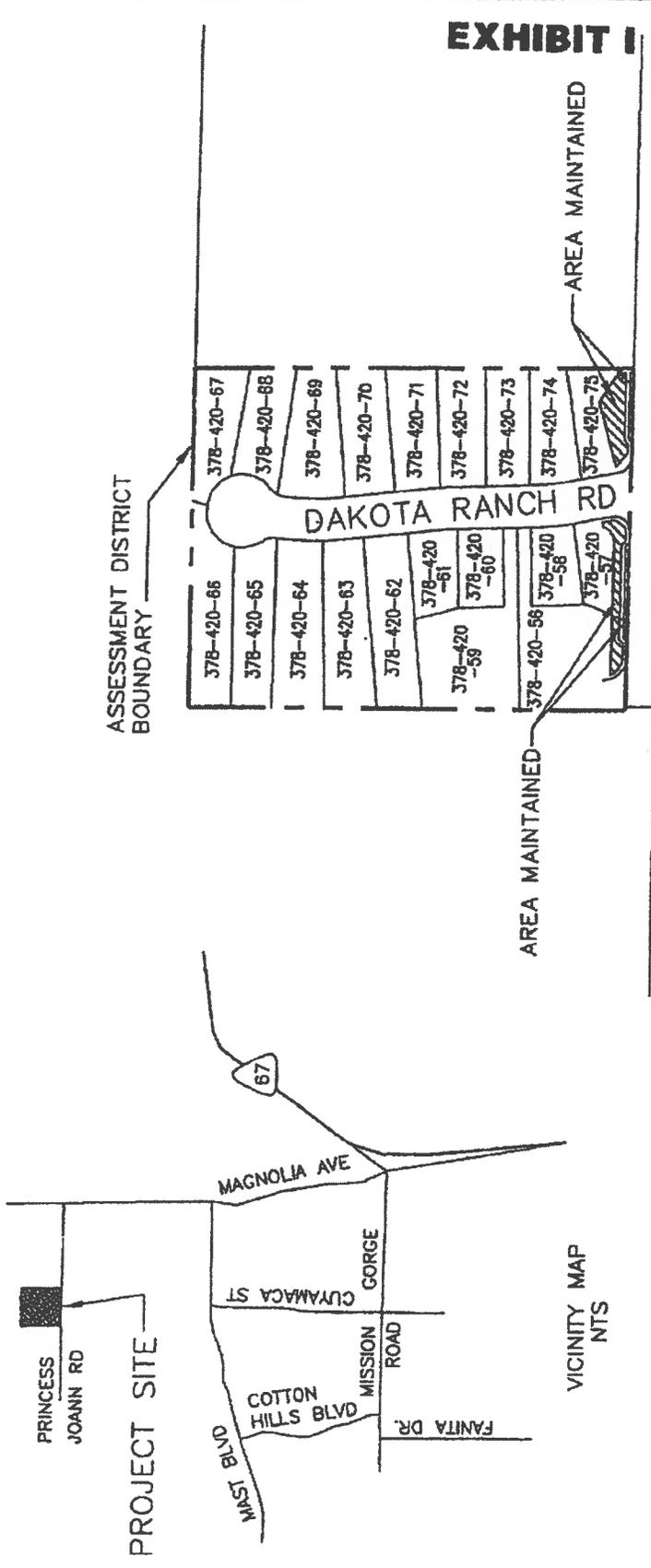
EXHIBIT H



City of Santee
Vicinity Map
Santee Landscape Maintenance District
Zone 14- Mitchel Ranch



No Scale

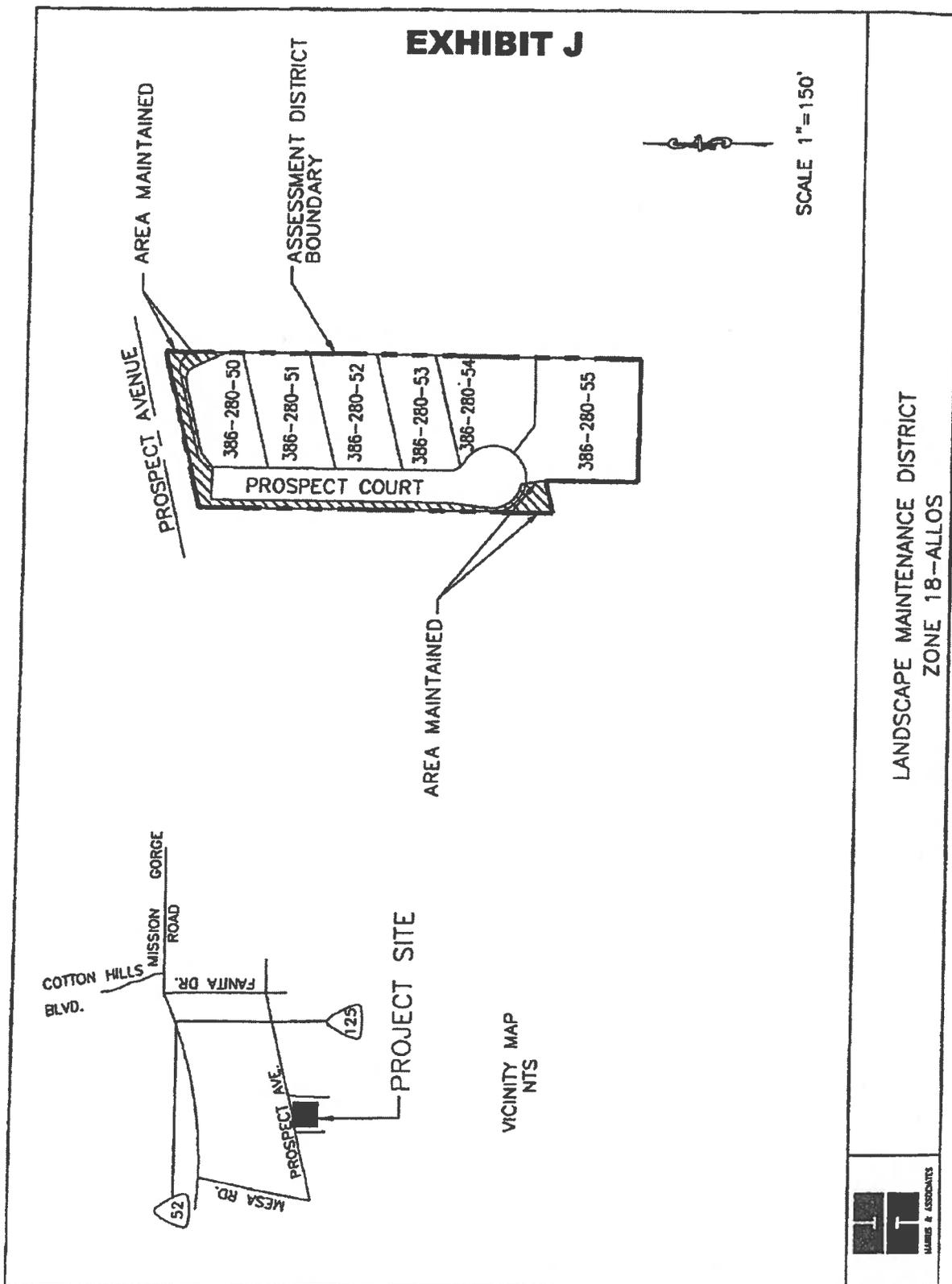


SCALE 1"=200'

LANDSCAPE MAINTENANCE DISTRICT
 ZONE 17 - DAKOTA RANCH



EXHIBIT J



LANDSCAPE MAINTENANCE DISTRICT
ZONE 18-ALLOS



JAMES & ASSOCIATES

City of Santee
COUNCIL AGENDA STATEMENT

20

MEETING DATE July 12, 2017

AGENDA ITEM NO.

ITEM TITLE PUBLIC HEARING FOR THE FY 2017-18 TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT ANNUAL LEVY OF ASSESSMENTS

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

SUMMARY

Town Center Landscape Maintenance District ("TCLMD") was originally formed in 1987. It now comprises eight distinct zones, four of which are assessed: "Zone A – "Town Center Parkway," Zone B – "The Lakes," Zone C – "San Remo," and Zone D – the mixed use project known as "Mission Creek." Contractors provide landscape, fountain, and lighting maintenance services to these four assessed zones. Maps depicting each zone and the areas of maintenance are attached.

Tonight's public hearing for the TCLMD FY 2017-18 annual levy of assessments is the final step in the annual assessment process. On May 10, 2017, Council initiated proceedings and ordered the preparation of an Engineer's Report. On May 24, 2017 Council approved the Engineer's Report and set tonight's meeting as the time and place for the required public hearing for the FY 2017-18 TCLMD's annual levy of assessments. The Engineer's Report describes the legal and physical nature of the TCLMD, its improvements, budget and the proposed spread of assessments.

The attached Assessment Summary reflects TCLMD assessments, costs and available balances for FY 2017-18. There will be no change in the assessment for Zone A, B, C and Zone D, as they are at the maximum assessment.

FINANCIAL STATEMENT *TM*

A total of \$321,773 is proposed to be assessed on property owners within Zones A through D of the TCLMD in FY 2017-18 for the cost of maintenance and administration.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATIONS *yz for mb*

- 1) Conduct and close the public hearing
- 2) Adopt resolution confirming an assessment diagram and assessment and providing for the FY 2017-18 TCLMD annual levy of assessments.

ATTACHMENTS (Listed Below)

- 1) Assessment Summary
- 2) Resolution
- 3) Engineer's Report

**ASSESSMENT SUMMARY FOR
TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT
FY 2017-18 ASSESSMENTS VS. FY 2016-17 ASSESSMENTS
AND APPROVED MAXIMUM ASSESSMENT**

Zone	Title	Benefit Unit Used	FY 2017-18 Maintenance & Administration	Reserves 7/1/2017	FY 16-17 Levy Per Benefit Unit	FY 17-18 Levy Per Benefit Unit	FY 17-18 Total Levy	Maximum Total Levy
A	Town Center Parkway	Acre	\$162,569.00	\$131,112.00	\$1,627.00/ \$2,973.00 (1)	\$1,627.00/ \$2,973.00 (1)	\$141,816.82	\$141,816.82
B	The Lakes	SFH (2)	\$9,113.00	\$21,047.00	\$84.48	\$84.48	\$7,518.72	\$7,518.72
C	San Remo	SFH (2)	\$7,670.00	\$17,862.00	\$218.22	\$218.22	\$7,855.92	\$7,855.92
D	Mission Creek - Commercial	Acre	N/A	N/A	\$5,481.35	\$5,481.35	\$46,749.08	\$46,749.08
	Mission Creek - Residential	SFH (2)	N/A	N/A	\$286.00	\$286.00	\$117,832.00	\$117,832.00
	Mission Creek - All Uses	N/A	\$175,861.00	\$118,416.00	N/A	N/A	\$164,581.08	\$164,581.08

Notes:

- (1) Based on a 1987 agreement with the RDA and The Price Company, the Costco parcel is levied a lower overall assessment. All other parcels are charged the second-shown rate.
- (2) "SFH" means Single Family Home.

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE
CONFIRMING AN ASSESSMENT DIAGRAM AND ASSESSMENT
AND PROVIDING FOR THE FY 2017-18
TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT
ANNUAL LEVY OF ASSESSMENTS**

WHEREAS, on May 10, 2017, pursuant to Resolution No. 034-2017, the City Council of the City of Santee initiated proceedings for the annual levy of the assessments for a street lighting and landscaping district pursuant to the terms and provisions of the "Landscaping and Lighting Act of 1972," being Division 15, Part 2 of the Streets and Highways Code of the State of California, Article XIII D of the California Constitution, and the Proposition 218 Omnibus Implementation Act (commencing with California Government Code Section 53750) (collectively the "Law"), in a district known and designated as **TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT** ("District"); and

WHEREAS, on May 10, 2017, also pursuant to Resolution No. 034-2017, the City Council ordered the preparation of an Engineer's Report ("Report") and the Director of Finance filed with this City Council said Report pursuant to the Law for its consideration and subsequently thereto, on May 24, 2017, pursuant to Resolution No. 048-2017, this City Council did adopt its Resolution of Intention to levy and collect assessments for Fiscal Year 2017-18 relating to the District, and further did proceed to give notice of the time and place for a public hearing on all matters relating to said annual levy of the proposed assessment in accordance with the Law; and

WHEREAS, at this time this City Council has heard all testimony and evidence, and is desirous of proceeding with said annual levy of assessments.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santee:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. That this City Council hereby confirms the assessment diagram and assessment as submitted and orders the annual levy of the assessment for maintenance of improvements for the Fiscal Year 2017-18 in the amounts as set forth in the Report and as referred to in the Resolution of Intention as previously adopted relating to said annual assessment levy.

SECTION 3. That the assessment diagram and assessment for maintenance of improvements as set forth and contained in said Report are hereby confirmed and adopted by this City Council as originally proposed.

SECTION 4. That the adoption of this Resolution constitutes the levy of the assessment for the Fiscal Year 2017-18.

SECTION 5. That the estimates of costs, the assessment diagram, the assessments and all other matters as set forth in the Report, pursuant to the Law, as submitted, are hereby approved, adopted and confirmed by this City Council, all as originally proposed.

RESOLUTION NO. _____

SECTION 6. That the maintenance of improvements contemplated by the Resolution of Intention shall be performed pursuant to law and the County of San Diego Auditor shall enter on the County of San Diego Assessment Roll the amount of the assessment and said assessment shall then be collected at the same time and in the same manner as the County taxes are collected. After collection by the County of San Diego, the net amount of the assessment shall be paid to the Director of Finance of the City for the benefit of the District.

SECTION 7. That the Director of Finance has established a special fund known as the **TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT** into which the Director of Finance shall place all monies collected by the County of San Diego Tax Collector pursuant to the provisions of this Resolution and law and said transfer shall be made and accomplished as soon as said monies have been made available to said Director of Finance.

SECTION 8. That the City Clerk is hereby ordered and directed to file a certified copy of the assessment diagram and assessment roll with the County of San Diego Auditor, together with a certified copy of this Resolution immediately upon its adoption, but in no event later than August 1, 2017.

SECTION 9. That a certified copy of the assessment diagram and assessment roll shall be filed in the office of the Director of Finance, with a duplicate copy on file in the office of the City Clerk and open for public inspection.

ADOPTED by the City Council of the City of Santee, California, at a regular meeting thereof held this 12th day of July, 2017, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

PATSY BELL,CMC, CITY CLERK



Fiscal Year 2017-18 Final Engineer's Report



City of Santee

Santee Town Center
Landscape Maintenance District

Prepared for:



July 2017



www.webbassociates.com

Table of Contents

Sections

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Section 2.	Cost Estimate	6
Section 3.	Assessment Diagrams	8
Section 4.	Method of Assessment	9
Section 5.	Proposed Assessments	17

Appendices

- Appendix A. Final Assessment Roll
- Appendix B. Assessment Diagrams
- Appendix C. Resolution of Initiation

i. Engineer's Statement

AGENCY: CITY OF SANTEE
PROJECT: SANTEE TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT
TO: CITY COUNCIL
CITY OF SANTEE
STATE OF CALIFORNIA

REPORT PURSUANT TO "LANDSCAPING AND LIGHTING ACT OF 1972"

Pursuant to direction from the City Council, submitted herewith is the Engineer's Report (the "Report"), consisting of the following parts, pursuant to the provisions of Division 15, Part 2 of the Streets and Highways Code of the State of California, being the "Landscape and Lighting Act of 1972," as amended, commencing with Section 22500, and which is in accordance with Resolution No. 034-2017 adopted by the City of Santee, City Council, San Diego County, California ordering preparation of the Engineer's Report for Santee Town Center Landscape Maintenance District (the "District"). This Report is applicable for the ensuing 12-month period, being the Fiscal Year commencing July 1, 2017, to June 30, 2018.

- SECTION 1** PLANS AND SPECIFICATIONS of the improvements to be maintained and-or improved for the Fiscal Year. The plans and specifications show and describe the existing improvements, and are sufficient in showing and describing the general nature, location and extent of the improvements.
- SECTION 2** A COST ESTIMATE of the improvements to be maintained and-or improved for the mentioned Fiscal Year.
- SECTION 3** ASSESSMENT DIAGRAMS showing the boundaries of the Assessment District as shown in Appendix B.
- SECTION 4** A METHOD OF ASSESSMENT showing the proportionate amount of the assessment to be charged in proportion to the benefits to be received by each lot or parcel within the exterior boundaries.
- SECTION 5** The PROPOSED ASSESSMENTS for each Zone within Santee Town Center Landscape Maintenance District.

i. Engineer's Statement _____

Executed this _____ day of _____ 2017.



ALBERT A. WEBB ASSOCIATES

MATTHEW E. WEBB
PROFESSIONAL CIVIL ENGINEER NO. 37385
ENGINEER OF WORK
CITY OF SANTEE
STATE OF CALIFORNIA

Final approval, confirmation and levy of the annual assessment and all matters in the Engineer's Report were made on the _____ day of _____ 2017, by adoption of Resolution No. _____ By City Council.

CITY CLERK
CITY OF SANTEE
STATE OF CALIFORNIA

A copy of the Assessment Roll and Engineer's Report were filed in the City Clerk's Office on the _____ day of _____, 2017.

CITY CLERK
CITY OF SANTEE
STATE OF CALIFORNIA

1. Plans and Specifications

WHEREAS, on May 10, 2017, a Resolution of the City Council of the City of Santee, California, Initiating Proceedings and Ordering the Preparation of an Engineer’s Report for the FY 2017-18 Town Center Landscape Maintenance District Annual Levy of Assessments was ordered;

WHEREAS, the Resolution Initiating Proceedings for the Annual Levy of Assessments and Ordering the Preparation of an Engineer’s Report directed Albert A. Webb Associates, to prepare and file a report presenting plans and specifications describing the general nature, location and extent of the improvements to be maintained, an estimate of the costs of the maintenance, operations and servicing of the improvements for the Santee Town Center Landscape Maintenance District for the referenced fiscal year, a diagram for the District showing the area and properties to be assessed, and an assessment of the estimated costs of the maintenance, operations and servicing the improvements, assessing the net amount upon all assessable lots and-or parcels within the District in proportion to the special benefit received;

WHEREAS, on May 24, 2017, the City Council of the City of Santee, State of California, under the Landscaping and Lighting Act of 1972, having adopted its Resolution of Intention for the Annual Levy of Assessments declaring its intention to levy assessments for the Santee Town Center Landscape Maintenance District and provide notice of the public hearing;

NOW THEREFORE, the following assessment is made to cover the portion of the estimated costs of maintenance, operation and servicing of said improvements to be paid by the assessable real property within the District in proportion to the special benefit received;

Summary of Assessments

Description	Budgeted for Fiscal Year 2017-18 ¹
Zone A-Town Center	
Total Assessments for Fiscal Year 2017-18	\$141,817
Interest	\$1,010
City of Santee Contribution	\$24,400
Reserve Fund Contribution	(\$4,658)
Total Expenditures/Proposed Budget	\$162,569
Zone B-The Lakes	
Total Assessments for Fiscal Year 2017-18	\$7,519
Interest	\$200
Reserve Fund Contribution	\$1,394
Total Expenditures/Proposed Budget	\$9,113
Zone C-San Remo	
Total Assessments for Fiscal Year 2017-18	\$7,856
Interest	\$160
Reserve Fund Contribution	(\$346)
Total Expenditures/Proposed Budget	\$7,670

1. Plans and Specifications

Description	Budgeted for Fiscal Year 2017-18 ¹
Zone D-Mission Creek	
Total Assessments for Fiscal Year 2017-18	\$164,581
Interest	\$1,200
Reserve Fund Contribution	\$10,080
Total Expenditures/Proposed Budget	\$175,861
Total Assessments for Fiscal Year 2017-18	\$321,773

¹ No Assessment for Zones E-H will be levied for Fiscal Year 2017-18 as the property owners' association is maintaining the improvements to a satisfactory level in the City but may be levied in future years.

Landscaping facilities or improvements are defined as landscaping within public streets and public rights-of-way and easements, their appurtenances and the costs of installing, operating and maintaining them.

Improvements to be performed generally consist of maintenance of median and right-of-way landscaping, including but not limited to personnel costs, electrical energy, water, materials, contracting services and other items necessary for the satisfactory delivery of these services.

Description of the Boundaries of Santee Town Center Landscape Maintenance District

ZONE A commonly referred to as Town Center, is located north of Mission Gorge Road and west of Cuyamaca Street, and all parcels along Town Center Parkway between Mission Gorge Road and Cuyamaca Street within the incorporated territory of the City of Santee. The zone consists of 30 commercial units with 54.04 acres of land.

ZONE B commonly referred to as The Lakes, is located north of Palm Glen Drive and west of Magnolia Avenue within the incorporated territory of the City of Santee. The zone consists of 89 residential units.

ZONE C commonly referred to as San Remo, is located south of Mast Boulevard with parcels along both sides of San Remo Court and Bilter Court within the incorporated territory of the City of Santee. The zone consists of 36 residential units.

ZONE D commonly referred to as Mission Creek, is located west of Cuyamaca Street and all parcels on cul-de-sacs off of Mission Creek Drive and River Park Drive west of Cuyamaca Street within the incorporated territory of the City of Santee. The zone consists of 181 single family residential units, 231 multi-family residential units, 18 commercial units, 1 vacant commercial unit, and one exempt parcel.

ZONE E commonly referred to as Trolley Square is located north of Mission Gorge Road and south of Town Center Parkway, east of Cuyamaca Street and west of Civic Center Drive within the incorporated territory of the City of Santee. The zone consists of 12 commercial units with 44.43 acres of land.

ZONE F commonly referred to as Hartford Property, is located east of Cuyamaca Street and Civic Center Drive and west of Cottonwood Avenue, south of River Park Drive and northeast of Town Center Parkway, and Street B Drive within the incorporated territory of the City of Santee. The zone consists of 1 commercial unit with 7.97 acres of land.

1. Plans and Specifications

ZONE G commonly referred to as Riverwalk, is located east of Cuyamaca Street and east of Park Center Drive, south of Mast Boulevard and along the north side of Riverwalk Drive within the incorporated territory of the City of Santee. The zone consists of 218 residential units.

ZONE H commonly referred to as Riverview, is located east of Cuyamaca Street and west of Magnolia Avenue, southeast of Riverwalk Drive and north of Mission Gorge Road within the incorporated territory of the City of Santee. The zone has 6 units of commercial/residential property with 78.30 acres of land.

1. Plans and Specifications

Description of Improvements and Services

Landscaping facilities or improvements are defined as landscaping within public streets and public rights-of-way and easements, their appurtenances and the costs of installing, operating and maintaining them. Improvements to be performed generally consist of maintenance of median and right-of-way landscaping, including but not limited to personnel costs, electrical energy, water, materials, contracting services and other items necessary for the satisfactory delivery of these services.

ZONE A – TOWN CENTER

The primary improvements provided within Zone A may include but are not limited to: medians within Town Center Parkway, open space and landscape easements, public alleyways within the boundaries of the District, and public walkways and pathways within the District.

ZONE B – THE LAKES

The primary improvements provided within Zone B may include but are not limited to: public walkways and landscape easements, and walkways and parkway landscaping within the public right-of-way on Palm Glen Drive and Magnolia Avenue.

ZONE C – SAN REMO

The primary improvements provided within Zone C may include but are not limited to: public walkways and sound walls on Mast Boulevard, open space, landscape and drainage easements.

ZONE D – MISSION CREEK

The primary improvements provided within Zone D may include but are not limited to: landscape easements, public access, walkways and parkways throughout the Mission Creek development, Western bike path, entrance monuments on the corners of Cuyamaca Street and River Park Drive, San Diego River Channel improvements (i.e., Linear Park, Pedestrian Bridge, Riparian Habitat, etc.), landscape easements, public access, walkways and parkways at Commercial Unit No. 3, landscape easements, public access, walkways and parkways at Residential Units 1 and 2, landscape easements, public access, walkways and parkways at the Mission Creek Townhomes, and landscape easements, public access, walkways and parkways at the Mission Creek Cluster Homes.

ZONE E – TROLLEY SQUARE

The primary improvements provided within Zone E may include but are not limited to: landscape, maintenance and access easements, parkway landscaping and appurtenances within the public right-of-way on the north side of Mission Gorge Road between Cuyamaca Street and Civic Center Drive, parkway landscaping and appurtenances within the public right-of-way on the west side of Civic Center Drive between Mission Gorge Road and Street B, parkway landscaping and appurtenances within the public right-of-way on the south side of Street B between Civic Center Drive and Town Center Parkway, parkway landscaping and appurtenances within the public right-of-way on the south side of Town Center Parkway between Street B and Cuyamaca Street, parkway landscaping and appurtenances within the public right-of-way on the east side of Cuyamaca Street between Town Center Parkway and Mission Gorge Road, water feature at corner of Cuyamaca Street and Mission Gorge Road, water feature at corner of Mission Gorge Road and Civic Center Drive, and water feature at the north end of the trolley station.

ZONE F – HARTFORD PROPERTY

The primary improvements provided within Zone F may include but are not limited to: landscape, maintenance and access easements, parkway landscaping and appurtenances within the public right-of-way on the north side of Mission Gorge Road between Willow Avenue and Civic Center Drive, parkway landscaping and appurtenances within the public right-of-way on the east side of Civic Center Drive between Mission Gorge Road and Street B.

1. Plans and Specifications

ZONE G – RIVERWALK

The primary improvements provided within Zone G may include but are not limited to: landscaping along Riverwalk Drive and Park Center Drive adjacent to the site and the entrance to the Riverwalk project (approximately 22,259 SF).

ZONE H – RIVERVIEW

The primary improvements provided within Zone H may include but are not limited to: landscaping along the east side of Cuyamaca Street, landscaping along the north side of Town Center Parkway, landscaping along the north side of Transit Way, landscaping along the west and north sides of Riverview Parkway, and landscaping along the north side of Mission Gorge Road, landscaping along the east and south sides of Riverview Parkway, landscaping along the north side of Riverview Parkway, landscaping along the west side of Magnolia Avenue, and pedestrian easement.

2. Cost Estimate

The 1972 Act provides that the total cost of installation, construction, maintenance and servicing of the public landscaping and park facilities can be recovered by the District. Maintenance can include the repair and/or replacement of existing facilities. Servicing can include electrical and associated costs from a public utility. Incidental expenses, including administration of the District, engineering fees, legal fees, printing, posting, and mailing of notices, and all other costs associated with the formation and maintenance of the District can also be included. The estimated expenditures for maintenance and the assessments to be levied for Fiscal Year 2017-18 under consideration for this report have been provided by the City and are as follows for each zone.

Zone A – Town Center Budget

Description	Fiscal Year 2017-18 Estimated Through June 30, 2018
Revenues:	
Assessments	\$141,817
Interest	\$1,010
City of Santee Contribution	\$24,400
Reserve Fund Contribution	(\$4,658)
Total Revenues	\$162,569
Expenditures	
Administration	\$2,854
Advertising	\$215
Electricity & Gas	\$35,000
Water & Sewer - Grounds	\$35,000
Repair/Maintenance - Grounds	\$75,000
Irrigation Materials	\$4,500
Internal Service Charges	\$10,000
Total Expenditures/Proposed Budget	\$162,569

Zone B – The Lakes Budget

Description	Fiscal Year 2017-18 Estimated Through June 30, 2018
Revenues:	
Assessments	\$7,519
Interest	\$200
Reserve Fund Contribution	\$1,394
Total Revenues	\$9,113
Expenditures	
Administration	\$151
Advertising	\$12
Water & Sewer - Grounds	\$3,500
Repair/Maintenance - Grounds	\$4,300
Internal Service Charges	\$1,150
Total Expenditures/Proposed Budget	\$9,113

2. Cost Estimate

Zone C – San Remo Budget

Description	Fiscal Year 2017-18 Estimated Through June 30, 2018
Revenues:	
Assessments	\$7,856
Interest	\$160
Reserve Fund Contribution	(\$346)
Total Revenues	\$7,670
Expenditures	
Administration	\$158
Advertising	\$12
Water & Sewer - Grounds	\$3,000
Repair/Maintenance - Grounds	\$3,700
Internal Service Charges	\$800
Total Expenditures/Proposed Budget	\$7,670

Zone D – Mission Creek Budget

Description	Fiscal Year 2017-18 Estimated Through June 30, 2018
Revenues:	
Assessments	\$164,581
Interest	\$1,200
Reserve Fund Contribution	\$10,080
Total Revenues	\$175,861
Expenditures	
Administration	\$3,312
Advertising	\$249
Electricity & Gas	\$24,500
Water & Sewer - Grounds	\$50,000
Repair/Maintenance - Grounds	\$87,700
Irrigation Materials	\$1,100
Internal Service Charges	\$9,000
Total Expenditures/Proposed Budget	\$175,861

The maximum assessment rate per acre for Zones E, F and G may be increased by 2% by City Council approval each year. The maximum assessment rate per acre for Zone H may be increased by City Council approval each year by (i) the Consumer Price Index - all Urban Consumers for the San Diego Area or (ii) two percent (2%), whichever is greater.

No assessment will be levied for Zones E through H for the Fiscal Year 2017-18 as the property owners' association has maintained the improvements to a level satisfactory to the City.

3. Assessment Diagrams

Assessment Diagrams

Assessment Diagrams for the Santee Town Center Landscape Maintenance District, Zones A-H have been submitted to the City of Santee in the format required under the provision of the Act. The lines and dimensions shown on maps of the County of San Diego Assessor's Office for the current year are incorporated by reference in Appendix B herein and made part of this Report.

4. Method of Assessment

Proposition 218 Compliance

On November 5, 1996, California voters approved Proposition 218 entitled “Right to Vote on Taxes Act” which added Article XIII D to the California Constitution. While its title refers only to taxes, Proposition 218 establishes new procedural requirements for the formation and administration of assessment districts. Proposition 218 also requires that with certain specified exception, which are described below, all existing assessment districts must be ratified by the property owners within the District using the new procedures.

Some of these exceptions include:

- 1) Any assessment imposed exclusively to finance the capital cost or maintenance and operation expenses for streets.
- 2) Any assessments levied pursuant to a petition signed by the persons owning all of the parcels subject to the assessment at the time the assessment was initially imposed.

However, even if assessments are initially exempt from Proposition 218, if the assessments are increased in the future, the City will need to comply with the provisions of Proposition 218 for that portion of the increased assessment formula (e.g., CPI increase).

Proposition 218 does not define this term “streets”, however, based on the opinions of the public agency officials, attorneys, assessment engineers and Senate Bill 919, it has been determined that streets include all public improvements located within the street right-of-way. This would include median and parkway landscaping, traffic signals, safety lighting and street lighting.

Proposition 218 defines “assessment” as “any levy or charge upon real property by an agency for a special benefit conferred upon the real property.” Cal. Const., art. XIII D, §2(b). A special assessment, sometimes called a “benefit assessment,” is a charge generally levied upon parcels of real property to pay for benefits the parcels receive from local improvements. Special assessments are levied according to statutory authority granted by the Legislature or, in some instances, local charters. Distinguishing among taxes, fees and assessments can be difficult and often depends on the context in which the distinction is made. For example, taxes, assessments and property-related fees all may be imposed on property. The key feature that distinguishes an assessment from a tax, fee or charge is the existence of a special benefit to real property. Without identifying a special benefit, there can be no assessment.

4. Method of Assessment

Method of Apportionment

Pursuant to the Landscaping and Lighting Act of 1972 and Article XIII D of the Constitution of the State of California, all parcels that have special benefit conferred upon them as a result of the maintenance and operation of improvements shall be identified and the proportionate special benefit derived by each identified parcel shall be determined in relationship to the entire cost of the maintenance and operation of the improvements. Only parcels that receive direct special benefit are assessed, and each parcel is assessed in proportion to the estimated benefit received.

The Act also permits the designation of zones of benefit within any individual assessment district if “by reasons or variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvement” (S&H S22574). Thus, the 1972 Act requires the levy of a true “assessment” rather than a “special tax.” Excepted from the assessment would be the area of all public streets and right-of-way; all public parks, greenbelts and parkways.

Special Benefit Determination

The City of Santee considers the maintenance and upkeep of parkways and adjacent slopes to be the responsibility of the adjacent development due to the added beautification of the local community which extends to the perimeter of the development.

Improvements that provide a special benefit to an isolated group of parcels of land located within the District are considered to be a localized benefit, and the costs associated with these improvements are assessed to all parcels receiving the localized benefit. Localized benefits include the construction, operation, servicing and maintenance of the improvements that only benefit the parcels located within the localized areas.

Localized Landscaping – Parcels that have localized landscaping such as entryway landscaping, parkway landscaping, etc. adjacent to or near their parcels directly benefit from the landscaping improvements and are assessed for the costs of the localized landscaping.

General Benefit

The landscape improvements maintained by each zone provide no general public benefit in that the improvements were installed for the sole benefit of the properties within each benefit zone. The landscape improvements do not extend beyond the perimeter of the boundary of each of those benefit zones. It is therefore determined that all properties within each zone benefit equally from the financed improvements and the costs and expenses for the landscaping maintenance and services are apportioned on a per parcel basis.

The actual assessment and the amount of the assessment for the Fiscal Year 2017-18 apportioned to each parcel as shown on the latest equalized roll at the County Assessor’s office are listed in Appendix A of this Report. The description of each lot or parcel is part of the records of the County of San Diego Assessor’s Office and such records are, by reference, made part of this Report.

4. Method of Assessment

Special Benefit Zones

The Santee Town Center Landscape Maintenance District has eight (8) special benefit zones.

ZONES "A THROUGH H" were established to accurately track and assess the costs associated with the localized landscaping improvements such as entryway landscaping and parkway landscaping, etc. for specific development sites. These improvements are only assessed to the parcels within the development sites that directly benefit from the improvements.

ZONE A – TOWN CENTER

The method of apportionment for Zone A is based upon the percentage of square footage of landscaping, maintained in the right-of-way, adjacent to an individual property owner's property. The actual adjacent values have been calculated and percentages have been determined to be as indicated in the following figure for the District. Individual parcels within a landscape district will receive benefits based on land use, size and location of landscaping. In the case of the Santee Town Center Landscape Maintenance District, Zone A, all parcels are zoned for commercial usage. Assessor Parcel 381-041-18 is designated as a public street and is exempt from assessment.

ZONE B – THE LAKES

The method of apportionment for Zone B is based upon the finding that each residential unit within the zone shares an equal benefit from landscaped areas to be maintained. The assessment for each unit will be determined by dividing the total assessment costs by the total number of units in Zone B. Individual parcels within a landscape district will receive benefits based on land use, size and location of landscaping. In the case of the Santee Town Center Landscape Maintenance District, Zone B, all parcels are zoned for residential usage. All parcels share an equal benefit in landscape areas that are adjacent to Palm Glen Drive and Magnolia Avenue.

ZONE C – SAN REMO

The method of apportionment for Zone C is based upon the finding that each residential unit within the zone shares an equal benefit from landscaped areas to be maintained. The assessment for each unit will be determined by dividing the total assessment costs by the total number of units in Zone C. Individual parcels within a landscape district will receive benefits based on land use, size and location of landscaping. In the case of the Santee Town Center Landscape Maintenance District, Zone C, all parcels are zoned for residential usage. All parcels share an equal benefit in landscaped areas and are accessible from Mast Boulevard.

ZONE D – MISSION CREEK

The methodology to be used to apportion the assessments to those parcels in Zone D, Mission Creek, will be based upon the special benefit received. Based upon a review of the proposed land uses for Tentative Map No. 87-01 (November 8, 1989) and Revised Illustrative Site Plan C (September 22, 1989), provided by City staff, it is recommended that the single family parcel be used as the basic unit of calculation for the assessments. Single family residential parcels account for approximately 60% of the proposed residential development within the project. Individual parcels within a landscape district will receive benefits based on land use, size and location of landscaping. In the case of the Santee Town Center Landscape Maintenance District, Zone D, the property has been designated for single family residential, multi-family residential and commercial usage. All parcels will be assessed a fair and equitable portion of the landscape improvements benefiting the properties.

The following methodology has been developed to calculate the EDUs to be assigned to each lot or parcel within the Zone based on land use and parcel size:

Single Family Residential- The single family parcel was selected as the basic unit of calculation for the assessments, and is defined as one Equivalent Dwelling Unit (EDU). A methodology has been developed to

4. Method of Assessment

calculate the EDUs for other residential land uses and for commercial/industrial parcels as described below based on land use and parcel size.

Multi-Family Residential- The EDUs for land zones for multi-family uses would be assessed 1 EDU per dwelling unit, e.g., a parcel with 100 condominium units would be assigned 100 EDUs.

Vacant Residential- The EDUs for parcels defined as residential but having no dwelling unit on them are calculated based on 1.8 EDUs per acre or any portion thereof, with a minimum of 0.20 EDU. This allocation was developed by dividing the average residential lot size in this project of 4,700 sq.ft. into 43,560 sq.ft. (1 acre) and then assigning twenty (20) percent of the calculated EDUs to the parcel (twenty percent estimates the ratio of land value to land value plus improvement).

Commercial- The EDUs for land zoned for commercial uses would be assigned at the rate of nine (9) EDUs per acre. This allocation has been developed by dividing the average residential lot size in this project of 4,700 sq.ft. into 43,560 sq.ft. (1 acre).

Vacant Commercial- Parcels defined as vacant commercial parcels would be assigned EDUs at the allocated rate of 20% of the Commercial rate, which have structures or improvements on them.

The assessment per equivalent dwelling unit (cost per EDU) will be determined by dividing the total assessment to be levied by the total number of EDUs. The assessment for each parcel would be calculated by multiplying the parcel's number of EDUs by the cost per EDU.

ZONE D – BENEFIT ZONES

In order to determine charges or rates based on the benefit(s) received by each lot or parcel, it is recommended that two subzones be established within Zone D, Mission Creek. Based on review of the proposed improvements and facilities to be maintained and operated by Zone D, a Residential Subzone (including single family and multi-family residential parcels) and a Commercial Subzone should be established.

The Zone-wide improvements include the San Diego River Channel improvements, consisting of the Linear Park, Pedestrian Bridge and Riparian Habitat. The San Diego River Channel improvements provide a special benefit to all parcels in the zone since the improvements border the entire project and were required by the conditions of development for the entire project. Therefore, the maintenance costs for these improvements are spread to all parcels in the zone.

The improvements at Commercial Unit No. 3, consisting of the maintenance of monuments on Cuyamaca Street and River Park Drive, landscape easements, public access, walkways and parkways provide a special benefit to the parcels in the Commercial Subzone since the improvements front the Commercial Subzone and were required by the conditions of development for the project.

The parcels in the Residential Subzone receive a special benefit from the maintenance of the western bike path and the improvements for Residential Units 1 and 2, the Mission Creek Townhomes and the Cluster Homes, which consist of entrance monuments, landscape easements, public access, walkways and parkways, since the improvements front the Residential Subzone and were required by the conditions of development for the project.

ZONE E – TROLLEY SQUARE

The methodology to be used to apportion the assessments to those parcels in Zone E, Trolley Square, will be based upon the special benefit received. The following methodology has been developed to calculate the benefit to be assigned to each lot or parcel within the Zone based on land use and parcel size. Individual parcels within a landscape district will receive benefits based on land use, size and location of landscaping improvements to be installed, operated or maintained. In the case of the Santee Town Center Landscape

4. Method of Assessment

Maintenance District, Zone E, all parcels are zoned for commercial usage. There are no public properties in Zone E that benefit from the improvements.

Commercial- The benefit for land zoned for commercial uses would be assigned on a per acre basis, where one acre of commercial land equals one adjusted acre of commercial land.

Vacant Commercial- Parcels defined as vacant commercial parcels would be assigned benefit at the allocated rate of 20% of the Commercial rate, which have structures or improvements on them. Therefore, one acre of vacant commercial land equals 0.20 adjusted acre of vacant commercial land.

The assessment per parcel will be determined by dividing the total assessment to be levied by the sum of the adjusted acreage. The assessment for each parcel would be calculated by multiplying the parcel's adjusted acreage by the cost per adjusted acre.

ZONE F – HARTFORD PROPERTY

The methodology to be used to apportion the assessments to those parcels in Zone F, Hartford Property, will be based upon the special benefit received. The following methodology has been developed to calculate the benefit to be assigned to each lot or parcel within the Zone based on land use and parcel size.

Commercial- The benefit for land used for developed commercial/public uses would be assigned on a per acre basis.

Vacant Commercial- Parcels defined as vacant commercial parcels would be assigned benefit at the allocated rate of 20% of the Commercial rate, which have structures or improvements on them, i.e. developed.

The assessment per parcel will be determined by dividing the total assessment to be levied by the sum of the acreage. The assessment for each parcel would be calculated by multiplying the parcel's acreage by the cost per acre.

ZONE G – RIVERWALK

The method of apportionment for Zone G is based upon the finding that each residential unit within the zone shares an equal benefit from landscaped areas to be maintained. The assessment for each unit will be determined by dividing the total assessment costs by the total number of units in Zone G.

ZONE H – RIVERVIEW

The methodology to be used to apportion the assessments to those parcels in Zone H (Riverview) will be based upon the special benefit received. The following methodology has been developed to calculate the benefit to be assigned to each lot or parcel within the Zone based on land use and parcel size.

Residential- The benefit for land used for developed residential uses would be assigned on a per acre basis and then converted to per unit cost based on the number of residential units.

Commercial- The benefit for land used for developed commercial/public uses would be assigned on a per acre basis.

Vacant Commercial- Parcels defined as vacant commercial parcels would be assigned benefit at the allocated rate of 20% of the Commercial rate, which have structures or improvements on them, i.e. developed.

The assessment per parcel will be determined by dividing the total assessment to be levied by the sum of the acreage. The assessment for each parcel would be calculated by multiplying the parcel's acreage by the cost per acre.

Annual Assessment Rate Increases

Based on an analysis of the projected operations and maintenance costs associated with existing and future public improvements within Zone A – Town Center, a maximum assessment of \$2,973 per acre has been

4. Method of Assessment

established for the 71.1% portion and \$1,627 per acre for the Costco portion. Zones B and C were not established with a CPI escalator and cannot increase without a majority approval Proposition 218 Ballot process. Based on an analysis of the projected operations and maintenance costs associated with existing and future public improvements within Zone D – Mission Creek, a maximum cap of \$286 per EDU has been established for the Residential Subzone and \$5,480 per acre for the Commercial Subzone.

The maximum assessment rate per acre for Zones E, F and G may be increased by 2% by City Council approval each year. The maximum assessment rate per acre for Zone H may be increased by City Council approval each year by (i) the Consumer Price Index - all Urban Consumers for the San Diego Area or (ii) two percent (2%), whichever is greater. Annually, the City Council will determine the operations and maintenance budgeting needs for each zone and determine the annual assessment. The annual assessment amount will not exceed these maximum rates unless a balloting process in compliance with Proposition 218 is completed. Based on an analysis of the projected operations and maintenance costs associated with the public improvements within Zone E (Trolley Square), the maximum assessment rate for FY 2017-18 will be \$5,195.57 per adjusted acre. Based on an analysis of the projected operations and maintenance costs associated with the public improvements within Zone F (Hartford Property), the maximum assessment rate for FY 2017-18 will be \$3,695.21 per acre. Based on an analysis of the projected operations and maintenance costs associated with the public improvements within Zone G (Riverwalk), the maximum assessment rate for FY 2017-18 will be \$145.59 per EDU. Based on an analysis of the projected operations and maintenance costs associated with existing and future public improvements within Zone H (Riverview), the maximum assessment rate for FY 2017-18 will be \$8,524.62 per acre for Commercial property and \$459.26 per unit for Residential property.

Annual Assessment Rates

ZONE A – TOWN CENTER

Cost x Percentage of Square Footage/ Parcel	
Costco Portion	\$1,627 per Acre
Remaining Portion	\$2,973 per Acre
Proposed Levy Amount	\$141,816.82

ZONE B – THE LAKES

Calculated Fiscal Year 2017-18 Assessment per Parcel	\$84.48
Total Assessable Parcels	89
Proposed Levy Amount	\$7,518.72

ZONE C – SAN REMO

Calculated Fiscal Year 2017-18 Assessment per Parcel	\$218.22
Total Assessable Parcels	36
Proposed Levy Amount	\$7,855.92

4. Method of Assessment

ZONE D – MISSION CREEK

Improvements which benefit the entire zone include the San Diego River improvements, and have been allocated to all parcels.

$$\frac{\text{Total Assessment Cost}}{\text{Total No. of EDUs}} \\ \$80,743/488.76 \text{ EDUs} = \$165.20/\text{EDU}$$

The Improvements for Commercial Unit No. 3 benefit the parcels in the Commercial Subzone, and have been spread to all parcels.

$$\frac{\text{Total Assessment Cost}}{\text{No. of EDUs}} \\ \$34,069/76.76 \text{ EDUs} = \$443.84/\text{EDU}$$

The total assessment rate for parcels in the Commercial Subzone will be \$609.04 per EDU (including the improvements for Commercial Unit No. 3 and the improvements that benefit the entire zone).

The improvements for the Western Bike Path, Residential Units 1 and 2, the Townhouses and the Cluster Homes benefit the parcels in the Residential Subzone and have been spread to all parcels in the subzone.

$$\frac{\text{Total Assessment Cost}}{\text{No. of EDUs}} \\ \$49,770/412 \text{ EDUs} = \$120.80/\text{EDU}$$

The total assessment rate for parcels in the Residential Subzone will be \$286.00 per EDU (including the improvements for the Western Bike Path, Residential Units 1 and 2, the Townhomes, the Cluster Homes and the improvements that benefit the entire zone).

ZONE E – TROLLEY SQUARE

The maximum assessment rate for FY 2017-18 will be increased by 2% to \$5,195.57/adjusted acre. No assessment will be levied for the Fiscal Year 2017-18 as the property owners' association has maintained the improvements to a level satisfactory to the City. Individual parcels within a landscape district will receive benefits based on land use, size and location of landscaping improvements to be installed, operated or maintained. In the case of the Santee Town Center Landscape Maintenance District, Zone E, all parcels are zoned for commercial usage. There are no public properties in Zone E that benefit from the improvements.

ZONE F – HARTFORD PROPERTY

The maximum assessment rate for FY 2017-18 will be increased by 2% to \$3,695.21/acre. No assessment will be levied for the Fiscal Year 2017-18 as the property owners' association has maintained the improvements to a level satisfactory to the City. Individual parcels within a landscape district will receive benefits based on land use, size and location of landscaping improvements to be installed, operated or maintained. In the case of the Santee Town Center Landscape Maintenance District, Zone F, all parcels, with the exception of one, are zoned for commercial usage. There is one (1) public property in Zone F that benefits from the improvements.

ZONE G – RIVERWALK

The maximum assessment rate for FY 2017-18 will be increased by 2% to \$145.59 per EDU. No assessment will be levied for the Fiscal Year 2017-18 as the property owners' association has maintained the improvements to a level satisfactory to the City. Individual parcels within a landscape district will receive benefits based on land use, size and location of landscaping improvements to be installed, operated or maintained. In the case of Zone G of the Santee Town Center Landscape Maintenance District, all parcels are zoned for residential usage for the current year. We have investigated the properties in Zone G and have determined that there are no public

4. Method of Assessment

properties that benefit from the improvements. There are public streets, public rights-of-way, and easements within Zone G, but they do not benefit from the improvements.

ZONE H – RIVERVIEW

The maximum assessment rate for FY 2017-18 will be increased by 2% to \$8,524.62 per acre for Commercial property and \$459.26 per unit for Residential property. No assessment will be levied for the Fiscal Year 2017-18 as the management association has maintained the improvements to a level satisfactory to the City. Individual parcels within a landscape district will receive benefits based on land use, size and location of landscaping improvements to be installed, operated or maintained. In the case of the Santee Town Center Landscape Maintenance District, Zone H, all assessable parcels are zoned for commercial usage. We have investigated the properties in Zone H and have determined that there are currently five (5) public properties that benefit from the improvements.

5. Proposed Assessments

The actual assessment and the amount of the assessment for the Fiscal Year 2017-18 apportioned to each parcel as shown on the latest equalized roll at the County Assessor's office are listed in Appendix A of this Report. The description of each lot or parcel is part of the records of the County of San Diego Assessor's Office and such records are, by reference, made part of this Report.

APPENDIX A

Final Assessment Roll



City of Santee				609114 - LMD Zone A (Town Center)			
APN	Levy	APN	Levy	APN	Levy	APN	Levy
3810410100	\$2,051.36	3810410200	\$3,329.76	3810410300	\$2,824.34	3810410400	\$2,854.08
3810410500	\$2,170.28	3810410700	\$624.32	3810410900	\$1,010.82	3810411200	\$1,486.50
3810411300	\$1,159.46	3810411400	\$25,924.56	3810411500	\$7,016.28	3810411900	\$22,778.00
3810412000	\$1,010.82	3810412300	\$19,740.72	3810412400	\$6,005.46	3810412500	\$1,724.34
3810412600	\$921.62	3810412700	\$3,508.14	3810412800	\$6,183.84	3810412900	\$1,783.80
3810413000	\$1,902.72	3810413100	\$2,556.78	3810413200	\$5,321.66	3810413300	\$4,221.66
3810413400	\$743.24	3810413500	\$1,843.26	3810413600	\$2,051.36	3810413700	\$4,102.74
3810413800	\$1,278.38	3810413900	\$3,686.52				
Total					30	\$141,816.82	

City of Santee

609115 - LMD Zone B (Town Center)

APN	Levy	APN	Levy	APN	Levy	APN	Levy
3810321301	\$84.48	3810321302	\$84.48	3810321303	\$84.48	3810321304	\$84.48
3810321305	\$84.48	3810321306	\$84.48	3810321307	\$84.48	3810321308	\$84.48
3810321309	\$84.48	3810321310	\$84.48	3810321311	\$84.48	3810321312	\$84.48
3810321313	\$84.48	3810321314	\$84.48	3810321315	\$84.48	3810321316	\$84.48
3810321317	\$84.48	3810321318	\$84.48	3810321319	\$84.48	3810321320	\$84.48
3810321321	\$84.48	3810321322	\$84.48	3810321323	\$84.48	3810321324	\$84.48
3810321325	\$84.48	3810321326	\$84.48	3810321327	\$84.48	3810321328	\$84.48
3810321329	\$84.48	3810321330	\$84.48	3810321331	\$84.48	3810321332	\$84.48
3810321333	\$84.48	3810321334	\$84.48	3810321335	\$84.48	3810321336	\$84.48
3810321337	\$84.48	3810321338	\$84.48	3810321339	\$84.48	3810321340	\$84.48
3810321341	\$84.48	3810321342	\$84.48	3810321343	\$84.48	3810321344	\$84.48
3810321345	\$84.48	3810321346	\$84.48	3810321347	\$84.48	3810321348	\$84.48
3810321349	\$84.48	3810321350	\$84.48	3810321351	\$84.48	3810321352	\$84.48
3810321353	\$84.48	3810321354	\$84.48	3810321355	\$84.48	3810321356	\$84.48
3810321357	\$84.48	3810321358	\$84.48	3810321359	\$84.48	3810321360	\$84.48
3810321361	\$84.48	3810321362	\$84.48	3810321363	\$84.48	3810321364	\$84.48
3810321365	\$84.48	3810321366	\$84.48	3810321367	\$84.48	3810321368	\$84.48
3810321369	\$84.48	3810321370	\$84.48	3810321371	\$84.48	3810321372	\$84.48
3810321373	\$84.48	3810321374	\$84.48	3810321375	\$84.48	3810321376	\$84.48
3810321377	\$84.48	3810321378	\$84.48	3810321379	\$84.48	3810321380	\$84.48
3810321381	\$84.48	3810321382	\$84.48	3810321383	\$84.48	3810321384	\$84.48
3810321385	\$84.48	3810321386	\$84.48	3810321387	\$84.48	3810321388	\$84.48
3810321389	\$84.48						
Total					89		\$7,518.72

City of Santee

609122 - LMD Zone C (Town Center)

APN	Levy	APN	Levy	APN	Levy	APN	Levy
3813110400	\$218.22	3813110600	\$218.22	3813110800	\$218.22	3813110900	\$218.22
3813111000	\$218.22	3813111100	\$218.22	3813111200	\$218.22	3813111300	\$218.22
3813111400	\$218.22	3813111500	\$218.22	3813111600	\$218.22	3813111700	\$218.22
3813111800	\$218.22	3813111900	\$218.22	3813112000	\$218.22	3813112100	\$218.22
3813112200	\$218.22	3813112300	\$218.22	3813112400	\$218.22	3813112500	\$218.22
3813112600	\$218.22	3813112700	\$218.22	3813112800	\$218.22	3813112900	\$218.22
3813113000	\$218.22	3813113100	\$218.22	3813113200	\$218.22	3813113300	\$218.22
3813113400	\$218.22	3813113500	\$218.22	3813113600	\$218.22	3813113800	\$218.22
3813114000	\$218.22	3813114200	\$218.22	3813114400	\$218.22	3813114600	\$218.22
Total					36	\$7,855.92	

City of Santee

609123 - LMD Zone D (Town Center)

APN	Levy	APN	Levy	APN	Levy	APN	Levy
3816811301	\$286.00	3816811302	\$286.00	3816811303	\$286.00	3816811304	\$286.00
3816811305	\$286.00	3816811306	\$286.00	3816811307	\$286.00	3816811308	\$286.00
3816811309	\$286.00	3816811310	\$286.00	3816811311	\$286.00	3816811312	\$286.00
3816811313	\$286.00	3816811314	\$286.00	3816811315	\$286.00	3816811316	\$286.00
3816811317	\$286.00	3816811318	\$286.00	3816811319	\$286.00	3816811320	\$286.00
3816811321	\$286.00	3816811322	\$286.00	3816811323	\$286.00	3816811324	\$286.00
3816811325	\$286.00	3816811326	\$286.00	3816811327	\$286.00	3816811328	\$286.00
3816811329	\$286.00	3816811330	\$286.00	3816811331	\$286.00	3816811332	\$286.00
3816811333	\$286.00	3816811334	\$286.00	3816811335	\$286.00	3816811336	\$286.00
3816811337	\$286.00	3816811338	\$286.00	3816811339	\$286.00	3816811340	\$286.00
3816811341	\$286.00	3816811342	\$286.00	3816811343	\$286.00	3816811344	\$286.00
3816811345	\$286.00	3816811346	\$286.00	3816811347	\$286.00	3816811348	\$286.00
3816811349	\$286.00	3816811350	\$286.00	3816811351	\$286.00	3816811352	\$286.00
3816811353	\$286.00	3816811354	\$286.00	3816811355	\$286.00	3816811356	\$286.00
3816811357	\$286.00	3816811358	\$286.00	3816811359	\$286.00	3816811360	\$286.00
3816811361	\$286.00	3816811362	\$286.00	3816811363	\$286.00	3816811364	\$286.00
3816811365	\$286.00	3816811366	\$286.00	3816811367	\$286.00	3816811368	\$286.00
3816811369	\$286.00	3816811370	\$286.00	3816811371	\$286.00	3816811372	\$286.00
3816811373	\$286.00	3816811374	\$286.00	3816811375	\$286.00	3816811376	\$286.00
3816811377	\$286.00	3816811378	\$286.00	3816811379	\$286.00	3816811380	\$286.00
3816811381	\$286.00	3816811382	\$286.00	3816811383	\$286.00	3816811384	\$286.00
3816811385	\$286.00	3816811386	\$286.00	3816811387	\$286.00	3816811388	\$286.00
3816811389	\$286.00	3816811390	\$286.00	3816811701	\$286.00	3816811702	\$286.00
3816811703	\$286.00	3816811704	\$286.00	3816811705	\$286.00	3816811706	\$286.00
3816811707	\$286.00	3816811708	\$286.00	3816811709	\$286.00	3816811710	\$286.00
3816811711	\$286.00	3816811712	\$286.00	3816811713	\$286.00	3816811714	\$286.00
3816811715	\$286.00	3816811716	\$286.00	3816811717	\$286.00	3816811718	\$286.00
3816811719	\$286.00	3816811720	\$286.00	3816811721	\$286.00	3816811722	\$286.00
3816811723	\$286.00	3816811724	\$286.00	3816811725	\$286.00	3816811726	\$286.00
3816811727	\$286.00	3816811728	\$286.00	3816811729	\$286.00	3816811730	\$286.00
3816811731	\$286.00	3816811732	\$286.00	3816811733	\$286.00	3816811734	\$286.00
3816811735	\$286.00	3816811736	\$286.00	3816811737	\$286.00	3816811738	\$286.00
3816811739	\$286.00	3816811740	\$286.00	3816811741	\$286.00	3816811742	\$286.00
3816811743	\$286.00	3816811744	\$286.00	3816811745	\$286.00	3816811746	\$286.00
3816811747	\$286.00	3816811748	\$286.00	3816811749	\$286.00	3816811750	\$286.00

City of Santee

609123 - LMD Zone D (Town Center)

APN	Levy	APN	Levy	APN	Levy	APN	Levy
3816811751	\$286.00	3816811752	\$286.00	3816811753	\$286.00	3816811754	\$286.00
3816811755	\$286.00	3816811901	\$286.00	3816811902	\$286.00	3816811903	\$286.00
3816811904	\$286.00	3816811905	\$286.00	3816811906	\$286.00	3816811907	\$286.00
3816811908	\$286.00	3816811909	\$286.00	3816811910	\$286.00	3816811911	\$286.00
3816811912	\$286.00	3816811913	\$286.00	3816811914	\$286.00	3816811915	\$286.00
3816811916	\$286.00	3816811917	\$286.00	3816811918	\$286.00	3816811919	\$286.00
3816811920	\$286.00	3816811921	\$286.00	3816811922	\$286.00	3816811923	\$286.00
3816811924	\$286.00	3816811925	\$286.00	3816811926	\$286.00	3816811927	\$286.00
3816811928	\$286.00	3816811929	\$286.00	3816811930	\$286.00	3816811931	\$286.00
3816811932	\$286.00	3816811933	\$286.00	3816811934	\$286.00	3816811935	\$286.00
3816811936	\$286.00	3816811937	\$286.00	3816811938	\$286.00	3816811939	\$286.00
3816811940	\$286.00	3816811941	\$286.00	3816811942	\$286.00	3816811943	\$286.00
3816811944	\$286.00	3816811945	\$286.00	3816811946	\$286.00	3816811947	\$286.00
3816811948	\$286.00	3816811949	\$286.00	3816811950	\$286.00	3816811951	\$286.00
3816811952	\$286.00	3816811953	\$286.00	3816812001	\$286.00	3816812002	\$286.00
3816812003	\$286.00	3816812004	\$286.00	3816812005	\$286.00	3816812006	\$286.00
3816812007	\$286.00	3816812008	\$286.00	3816812009	\$286.00	3816812010	\$286.00
3816812011	\$286.00	3816812012	\$286.00	3816812013	\$286.00	3816812014	\$286.00
3816812015	\$286.00	3816812016	\$286.00	3816812017	\$286.00	3816812018	\$286.00
3816812019	\$286.00	3816812020	\$286.00	3816812021	\$286.00	3816812022	\$286.00
3816812023	\$286.00	3816812024	\$286.00	3816812025	\$286.00	3816812026	\$286.00
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3816812031	\$286.00	3816812032	\$286.00	3816812033	\$286.00	3816822100	\$30,688.00
3816822201	\$573.16	3816822202	\$573.16	3816822203	\$573.16	3816822204	\$573.16
3816822205	\$573.16	3816822206	\$573.16	3816822207	\$573.16	3816822208	\$573.16
3816822209	\$573.16	3816822210	\$573.16	3816822211	\$573.16	3816822212	\$573.16
3816822213	\$573.16	3816822214	\$573.16	3816822215	\$573.16	3816822300	\$4,383.98
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3817000700	\$286.00	3817000800	\$286.00	3817000900	\$286.00	3817001000	\$286.00
3817001100	\$286.00	3817001200	\$286.00	3817001300	\$286.00	3817001400	\$286.00
3817001500	\$286.00	3817001600	\$286.00	3817001700	\$286.00	3817001800	\$286.00
3817001900	\$286.00	3817002000	\$286.00	3817002100	\$286.00	3817002200	\$286.00
3817002300	\$286.00	3817002400	\$286.00	3817002500	\$286.00	3817002600	\$286.00
3817002700	\$286.00	3817002800	\$286.00	3817002900	\$286.00	3817003000	\$286.00

City of Santee

609123 - LMD Zone D (Town Center)

APN	Levy	APN	Levy	APN	Levy	APN	Levy
3817003100	\$286.00	3817003200	\$286.00	3817003300	\$286.00	3817003400	\$286.00
3817003500	\$286.00	3817003600	\$286.00	3817003700	\$286.00	3817003800	\$286.00
3817003900	\$286.00	3817004000	\$286.00	3817004100	\$286.00	3817004200	\$286.00
3817004300	\$286.00	3817004400	\$286.00	3817004500	\$286.00	3817004600	\$286.00
3817004700	\$286.00	3817010100	\$286.00	3817010200	\$286.00	3817010300	\$286.00
3817010400	\$286.00	3817010500	\$286.00	3817010600	\$286.00	3817010700	\$286.00
3817010800	\$286.00	3817010900	\$286.00	3817011000	\$286.00	3817011100	\$286.00
3817011200	\$286.00	3817011300	\$286.00	3817011400	\$286.00	3817011500	\$286.00
3817011600	\$286.00	3817011700	\$286.00	3817011800	\$286.00	3817011900	\$286.00
3817012000	\$286.00	3817012100	\$286.00	3817012200	\$286.00	3817012300	\$286.00
3817012400	\$286.00	3817012500	\$286.00	3817012600	\$286.00	3817012700	\$286.00
3817012800	\$286.00	3817012900	\$286.00	3817013000	\$286.00	3817013100	\$286.00
3817013200	\$286.00	3817013300	\$286.00	3817013400	\$286.00	3817013500	\$286.00
3817013600	\$286.00	3817013700	\$286.00	3817013800	\$286.00	3817013900	\$286.00
3817014000	\$286.00	3817014100	\$286.00	3817014200	\$286.00	3817014300	\$286.00
3817014400	\$286.00	3817014500	\$286.00	3817014600	\$286.00	3817014700	\$286.00
3817014800	\$286.00	3817014900	\$286.00	3817015000	\$286.00	3817015100	\$286.00
3817015200	\$286.00	3817015300	\$286.00	3817015400	\$286.00	3817015500	\$286.00
3817015600	\$286.00	3817015700	\$286.00	3817015800	\$286.00	3817015900	\$286.00
3817020100	\$286.00	3817020200	\$286.00	3817020300	\$286.00	3817020400	\$286.00
3817020500	\$286.00	3817020600	\$286.00	3817020700	\$286.00	3817020800	\$286.00
3817020900	\$286.00	3817021000	\$286.00	3817021100	\$286.00	3817021200	\$286.00
3817021300	\$286.00	3817021400	\$286.00	3817021500	\$286.00	3817021600	\$286.00
3817021700	\$286.00	3817021800	\$286.00	3817021900	\$286.00	3817022000	\$286.00
3817022100	\$286.00	3817022200	\$286.00	3817022300	\$286.00	3817022400	\$286.00
3817022500	\$286.00	3817022600	\$286.00	3817022700	\$286.00	3817022800	\$286.00
3817022900	\$286.00	3817023000	\$286.00	3817023100	\$286.00	3817023200	\$286.00
3817023300	\$286.00	3817023400	\$286.00	3817023500	\$286.00	3817023600	\$286.00
3817023700	\$286.00	3817023800	\$286.00	3817023900	\$286.00	3817024000	\$286.00
3817024100	\$286.00	3817024200	\$286.00	3817024300	\$286.00	3817024400	\$286.00
3817024500	\$286.00	3817024600	\$286.00	3817024700	\$286.00	3817024800	\$286.00
3817024900	\$286.00	3817025000	\$286.00	3817025100	\$286.00	3817025200	\$286.00
3817025300	\$286.00	3817025400	\$286.00	3817025500	\$286.00	3817025600	\$286.00
3817025700	\$286.00	3817025800	\$286.00	3817025900	\$286.00	3817026000	\$286.00
3817026100	\$286.00	3817026200	\$286.00	3817026300	\$286.00	3817026400	\$286.00

City of Santee

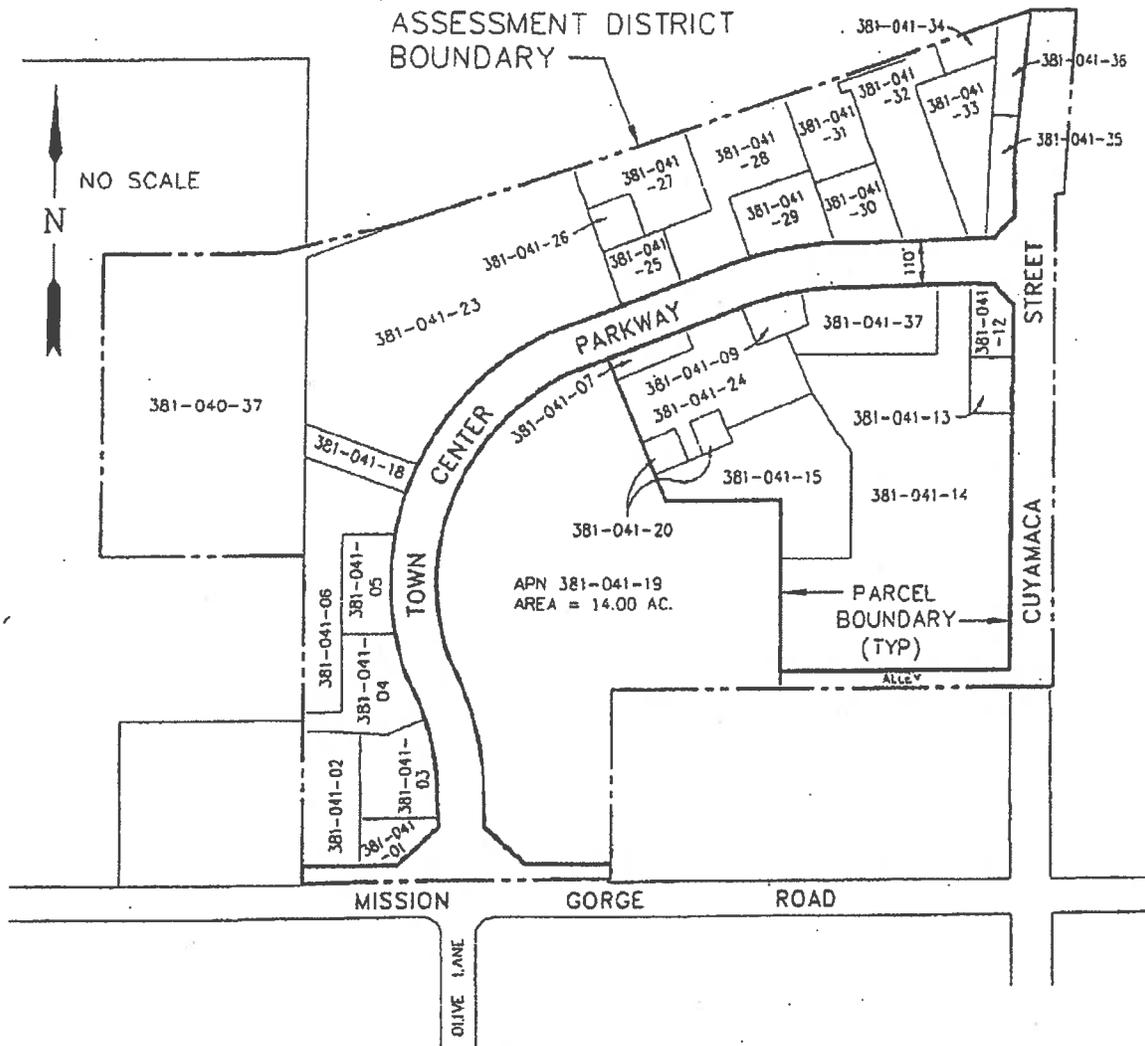
609123 - LMD Zone D (Town Center)

APN	Levy	APN	Levy	APN	Levy	APN	Levy
3817026500	\$286.00	3817026600	\$286.00	3817026700	\$286.00	3817027300	\$286.00
3817027400	\$286.00	3817027500	\$286.00	3817027600	\$286.00	3817027700	\$286.00
3817027800	\$286.00	3817027900	\$286.00	3817028000	\$286.00		
Total					431	\$164,581.08	

APPENDIX B

Assessment Diagrams

SANTEE TOWN CENTER
LANDSCAPE MAINTENANCE DISTRICT
ZONE A - TOWN CENTER

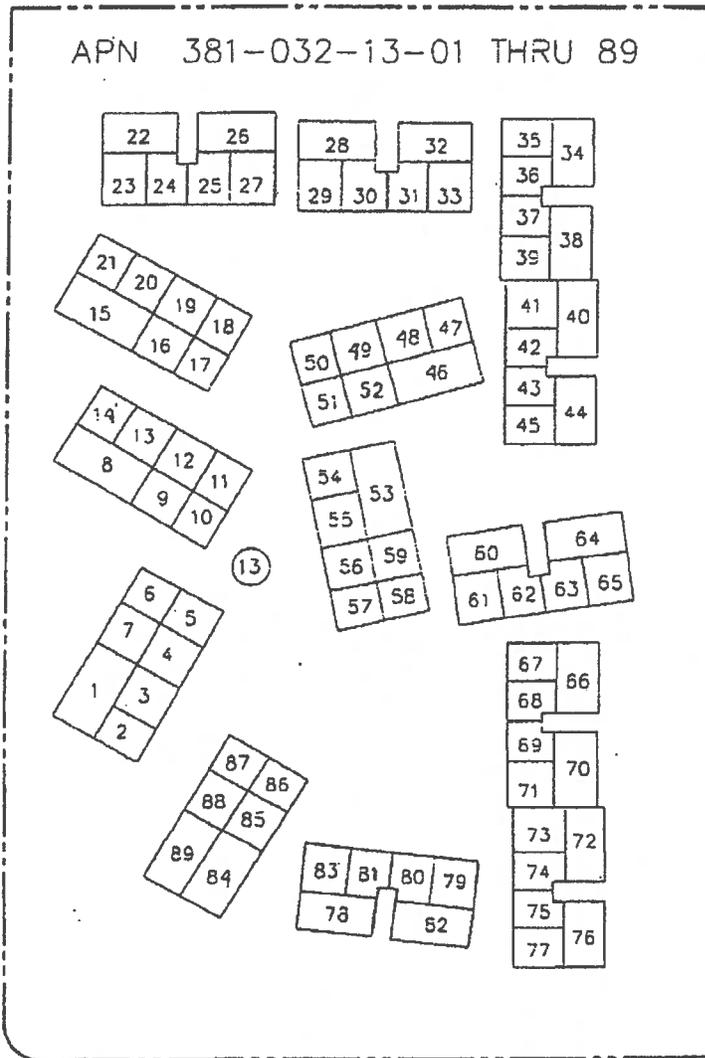


TCLMD - EXHIBIT A

SANTÉE TOWN CENTER
 LANDSCAPE MAINTENANCE DISTRICT
ZONE B - THE LAKES



NO SCALE

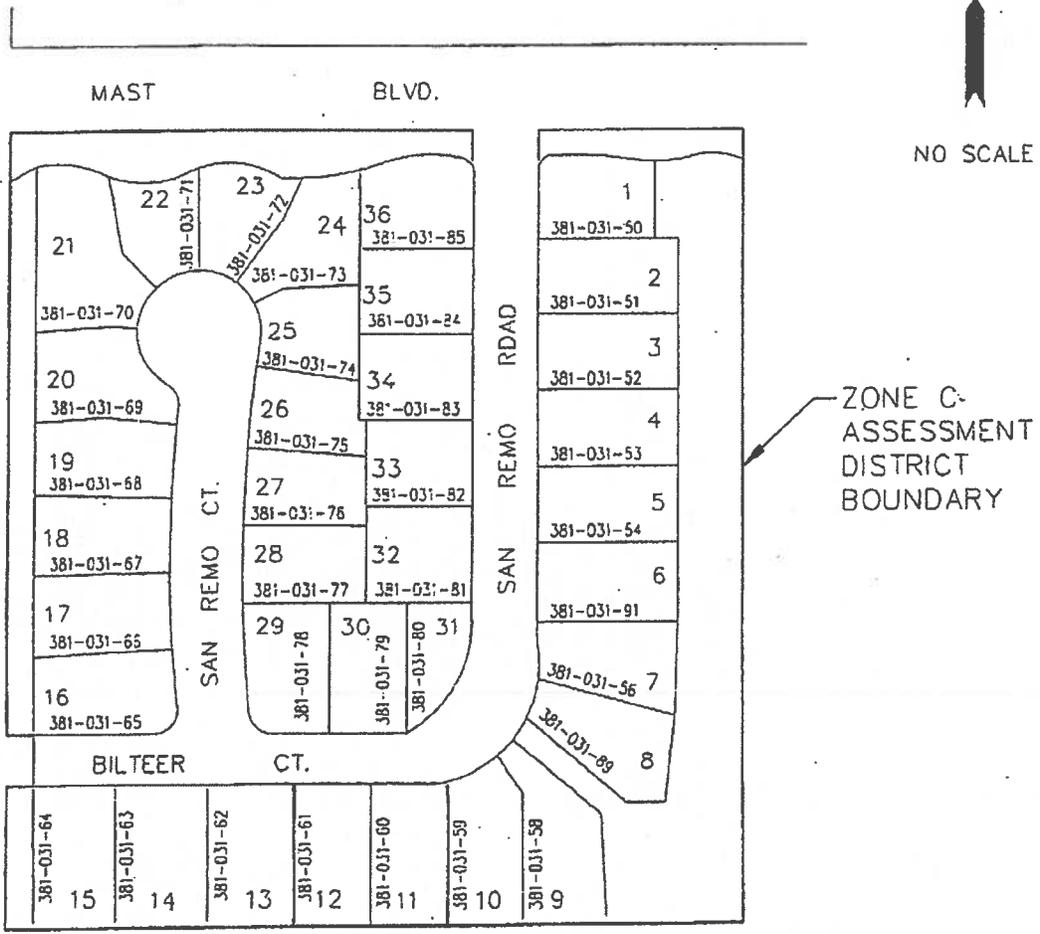


PALM GLEN DR.

ZONE B
 ASSESSMENT
 DISTRICT
 BOUNDARY

TCLMD - EXHIBIT B

SANTEE TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT ZONE C - SAN REMO



TCLMD - EXHIBIT C

APPENDIX C

Resolution of Initiation

RESOLUTION NO. 034-2017

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
INITIATING PROCEEDINGS AND ORDERING THE PREPARATION OF AN
ENGINEER'S REPORT FOR THE FY 2017-18 TOWN CENTER LANDSCAPE
MAINTENANCE DISTRICT ANNUAL LEVY OF ASSESSMENTS**

WHEREAS, the City Council of the City of Santee desires to initiate proceedings for the annual levy of assessments for a landscape district pursuant to the terms and provisions of the "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California, Article XIII D of the California Constitution, and the Proposition 218 Omnibus Implementation Act (commencing with California Government Code Section 53750) (collectively the "Law"), in what is known and designated as: **TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT** ("District"); and

WHEREAS, these proceedings for the annual levy of assessments shall relate to the fiscal year commencing July 1, 2017; and

WHEREAS, there has been submitted to this City Council for its consideration at this time, diagrams, copies of which are attached hereto and by this reference incorporated herein, showing the boundaries of the areas of assessment for the above referenced fiscal year, said diagrams showing and further describing in general the improvements proposed to be maintained in said District, said description being sufficient to identify the areas proposed to be assessed for said maintenance thereof; and

WHEREAS, there are no proposed new improvements or any substantial changes in existing improvements; and

WHEREAS, the Law requires a written report, consisting of: plans and specifications of the area of the improvements to be maintained; an estimate of the costs for maintaining the improvements, including incidental expenses in connection therewith; a diagram of the areas proposed to be assessed; and a parcel-by-parcel listing of the assessments of the estimated costs for maintaining the improvements in proportion to the special benefits to be conferred on such parcels.

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

SECTION 1. That the above recitals are all true and correct.

SECTION 2. That diagrams, entitled **TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT** as submitted to this City Council, showing the boundaries of the proposed areas to be assessed and showing the improvements to be maintained, are hereby approved, and copies thereof shall be on file in the City Clerk's Office and open to public inspection. The proposed parcels and properties within said areas are those to be assessed to pay certain costs and expenses for said maintenance.

RESOLUTION NO. 034-2017

SECTION 3. That the maintenance work within the area proposed to be assessed shall be the maintenance or servicing, or both, of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof in accordance with the Law.

SECTION 4. There are no proposed new improvements or any substantial changes to existing improvements.

SECTION 5. That the Director of Finance is hereby ordered to cause to be prepared and to file with this City Council, the Report relating to said annual assessment and levy in accordance with the provisions of the Law.

SECTION 6. That upon completion, said Report shall be filed with the City Clerk, who shall then provide all notices required by law regarding the intent to approve assessments and hold a public hearing and submit the report to this city council for its consideration pursuant to sections 22623 and 22624 of the streets and highways code.

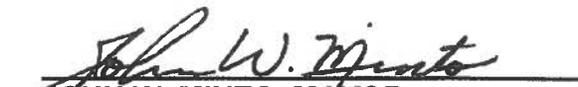
ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 10th day of May, 2017, by the following roll call vote to wit:

AYES: HALL, JONES, MCNELIS, MINTO

NOES: NONE

ABSENT: HOULAHAN

APPROVED:



JOHN W. MINTO, MAYOR

ATTEST:



PATSY BELL, CMC, CITY CLERK

EXHIBITS A-D: Vicinity Maps (Diagrams)

A L B E R T A .

WEBB

A S S O C I A T E S

Corporate Headquarters

3788 McCray Street
Riverside, CA 92506
951.686.1070

Palm Desert Office

41-990 Cook St., Bldg. I - #801B
Palm Desert, CA 92211
951.686.1070

Murrieta Office

41870 Kalmia Street #160
Murrieta, CA 92562
951.686.1070

City of Santee
COUNCIL AGENDA STATEMENT

2D

MEETING DATE July 12, 2017

AGENDA ITEM NO.

ITEM TITLE **PUBLIC HEARING FOR THE FY 2017-18 SANTEE ROADWAY LIGHTING DISTRICT ANNUAL LEVY OF ASSESSMENTS**

DIRECTOR/DEPARTMENT Tim K. McDermott, Director of Finance 

SUMMARY The Santee Roadway Lighting District ("SRLD") has two zones, each with separate funding sources. Zone A is contiguous with the City's boundaries; i.e., all properties in the City are also within Zone A. Zone B comprises numerous areas throughout the City, and contains street lights defined as primarily having special benefit.

The funding of street light energy, maintenance and administrative costs for both Zone A and Zone B has been obtained from two sources: an ad valorem property tax designated for street lighting purposes (Zone A), and a special benefit assessment (Zone B). It is estimated that 40 new lights will be added within SRLD in FY 2017-18.

Tonight's public hearing for the SRLD FY 2017-18 annual levy of assessments is the final step in the annual assessment process. On May 10, 2017, the Council initiated proceedings and ordered the preparation of an Engineer's Report. On May 24, 2017, the Council approved the Engineer's Report and set tonight's meeting as the time and place for the required public hearing for the FY 2017-18 SRLD levy of assessments. The Engineer's Report describes the legal and physical nature of the SRLD, its improvements, budget and the proposed spread of assessments.

The proposed assessment in Zone B will remain \$14.06 per household/benefit unit for FY 2017-18. There will continue to be no assessment in Zone A.

Council action is needed following the closure of tonight's Public Hearing. This action is comprised of adopting the attached Resolution confirming the assessment diagram and levy for FY 2017-18.

FINANCIAL STATEMENT  SRLD's FY 2017-18 operating budget totals \$490,970. The budget will be funded primarily by Zone A ad valorem property tax revenues of \$283,650 and Zone B assessments of \$332,235. The anticipated increase in reserves during FY 2017-18 will be used to fund a Capital Improvement reserve for future City-wide luminaire replacement and the installation of new lights.

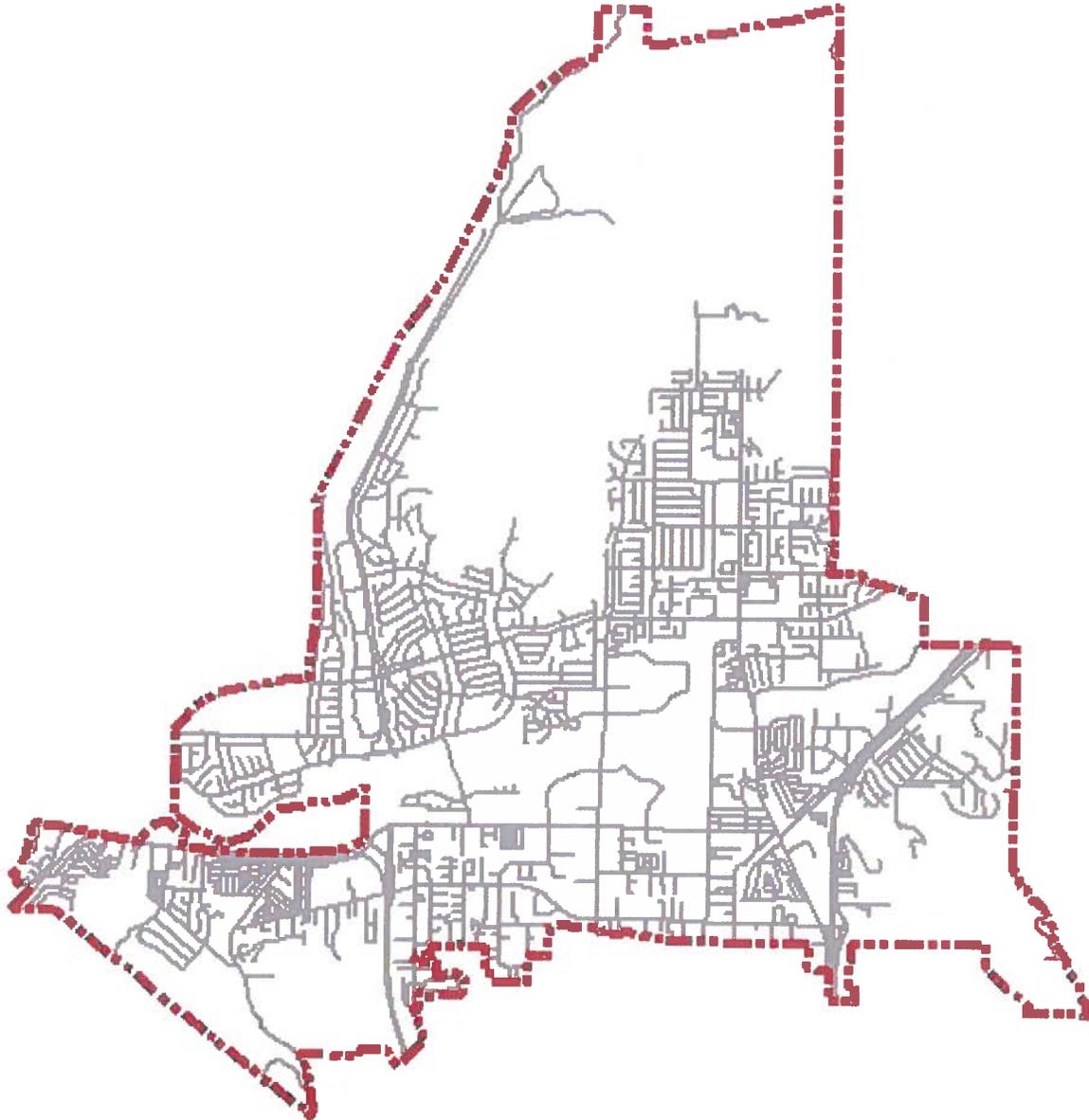
CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATIONS 

- 1) Conduct and close the public hearing
- 2) Adopt Resolution confirming an assessment diagram and assessment and providing for the FY 2017-18 SRLD annual levy of assessments.

ATTACHMENTS (Listed Below)

- 1) Map
- 2) Resolution
- 3) Engineer's Report



City of Santee Vicinity Map



No Scale

Santee Roadway Lighting District

Zone A – Boundary is contiguous with that of the City

Zone B – Includes approximately 79% of all parcels throughout the City

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
CONFIRMING AN ASSESSMENT DIAGRAM AND ASSESSMENT AND PROVIDING
FOR THE FY 2017-18 SANTEE ROADWAY LIGHTING DISTRICT
ANNUAL LEVY OF ASSESSMENTS**

WHEREAS, on May 10, 2017, pursuant to Resolution No. 035-2017, the City Council of the City of Santee initiated proceedings for the annual levy of the assessments for a street lighting and landscaping district pursuant to the terms and provisions of the "Landscaping and Lighting Act of 1972," being Division 15, Part 2 of the Streets and Highways Code of the State of California, Article XIII D of the California Constitution, and the Proposition 218 Omnibus Implementation Act (commencing with California Government Code Section 53750) (collectively the "Law"), in what is known and designated as **SANTEE ROADWAY LIGHTING DISTRICT** ("District"); and

WHEREAS, on May 10, 2017, also pursuant to Resolution No. 035-2017, the City Council ordered the preparation of an Engineer's Report ("Report") and the Director of Finance filed with this City Council said Report pursuant to the Law for its consideration and subsequently thereto, on May 24, 2017, pursuant to Resolution No. 050-2017, this City Council did adopt its Resolution of Intention to levy and collect assessments for Fiscal Year 2017-18 relating to the District, and further did proceed to give notice of the time and place for a public hearing on all matters relating to said annual levy of the proposed assessment in accordance with the Law; and

WHEREAS, at this time this City Council has heard all testimony and evidence, and is desirous of proceeding with said annual levy of assessments.

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

SECTION 1. That the above recitals are all true and correct.

SECTION 2. That at this City Council hereby confirms the assessment diagram and assessment as submitted and orders the annual levy of the assessment for street lighting purposes for Fiscal Year 2017-18 and in the amounts as set forth in the Report and as referred to in the Resolution of Intention as previously adopted relating to said annual assessment levy.

SECTION 3. That the assessment diagram and assessment for street lighting purposes as set forth and contained in said Report are hereby confirmed and adopted by this City Council as originally proposed.

SECTION 4. That the adoption of this Resolution constitutes the levy of the assessment for the Fiscal Year 2017-18.

SECTION 5. That the estimates of costs, assessment diagram, the assessments and all other matters as set forth in said Report, pursuant to the Law, as submitted, are hereby approved, adopted and confirmed by this City Council, all as originally proposed.

SECTION 6. That the maintenance of improvements contemplated by the Resolution of Intention shall be performed pursuant to law and the County of San Diego Auditor shall

RESOLUTION NO. _____

enter on the County of San Diego Assessment Roll the amount of the assessment and said assessment shall then be collected at the same time and in the same manner as the County taxes are collected. After collection by the County of San Diego, the net amount of the assessment shall be paid to the Director of Finance of the City, for the benefit of the District.

SECTION 7. That the Director of Finance has established a special fund known as the **SANTEE ROADWAY LIGHTING DISTRICT** into which the Director of Finance shall place all monies collected by the County of San Diego Tax Collector pursuant to the provisions of this Resolution and Law, and said transfer shall be accomplished as soon as said monies have been made available to said Director of Finance.

SECTION 8. That the City Clerk is hereby ordered and directed to file a certified copy of the assessment diagram and assessment roll with the County of San Diego Auditor, together with a certified copy of this Resolution immediately upon its adoption, but in no event later than August 1, 2017.

SECTION 9. That a certified copy of the assessment diagram and assessment roll shall be filed in the office of the Director of Finance, with a duplicate copy on file in the office of the City Clerk and open for public inspection.

ADOPTED by the City Council of the City of Santee, California, at a regular meeting thereof held this 12th day of July, 2017, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

PATSY BELL, CMC, CITY CLERK



Fiscal Year 2017-18 Final Engineer's Report



City of Santee

Santee Roadway Lighting District

Prepared for:



July 2017



www.webbassociates.com

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Appendices

Appendix A.	Final Assessment Roll
Appendix B.	Land Use Factors
Appendix C.	Resolution of Initiation

i. Engineer's Statement

AGENCY: CITY OF SANTEE
PROJECT: SANTEE ROADWAY LIGHTING DISTRICT
TO: CITY COUNCIL
CITY OF SANTEE
STATE OF CALIFORNIA

REPORT PURSUANT TO "LANDSCAPING AND LIGHTING ACT OF 1972"

Pursuant to direction from the City Council, submitted herewith is the Engineer's Report (the "Report"), consisting of the following parts, pursuant to the provisions of Division 15, Part 2 of the Streets and Highways Code of the State of California, being the "Landscape and Lighting Act of 1972," as amended, commencing with Section 22500, and which is in accordance with Resolution No. 035-2017 adopted by the City of Santee City Council, San Diego County, California ordering preparation of the Engineer's Report for Santee Roadway Lighting District (the "District"). This "Report" is applicable for the ensuing 12-month period, being the Fiscal Year commencing July 1, 2017 to June 30, 2018.

- SECTION 1** PLANS AND SPECIFICATIONS of the improvements to be maintained and/or improved for the Fiscal Year. The plans and specifications show and describe the existing improvements, and are sufficient in showing and describing the general nature, location and extent of the improvements.

- SECTION 2** A COST ESTIMATE of the improvements to be maintained and/or improved for the mentioned Fiscal Year.

- SECTION 3** ASSESSMENT DIAGRAM showing the boundaries of the assessment District on file with the City Clerk in the format required under the provision of the Act.

- SECTION 4** A METHOD OF ASSESSMENT APPORTIONMENT showing the proportionate amount of the assessment to be charged in proportion to the benefits to be received by each lot or parcel within the exterior boundaries as shown in Appendix C.

- SECTION 5** PROPOSED ASSESSMENTS contains the total costs and expense of the proposed improvements for Fiscal Year 2017-18 upon each parcel of land within said District, in proportion to the estimated benefits to be received by such parcels from said improvements, is set forth upon the assessment roll filed herewith and made a part hereof.

i. Engineer's Statement _____

Executed this _____ day of _____ 2017.



ALBERT A. WEBB ASSOCIATES

MATTHEW E. WEBB
PROFESSIONAL CIVIL ENGINEER NO. 37385
ENGINEER OF WORK
CITY OF SANTEE
STATE OF CALIFORNIA

Final approval, confirmation and levy of the annual assessment and all matters in the Engineer's Report were made on the _____ day of _____ 2017, by adoption of Resolution No. _____ By City Council.

CITY CLERK
CITY OF SANTEE
STATE OF CALIFORNIA

A copy of the Assessment Roll and Engineer's Report were filed in the City Clerk's Office on the _____ day of _____, 2017.

CITY CLERK
CITY OF SANTEE
STATE OF CALIFORNIA

i. Engineer’s Statement

WHEREAS, on May 10, 2017, a Resolution of the City Council of the City of Santee, California, Initiating Proceedings and Ordering the Preparation of an Engineer’s Report for the FY 2017-18 Santee Roadway Lighting District Annual Levy of Assessments was adopted;

WHEREAS, the Resolution Initiating Proceedings for the Annual Levy of Assessments and Ordering the Preparation of an Engineer’s Report directed Albert A. Webb Associates, to prepare and file a report presenting plans and specifications describing the general nature, location and extent of the improvements to be maintained, an estimate of the costs of the maintenance, operations and servicing of the improvements for the City of Santee Roadway Lighting District for the referenced Fiscal Year, a diagram for the District showing the area and properties to be assessed, and an assessment of the estimated costs of the maintenance, operations and servicing the improvements, assessing the net amount upon all assessable lots and-or parcels within the District in proportion to the special benefit received;

WHEREAS, on May 24, 2017, the City Council of the City of Santee, State of California, under the Landscaping and Lighting Act of 1972, having adopted its Resolution of Intention for the Annual Levy of Assessments declaring its intention to levy assessments for the Santee Roadway Lighting District and provide notice of the public hearing;

NOW THEREFORE, the following assessment is made to cover the portion of the estimated costs of maintenance, operation and servicing of said improvements to be paid by the assessable real property within the District in proportion to the special benefit received:

SUMMARY OF ASSESSMENT BY ZONE

Zone	Fiscal Year 2017-18
Zone A	\$0
Zone B	\$332,235
Total	\$332,235

1. Plans and Specifications

The City of Santee (the "City") formed the Santee Roadway Lighting District (the "District") on May 24, 1982. The District is an Assessment District formed for the purpose of installing, operating, and maintaining public lighting facilities within the City. The boundaries of the District are coterminous with the boundaries of the City.

Description of the Boundaries of Santee Roadway Lighting District

As originally formed, the District contains two zones of benefit with the following designations: one zone containing the major streets with streetlights of both general benefit and special benefit ("Zone A"); and one zone of benefit containing all the street lights of special benefit ("Zone B").

ZONE A: Properties located within Zone A are located in those areas of the City in which the major roadways (e.g. arterial roads) are located. Within Zone A, there are five major roadway classifications (listed in Section 4 of this report) with street lights of both general benefit and special benefit. No assessment is proposed for Zone A for the general benefit portion of the costs of street light operation and maintenance as this benefit is financed by ad valorem taxes. The special benefit attributable from Zone A streetlights have been included with the Zone B costs and include all streetlights along streets classified by the City of Santee General Plan as prime arterial, major arterials, parkways, collectors, and industrials. A description of the Zone A streets is shown on the following page.

ZONE B Properties located within Zone B are presently served by street lights of special benefit. There is a portion of Zone B benefit attributable to Zone A streetlights. Zone B consists of all parcels that have street lighting on the block (including intersections) of the street to which the parcel has frontage. These streets include not only local streets, but also include collectors, parkways, prime arterials, major arterials, residential collectors and industrial streets. This local lighting is of benefit as it increases property protection, personal safety, visibility, traffic safety, and specifically enhances those areas fronting upon the illuminated streets. Prior to the passage of Proposition 218, citizens voted to establish the maximum assessment at \$16.00 per benefit unit.

The areas in Zones A and B that contain the existing street lighting system consists of lights owned by both San Diego Gas and Electric Company and the District.

Description of Improvements and Services for Santee Roadway Lighting District

The improvements include the construction, operation, maintenance and servicing of all Street Lighting within the District.

District Financing

The City has two sources of revenue to pay for the costs associated with streetlights within the City boundaries. The streetlights of special benefit are funded through the Assessment District; the streetlights of general benefit are funded through the ad valorem property tax collected on all properties throughout the City. Prior to the passage of Proposition 13, an ad valorem tax was established designating property tax revenues for the installation, operation, and maintenance of streetlights including funding the expenses of public streetlights within the City of Santee.

The general benefit portion of the lights in Zone A is financed from ad valorem tax revenues estimated at \$283,650. The special benefit portion of lights in Zone B is financed from a benefit assessment of \$332,235. As in prior years, for Fiscal Year 2017-18 no benefit assessment will be levied for the general benefit portion of Zone A street lighting. The ad valorem taxes for Zone A are estimated to increase by 5.50% from the prior Fiscal Year based on a corresponding anticipated increase in assessed valuation.

1. Plans and Specifications

It is recommended that the Zone B street lighting benefit assessment for a single family home be \$14.06 per year; i.e., one (1) Benefit Unit equals \$14.06 for Fiscal Year 2017-18. The benefit assessment is the same as assessed for the prior Fiscal Year and is in accordance with the original assessment methodology. A detail listing of these costs is included in Section 2 of this report.

2. Cost Estimate

The cost of servicing, maintaining, repairing and replacing the actual improvements as described in the Plans and Specifications are summarized as follows:

Zone A and Zone B Budget

Description	Zone A	Zone B ⁽¹⁾	Fiscal Year 2017-18 Total
Estimated Revenue			
Property Tax	\$283,650	\$0	\$283,650
Assessment	\$0	\$332,235	\$332,235
Interest	\$1,000	\$1,000	\$2,000
Total Estimated Revenue	\$284,650	\$333,235	\$617,885
Estimated Expenditures			
Gas and Electricity	\$102,000	\$290,000	\$392,000
Repairs and Maintenance	\$30,000	\$40,000	\$70,000
Administration	\$0	\$6,360	\$6,360
Advertising	\$0	\$500	\$500
Debt Service Principal	\$0	\$7,110	\$7,110
Internal Services Charges	\$10,000	\$5,000	\$15,000
Total Estimated Expenditures	\$142,000	\$348,970	\$490,970
Increase (decrease) in Reserves	\$142,650	(\$15,735)	\$126,915
Beginning of Year Reserves	\$766,471	\$553,574	\$1,320,045
Total End of Year Reserves	\$909,121	\$537,839	\$1,446,960
End of Year Operation Reserves ⁽²⁾	\$142,000	\$348,970	\$490,970
End of Year Capital Improvements Reserves ⁽³⁾	\$767,121	\$188,869	\$955,990
Total End of Year Reserve Allocation	\$909,121	\$537,839	\$1,446,960

⁽¹⁾ Zone B Costs/Benefit includes a portion of the Zone A costs attributable to special benefit derived from Zone A lights.

⁽²⁾ The City maintains Operating Reserves for the replacement of failing street lights and as a contingency for regular maintenance and operations. Reserves are available in case of emergencies and would only be used when normal funds are depleted.

⁽³⁾ The City additionally maintains Capital Improvements reserves that are to be used for a future City-wide luminaire replacement program as well as for the installation of new lights.

3. Assessment Diagram

Boundary Map

An Assessment Diagram for Santee Roadway Lighting District has been submitted to and is on file with the City Clerk in the format required under the provision of the Act.

4. Method of Assessment

Proposition 218 Compliance

On November 5, 1996, California voters approved Proposition 218, the so-called "Right to Vote on Taxes Act." Proposition 218 amended the California Constitution by adding Articles XIII C and XIII D ("Article XIII D"), which affect the ability of local governments to levy and collect existing and future taxes, assessments, and property-related fees and charges. Article XIII D, Section 4 established new majority ballot protest procedural requirements for levying any new or increasing any existing assessments and placed substantive limitations on the use of the revenues collected from assessments. Pursuant to Article XIII D, section 5, however, any assessment existing on November 6, 1996 that falls within one of four exceptions is exempt from these majority ballot protest procedures. The four exceptions are as follows:

- 1) Any assessment imposed exclusively to finance the capital costs or maintenance and operation expenses for sidewalks, streets, sewers, water, flood control, drainage systems, or vector control. Subsequent increases in such assessments shall be subject to the procedures and approval process set forth in Section 4.
- 2) Any assessment imposed pursuant to a petition signed by the persons owning all of the parcels subject to the assessment at the time the assessment is initially imposed. Subsequent increases in such assessments shall be subject to the procedures and approval process set forth in Section 4.
- 3) Any assessment the proceeds of which are exclusively used to repay bonded indebtedness of which the failure to pay would violate the Contract Impairment Clause of the Constitution of the United States.
- 4) Any assessment that previously received majority voter approval from the voters voting in an election on the issue of the assessment. Subsequent increases in those assessments shall be subject to the procedures and approval process set forth in Section 4.

In *Howard Jarvis Taxpayers Association v. City of Riverside*, 73 Cal. App. 4th 679, 685-86 (1999), the court of appeal concluded that streetlights fall within the definition of "streets" for purposes of Article XIII D, Section 5(a), which exempts an assessment imposed solely for "street purposes."

As previously noted, the District was formed in 1982, prior to the adoption of Proposition 218, and assessments are imposed for the purpose of operating and maintaining streetlights. Pursuant Government Code Section 53753.5, because the assessments levied within the District fall within the first exception identified above, the assessments imposed within the District are not subject to the procedural and substantive requirements of Article XIII D, Section 4 in subsequent fiscal years unless: (1) the assessment methodology is changed to increase the assessment; or (2) the amount of the assessments are proposed to exceed an assessment formula or range of assessments adopted by the City in accordance with Article XIII D, Section 4 or Government Code Section 53753.

Here, the City is not proposing to change the assessment methodology and the assessments are not proposed to exceed the assessment formula or range of assessment as adopted by the City prior to November 6, 1996. Based on the forgoing, the assessments to be imposed in Fiscal Year 2017-18 are not subject to Article XIII D, Section 4.

4. Method of Assessment

Method of Apportionment and Special Benefit

As previously, stated the District was formed in 1982 for the purpose of installing, operating, and maintaining public lighting facilities within the City of Santee. The benefit charge formula established the amount of the estimated assessment on each lot or parcel of land in the District in proportion to the estimated benefit to be received by each such lot or parcel of land from the use of the streets and their appurtenances, such as street lights. An evaluation of the major roadways consistent with the method of apportionment of the District was conducted to determine the portion of general and special benefit conferred on real property within the City. Each lot or parcel of land in the District has been determined to have a specific land use by the City of Santee Department of Development Services. The use or benefit of a public street is best determined by the use of the land adjacent to the public street. Each type of actual land use was assigned a land use factor derived from trip generation rates, developed by the Transportation Planning Division of the City of San Diego's Planning Department. These factors are based on a compilation of trip generation studies done in San Diego and other Western U.S. locations. Please refer to Appendix B for the assigned land use factors.

Previously, the streetlights were split into Zones with streetlights being designated as either general benefit or special benefit. However, the majority of streetlights provide both general and special benefit. Therefore, based on the results of a recently completed traffic study on file with the City of Santee Department of Development Services, the percent of special benefit is estimated by taking the percent of "local ADT" of the measured ADT. All properties within the District are being assessed the estimated benefit received from the public lighting facilities within the City of Santee.

The streetlights along major roadways provide both general and special benefit. Based on the City's General Plan Circulation Element, the streets below have been classified as prime arterials, collectors, major arterials, parkways, or industrial.

Prime Arterials

1. Mission Gorge Road
2. Magnolia Avenue

Major Arterials

1. Mission Gorge Road
2. Woodside Avenue
3. Mast Boulevard
4. Prospect Avenue
5. Carlton Hills Boulevard
6. Cuyamaca Street
7. Magnolia Avenue

Parkways

1. Woodside Avenue
2. Town Center Parkway
3. Riverview Parkway
4. Cottonwood Avenue
5. Fanita Parkway

Industrial

1. Railroad Avenue
2. Buena Vista Avenue
3. Pathway Street
4. Hartley Road
5. Isaac Street
6. Abraham Way
7. Wheatlands Avenue
8. Wheatlands Court
9. Wheatlands Road

Collectors

1. Fanita Parkway
2. Fanita Drive
3. W. Hills Parkway
4. Carlton Oaks Drive
5. Halberns Boulevard
6. El Nopal
7. Mesa Road
8. Prospect Avenue
9. Olive Lane
10. Buena Vista Avenue
11. Cottonwood Avenue
12. Graves Avenue
13. Carlton Hills Boulevard

4. Method of Assessment

Special and General Benefit for Each Roadway Classification

Road Classification	% Special benefit	% General Benefit
Prime	23%	77%
Major	25%	75%
Parkway	55%	45%
Collector	29%	71%
Industrial	92%	8%

Each property subject to the District assessment is assigned a land use factor. The land use factor is multiplied by the number of dwelling units for parcels classified as residential, or the number of acres for other land use classifications. The product of this multiplication is the number of benefit units for each lot or parcel of land to be assessed. The sum of all the benefit units for each of the lots or parcels of land in each zone is divided into the total amounts to be generated by assessments (\$0 proposed for Zone A and \$332,235 proposed for Zone B) to arrive at the amount assessed to each benefit unit. The amount per benefit unit is then multiplied by the number of benefit units for each of the lots or parcels of land to establish the benefit charge for that lot or parcel of land.

This local lighting is of benefit to abutting parcels as it provides increased property protection, personal safety, visibility, traffic safety, and specifically enhances those areas fronting upon the illuminated street, in addition to providing the appearance of a progressive and illuminated city.

The recommended assessment this year is \$14.06 per Benefit Unit for parcels in Zone B. The benefit assessment is the same as assessed for the prior Fiscal Year and is in accordance with the original assessment methodology. The latest Assessor’s information related to parcel size and parcel number (available in mid-July 2017) will be used to determine the final assessment.

Land Use Factors

1. Each parcel of land in the lighting district was determined to have a specific land use by the City of Santee Department of Development Services.
2. Each type of land use was assigned a land use factor determined by trip generation rates by land use as they relate to a single family residential land use. The trip generation rates by land use were prepared by the City of San Diego Transportation, Planning Division and are a compilation of trip generation studies done in San Diego and other western U.S. locations.
3. If a land use was not included in the study, the City of Santee Department of Development Services made a determination as to its probable trip generation compared to single family residential and assigned a land use factor on that basis.
4. Single family residential land use was assigned a land use factor of 1.0, notwithstanding its size. The theory is that all single family residences, notwithstanding parcel size, generate approximately the same number of trips, and therefore, receive the same benefit from the use of the streets, and their appurtenances such as street lights.
5. Determination of the land use factors other than single family residential are based upon the average number of trips generated per acre or per dwelling unit for a specific land use divided by the average number of trips generated per acre or per dwelling unit for a single family residential dwelling.

A complete listing of these land use factors can be found in Appendix B.

5. Proposed Assessments

The actual assessment and the amount of the assessment for the Fiscal Year 2017-18 apportioned to each parcel as shown on the latest equalized roll at the County Assessor's office are listed in Appendix A of this Report. The description of each lot or parcel is part of the records of the County of San Diego Assessor's Office and such records are, by reference, made part of this Report.

APPENDIX A

Final Assessment Roll



APPENDIX A

**Fiscal Year 2017-18 Final Assessment Roll
Roadway Lighting District
(Under Separate Cover)**

APPENDIX B

Land Use Factors

CITY OF SANTEE

BENEFIT UNITS / LAND USE CODES

LAND			LAND		
BENEFIT	USE		BENEFIT	USE	
<u>UNITS</u>	<u>CODE</u>	<u>DESCRIPTION</u>	<u>UNITS</u>	<u>CODE</u>	<u>DESCRIPTION</u>
0.0	00	Unzoned	1.0	46	Small automotive garages
0.1	07	Timeshare	2.0	47	Industrial condominiums
0.0	09	Mobilehome (Force)	2.0	49	Special/misc. industrial
0.0	10	Vacant Residential	0.0	50	Vacant irrigated
1.0	11	Single Family Residence	0.1	51	Citrus
1.0	12	Duplex or Double	0.1	52	Avocados
1.0	13	Residential 2-4 Units/2 Houses	0.2	53	Vines
1.0	14	Residential 5-15 Units	0.1	54	Miscellaneous trees
1.0	15	Residential 16-60 Units	0.1	55	Livestock
1.0	16	Residential 61 units and up	0.1	56	Poultry
1.0	17	Condominium	0.1	57	Misc. irrigated crops
1.0	18	Co-op	0.1	58	Growing houses
1.0	19	Miscellaneous residential	0.1	59	Special/misc. irrigated
0.0	20	Vacant commercial	0.1	61	Non-irrigated 1-10 Ac.
10.0	21	1-3 story misc. store buildings	0.1	62	Non-irrigated 11-40 Ac.
10.0	22	4 story & up office/store buildings	0.1	63	Non-irrigated 41-160 Ac.
14.0	23	Regional shopping center	0.1	64	Non-irrigated 161-360 Ac.
22.0	24	Community shopping center	0.1	65	Non-irrigated 361 Ac. & up
33.0	25	Neighborhood shopping center	0.0	70	Vacant Institutional
22.0	26	Hotel, motel	2.0	71	Church
33.0	27	Service station	1.0	72	Church parking/related
25.0	28	Medical, dental, animal hospital	0.1	73	Cemetery
6.0	29	Conv. Hospital, rest home	0.1	74	Mausoleum
10.0	30	Office condominiums	0.1	75	Mortuary
22.0	31	Parking lot, garage, used car lot	1.0	76	Public building (fire, school, library)
0.5	32	Trailer park (Force # spaces)	6.0	77	Hospital
22.0	33	Theater	1.0	79	Special/misc. institutional
22.0	34	Bowling alley	0.0	80	Vacant recreational
22.0	35	Restaurant	2.0	81	Meeting hall, gym
22.0	36	Car wash	0.2	82	Golf course
22.0	37	Large chain grocery/drug store	0.4	83	Marina, dock
11.0	38	Auto sales & service agency	1.0	84	Recreational camps
11.0	39	Misc. commercial, radio station, bank, et al	0.0	85	Non-tax recreational
0.0	40	Vacant industrial	0.0	86	Open space easements
1.0	41	Factory - light manufacturing	0.1	87	Agr. preserve (no contract)
3.0	42	Factory - heavy manufacturing	0.1	88	Agr. preserve (contract)
2.0	43	Warehouse - process or storage	1.0	89	Special/misc. recreational
2.0	44	Bulk Storage (tanks, etc.)	0.0	90	Vacant taxable government property
3.0	45	Extractive & Mining	1.0	91	Improved taxable government property

APPENDIX C

Resolution of Initiation



RESOLUTION NO. 035-2017

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
INITIATING PROCEEDINGS AND ORDERING THE PREPARATION OF AN
ENGINEER'S REPORT FOR THE FY 2017-18
SANTEE ROADWAY LIGHTING DISTRICT
ANNUAL LEVY OF ASSESSMENTS**

WHEREAS, the City Council of the City of Santee desires to initiate proceedings for the annual levy of assessments for a lighting district pursuant to the terms and provisions of the "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California, Article XIII D of the California Constitution, and the Proposition 218 Omnibus Implementation Act (commencing with California Government Code Section 53750) (collectively the "Law"), in what is known and designated as: **SANTEE ROADWAY LIGHTING DISTRICT** ("District"); and

WHEREAS, these proceedings for the annual levy of assessments shall relate to the fiscal year commencing July 1, 2017; and

WHEREAS, there has been submitted to this City Council for its consideration at this time, a map showing the boundaries of the areas of assessment for the above referenced fiscal year, said map showing and further describing in general the areas of the improvements proposed to be maintained in said District, said description being sufficient to identify the areas proposed to be assessed for said maintenance thereof; and

WHEREAS, it is estimated that 40 new lights will be added within the District in FY 2017-18; and

WHEREAS, the Law requires a written report, consisting of: plans and specifications of the area of the improvements to be maintained; an estimate of the costs for maintaining the improvements, including incidental expenses in connection therewith; a diagram of the areas proposed to be assessed; and a parcel-by-parcel listing of the assessments of the estimated costs for maintaining the improvements in proportion to the special benefits to be conferred on such parcels.

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

SECTION 1. That the above recitals are all true and correct.

SECTION 2. That the map, entitled **SANTEE ROADWAY LIGHTING DISTRICT**, as submitted to this City Council, showing the boundaries of the proposed area to be assessed and the areas of the improvements to be maintained, is hereby approved, and a copy thereof shall be on file in the Office of the City Clerk and open to public inspection. The proposed parcels and properties within said areas are those to be assessed to pay certain costs and expenses for said maintenance.

RESOLUTION NO. 035-2017

SECTION 3. That the maintenance work within the areas proposed to be assessed shall be the maintenance or servicing, or both, of any facilities that are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof in accordance with the Law.

SECTION 4. That the Director of Finance is hereby ordered to cause to be prepared and to file with this City Council, the Report relating to said annual assessment and levy in accordance with the provisions of the Law.

SECTION 5. That upon completion, said Report shall be filed with the City Clerk, who shall then provide all notices required by law regarding the intent to approve assessments and hold a public hearing and submit the report to this city council for its consideration pursuant to sections 22623 and 22624 of the streets and highways code.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 10th day of May, 2017, by the following roll call vote to wit:

AYES: HALL, JONES, MCNELIS, MINTO

NOES: NONE

ABSENT: HOULAHAN

APPROVED:



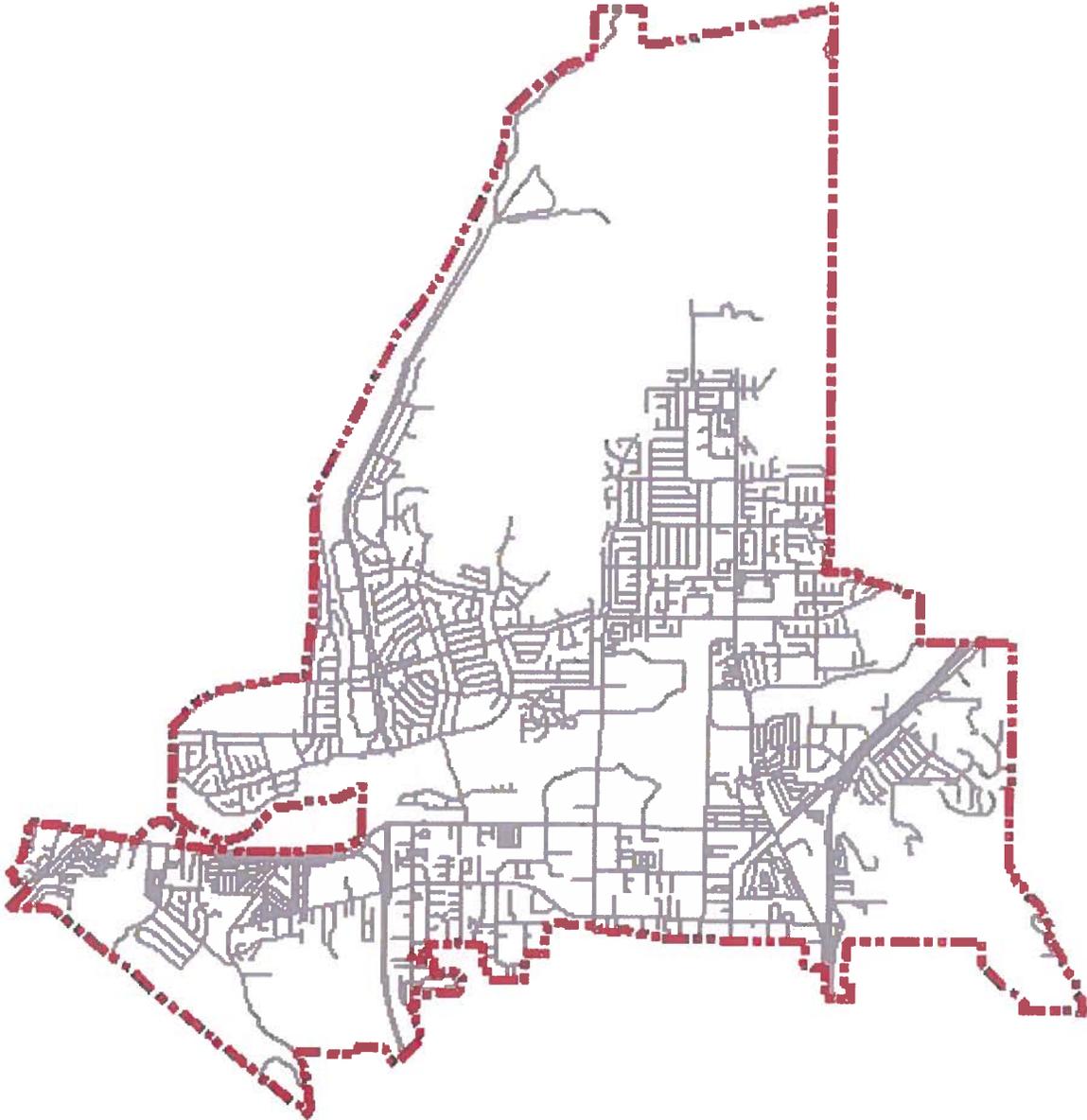
JOHN W. MINTO, MAYOR

ATTEST:



PATSY BELL, CMC, CITY CLERK

EXHIBIT A: Vicinity Map



City of Santee Vicinity Map



No Scale

Santee Roadway Lighting District

Zone A – Boundary is contiguous with that of the City

Zone B – Includes approximately 79% of all parcels throughout the City



Corporate Headquarters

3788 McCray Street
Riverside, CA 92506
951.686.1070

Palm Desert Office

41-990 Cook St., Bldg. I - #801B
Palm Desert, CA 92211
951.686.1070

Murrieta Office

41870 Kalmia Street #160
Murrieta, CA 92562
951.686.1070

City of Santee
COUNCIL AGENDA STATEMENT

4A

MEETING DATE

July 12, 2017

AGENDA ITEM NO.

ITEM TITLE

AUTHORIZATION TO SEND A LETTER TO SAN DIEGO COUNTY SHERIFF WILLIAM GORE, REQUESTING A CHANGE TO THE SHERIFF'S INTERNAL POLICY REGARDING THE ISSUANCE OF CONCEALED WEAPONS PERMITS

DIRECTOR/DEPARTMENT

John W. Minto, Mayor

SUMMARY

The State of California has given authority to Police Chiefs and County Sheriffs to issue Concealed Carry Weapon (CCW) permits under Penal Code 26150, which allows a citizen to obtain a CCW permit if the applicant is of good moral character, passes a criminal background check, completes a state approved training course, and presents good cause to be issued a permit. I believe that San Diego County Sheriff William Gore currently implements a narrowly-defined policy and has not specifically defined the minimum requirements for what constitutes "good cause" beyond the general categories of "protected law enforcement, personal protection (with documented threats), security, and business."

I am requesting the City Council authorize me to send a letter to Sheriff Gore requesting that he change the Department's internal policy to include "self-defense" and/or "personal protection" as sufficient "good cause." If Sheriff Gore decides not to amend his internal policies, the request will include that he specifically and unambiguously define the minimum requirements that constitute sufficient "good cause," and that the definition go above and beyond general categories, in a manner that allows reasonable Santee and San Diego citizens to review the requirements and immediately be able to determine whether or not they meet the minimum standards.

FINANCIAL STATEMENT ✓

There is no fiscal impact with this action.

CITY ATTORNEY REVIEW



N/A



Completed

RECOMMENDATION ✓

Authorize the Mayor to send a letter to San Diego County Sheriff William Gore, requesting a change to the Sheriff's internal policy regarding concealed weapons permits.

ATTACHMENTS

None

City of Santee
COUNCIL AGENDA STATEMENT

6A

MEETING DATE July 12, 2017

AGENDA ITEM NO.

ITEM TITLE **AUTHORIZE THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT FOR FOOD AND BEVERAGE CONCESSION SERVICES AT TOWN CENTER COMMUNITY PARK EAST WITH ROBERT VELASCO PER RFP 17/18-40008**

DIRECTOR/DEPARTMENT Bill Maertz, Community Services *WJM*

SUMMARY On June 14, 2017, the City issued a Request for Proposal (RFP 17/18-40008) for Food and Concession Services at Town Center Community Park East. The City of Santee solicited proposals from qualified individuals and/or organizations for the furnishing of all staffing, equipment and supplies necessary to provide food and drink (non-alcoholic beverage) in a concession building located at Town Center Community Park East, 550 Park Center Drive. Proposals were due on June 28, 2017. One proposal was submitted, which was from Robert Velasco. City staff has negotiated with Robert Velasco ("Contractor") and both parties have agreed to the terms of the agreement. Some of the terms include:

- The initial term of the Agreement shall be from the execution of the Agreement through June 30, 2018 (initial period) plus two additional years. The City has, at its discretion, the option to extend the Agreement an additional five years
- Contractor will pay to the City 6% of gross sales of food and beverages during the initial year. An increase of 1% to 7% of gross sales will occur after the end of the initial period and continue for the duration of the Agreement
- Contractor will provide the general cleaning (sweep/mop), stocking and up-keep of bathrooms and picnic tables adjacent to the concession building during business hours, which will enhance the upkeep of this area
- Contractor shall provide all concession equipment to operate the facility per San Diego County Health Standards and provide snack bar/concession services, as approved by the Director of Community Services or designee
- Contractor shall maintain agreed upon business hours when facilities are in operation for league play, tournament play and other hours as designated and agreed to with the Director of Community Services or designee ("Director"). Director will notify the Contractor a minimum of 48 hours in advance of special events
- Contractor shall not make changes in, or alterations, or additions to, or remove any portion, of the building, facility, etc. belonging to the City without first obtaining in writing approval of the Director

FINANCIAL STATEMENT *m* The City anticipates no out of pocket costs as the City will be receiving revenue from concession sales.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *OK for MB*

1. Authorize the City Manager to execute a Professional Services Agreement for Food and Concession Services at Town Center Community Park East with Robert Velasco. The initial period shall be from the execution of the contract through June 30, 2018 plus two additional years and an optional five year extension.

ATTACHMENTS (Listed Below)
None

6B

City of Santee
COUNCIL AGENDA STATEMENT

MEETING DATE July 12, 2017

AGENDA ITEM NO.

ITEM TITLE COUNCIL DIRECTION ON RFP EVALUATION PROCESS FOR THE MULTIPLEX THEATER PROJECT DEVELOPMENT OPPORTUNITY

DIRECTOR/DEPARTMENT Marlene D. Best, City Manager *JK for MB*

SUMMARY Pursuant to City Council direction, a Request for Proposals (RFP) for a Multiplex Theater Project Development Opportunity was prepared and issued on June 5, 2017. It was sent to major theater chains, as well as special concept, newer theater chains, as discussed with the Council. Two Council Members and two city staff also attended the RECON conference of the International Council of Shopping Centers (ICSC) in late May, and met with representatives of four theater chains. Responses to the RFP are due July 25, 2017. Staff is requesting direction as to the Council's desired level of participation in the RFP evaluation process, which would culminate in the recommendation of a top firm for the full Council's consideration at a future Council Meeting.

As one alternative, the Council could designate a Council subcommittee of two Council Members to serve on the RFP Evaluation Panel with staff. The Panel would review and evaluate the Proposals, and then confer on the selection of finalist firms, or at its discretion, recommend a single theater developer/operator firm for the City Council's consideration. The RFP Evaluation Panel would also have the option to interview the top finalist firms, which would be scheduled for early to mid-August. The Panel's determination of the recommended theater developer/operator firm (or firms) should be completed by the end of August, with the Panels' recommendation brought before the full City Council at either the August 23, 2017 or the September 6, 2017 Council Meeting.

If the City Council decides to appoint a Council subcommittee of two Council Members to serve on the RFP Evaluation Panel, it would involve the following commitments:

- Availability for the RFP review process, which would extend from late July through August;
- Review and evaluation of the Proposals, and potential selection of finalist firms for interviews;
- Participation in at least 2-3 meetings of the RFP Evaluation Panel to evaluate and confer on the Proposals and the recommended firm or firms;
- Determination of a final recommendation to the Council of a theater developer/operator firm or firms, for the City Council's consideration and final selection of a theater developer/operator firm at a future Council meeting.

FINANCIAL STATEMENT *tm* N/A

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION Provide direction to staff as to the Council's desired level of participation in the RFP evaluation process and the determination of a recommended theater developer/operator firm or firms, for the City Council's consideration and final selection of a theater developer/operator firm at a future Council meeting. *JK for MB*

ATTACHMENTS

Request for Proposals (RFP) for a Multiplex Theater Project Development Opportunity

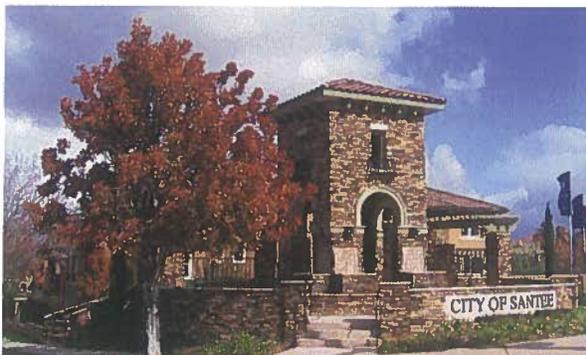
City of Santee



Request for Proposals for Multiplex Theater Project Development Opportunity

RFP Issued: June 5, 2017

Proposals Due: July 25, 2017 at 4:00 p.m.



City of Santee
10601 Magnolia Avenue
Santee, CA 92071

**CITY OF SANTEE
REQUEST FOR PROPOSALS
FOR
MULTIPLEX THEATER PROJECT DEVELOPMENT OPPORTUNITY**

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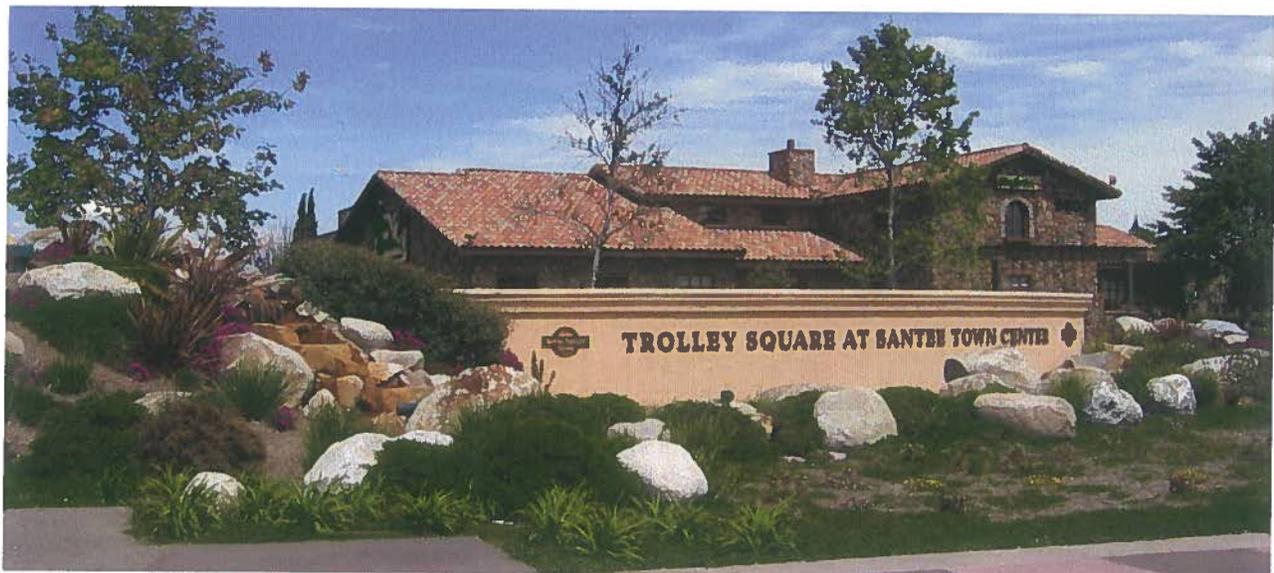
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**CITY OF SANTEE
REQUEST FOR PROPOSALS
FOR
MULTIPLEX THEATER PROJECT DEVELOPMENT OPPORTUNITY**

APPENDIX OF DUE DILIGENCE & BACKGROUND DOCUMENTS

The following supporting documents referenced below have been organized in a separate directory and access will be provided through a web link to each of the RFP respondents for their reference.

- A. Town Center Parkway Street Improvement Plans
- B. Utilities Plans [SDG&E, AT&T, and Cox Communications]
- C. Parcel Maps and Easements
- D. Parc One Improvement Plans
- E. Interim Ryan Co. Grading Plans
- F. Geotechnical Reports
- G. Overall RiverView Office Park Drainage Study
- H. Preliminary Grading Estimate
- I. NV-5 Preliminary Sewer Layout
- J. San Diego Christian College Apartments Project
- K. Overall RiverView Office Park Circulation Plans
- L. Karl Strauss Brewery Project
- M. Theater Site Acquisition
- N. Town Center Specific Plan

I. INTRODUCTION

The City of Santee, hereinafter referred to as “City”, is seeking proposals from qualified and experienced theater developers and theater operators, hereinafter collectively referred to as “theater developer/operator”, to develop a state-of-the-art multiplex theater with ancillary food and restaurant uses on a 6.74-acre City-owned site, located on the north side of Town Center Parkway between Cuyamaca Street and Riverview Parkway (the “Project”). This Request for Proposals (RFP) describes the Project, the scope of the development opportunity, the selection process, and the minimum information that must be included in the proposal. Failure to submit information in accordance with the RFP requirements and procedures may be cause for disqualification.

Based on this RFP process, the City intends to select one theater developer/operator for exclusive negotiations leading to a development agreement with the City for the designated theater project, and ultimately a theater operating agreement and ground lease for the site. If the City is unable to reach an agreement with the selected firm, then the City has the option to negotiate with another candidate firm.

RFP SCHEDULE

The City has established the following tentative milestones for the project:

Request for Proposals released:	June 5, 2017
PROPOSALS DUE:	July 25, 2017 by 4:00 p.m.
Evaluation of Proposals:	Beginning July 26, 2017
Interview of top firms (at City’s option):	Week of August 7, 2017
Anticipated selection of Theater Developer/Operator:	Late August 2017

Proposals must be clearly identified “RFP: Multiplex Theater Project” and marked “Attention: City Clerk”, and submitted by 4:00 p.m. on Tuesday, July 25, 2017 to:

Office of the City Clerk
City of Santee
10601 Magnolia Avenue – Building 3
Santee, California 92071

Any inquiries concerning this RFP must be submitted by email or in writing and directed to:

Pamela White	Voice: (619) 258-4100 ext. 223
Senior Economic Dev. Coordinator	Fax: (619) 562-0649
10601 Magnolia Avenue	Email: pwhite@cityofsanteeca.gov
Santee, California 92071	

Sincerely,



Marlene D. Best
City Manager
CITY OF SANTEE

II. CITY BACKGROUND

Santee, California is a thriving young suburban community of 57,000 residents, located eighteen miles east of downtown San Diego, and encompassing 17 square miles nestled in the rolling hills of the San Diego River Valley. It is considered a prime location for investment in the region with available land for development, positive economic growth trends, high-profile demographics, and high quality of life.

Santee is a family-based community with award-winning schools and parks, a stable local economy and one of the lowest crime rates in the region. Single-family homes comprise two-thirds of the housing stock, and 71% of homes are owner-occupied, with a vacancy factor of 2.6%, the second lowest vacancy rate in the region. Of just over 20,000 households, 70% are comprised of working parent households, which is the highest percentage in region. One-third of the population is under 25 years of age, indicating a growing millennial base.

The 2016 Median household income of \$78,932 is the seventh highest among eighteen cities in San Diego County, and the highest in the East County subregion. The 2016 median price for single-family homes in Santee was \$465,000 reflecting a 6.1% increase over 2015, with new residential developments coming on line ranging from \$600,000 to \$750,000, reflecting a broad spectrum of housing opportunities.

The City has direct freeway access to three regional freeways (State Routes 52, 67 and 125), and quick access to the Interstate 8 freeway traversing the region. From Santee, it is only 20 minutes to downtown San Diego, the beaches of La Jolla, or the “silicon valley” businesses of Sorrento Valley. Santee is also served by the San Diego Trolley, the regional light-rail system that links the Santee Trolley Square shopping center to San Diego State University, Mission Valley, Downtown San Diego, Petco Park and the San Diego Convention Center.

There are two local economic drivers that draw over 1 million visitors annually. Santee Lakes Recreation Preserve on 194 acres draws 650,000 visitors annually for picnicking, fishing, boating, and RV camping. Santee Sportsplex USA, a premier sports complex situated on 15 acres in Santee Town Center, draws over 360,000 visitors annually for sports leagues, tournaments, and corporate events, generating over 28,000 hotel room nights annually as well.

The City of Santee was incorporated in 1980 and operates as a Charter city under a Council-Manager form of government. It provides a range of municipal services that include fire safety services, street maintenance, traffic circulation, planning and community development, park and landscape maintenance, code enforcement and recreation programs. Contracted services include law enforcement, city attorney, building inspection and animal control. Water and sewer services are provided by the Padre Dam Municipal Water District. Refuse collection and recycling services are provided through a franchise agreement with Waste Management.

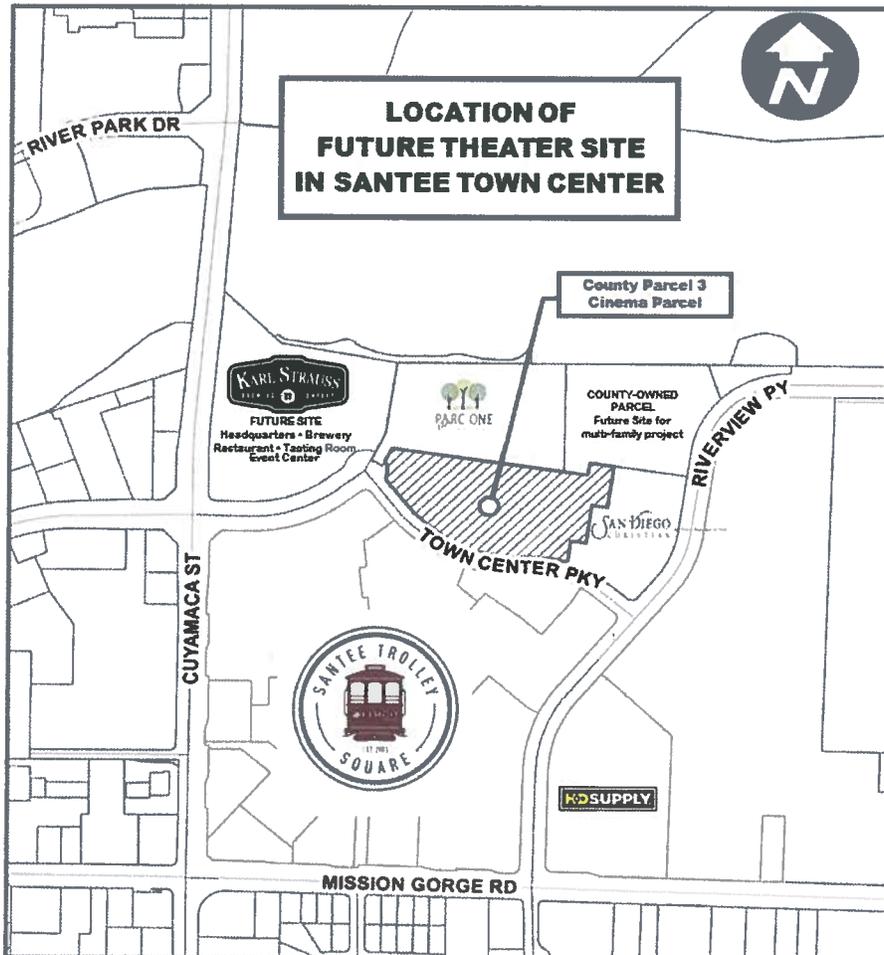


III. SITE DESCRIPTION

The Project Site comprises 6.74 undeveloped acres as a portion of APN 381-050-66 located on the north side of Town Center Parkway between Cuyamaca Street and Riverview Parkway in the heart of the Santee downtown area.

It is bounded to the north by Parc One Santee, a \$56-M development that opened in 2016 featuring 172 LEED-inspired apartments on 6.78 acres. To the south is the 455,000 square foot Santee Trolley Square shopping center anchored by a number of big box outlets, specialty retailers and restaurants. Trolley Square also includes the Santee Transit Center with regional trolley service linking Santee to downtown San Diego. To the east is San Diego Christian College, a private 4-year accredited college which occupies a 63,000 s.f. office complex on 4 acres. Directly to the west is a 10.31 acres of undeveloped property with frontage on Cuyamaca Street which is the future site of Karl Strauss Brewing Company's headquarters & brewery. In late December 2015, Karl Strauss received full entitlements for a 112,500 s.f. headquarters facility with full brewery operations, tasting room, event center, and restaurant. They acquired the property in 2016, and have plans to initiate site work later this year.

These properties were all previously owned by the County of San Diego, which owns several acres in Santee's downtown area. The City of Santee acquired the 6.74-acre subject property (Parcel 3) from the County in April 2017, and is pursuing the development of a multiplex theater on this site through this RFP process.



IV. SITE HISTORY AND ZONING INFORMATION

The zoning and land uses for this site and surrounding areas are governed by the Santee Town Center Specific Plan, and the Town Center Specific Plan Amendment (TCSPA04-01), which provided for the RiverView Office Park overlay. The future Theater use was also referenced in these earlier planning documents.

Soon after the city’s incorporation in 1980, the city leaders created a “smart growth” vision for the city’s downtown area. They adopted the Santee Town Center Specific Plan – a mixed-use master plan for 700 acres in the heart of Santee integrating commercial, residential and civic uses, and comprising the Town Center Specific Plan Area. They saw the need for bringing retail, business and residents closer together in a community-based lifestyle.

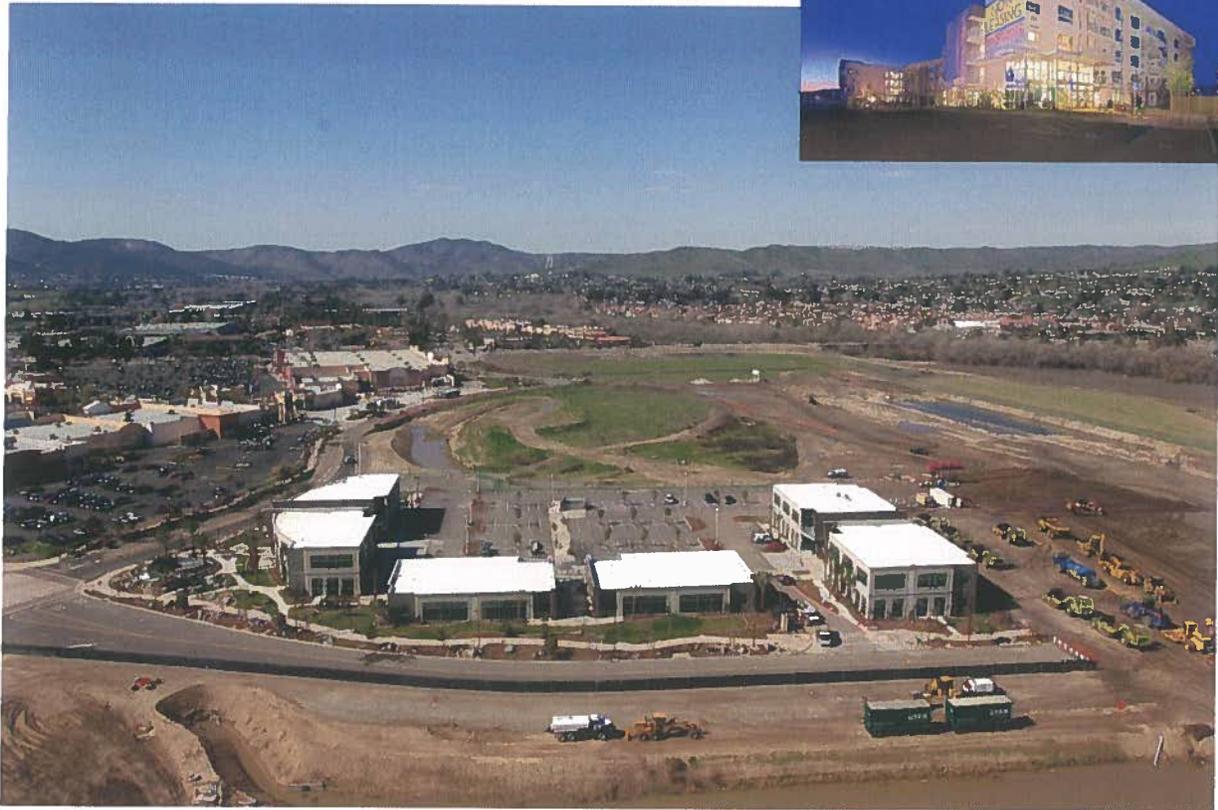
In early 2004, the County of San Diego entered into a Disposition and Development Agreement (DDA) with the Ryan Companies US, Inc. to serve as Master Developer for the County’s 104 acres located in the Santee Town Center area. During that same period, the City of Santee, the Santee Community Development Commission (the City’s redevelopment agency), and the County of San Diego entered into a Cooperation Agreement in March 2004 for the purpose of facilitating future development County’s property. It also addressed a Cinema/Mixed Use Project which contemplated a multi-screen movie theater on a 5-7 acre site.

In February 2006, the City adopted the Town Center Specific Plan Amendment for the RiverView Office Park comprising 104 acres for high tech, office park and a “Mixed Use Area” of about 22 acres. The 6.74-acre portion known as Parcel 3 or “the Cinema Parcel” was identified as the theater component of this “Mixed Use Area”.

In subsequent years, Ryan Companies continued to develop the Hartford/HD Supply site, the office complex which was acquired by San Diego Christian College, and pursued development of the Cinema Parcel for several years with various theater operators. Within the Mixed-Use Area on the north side of Town Center Parkway, the 172-unit Parc One Apartments were completed in early 2016, and San Diego Christian College was granted entitlements for 128 apartments on an adjacent parcel in April 2014, but that site is still awaiting development. The future Theater site benefits from ready access to utilities, support infrastructure, water availability, and reclaimed water for landscaping. The City also invested \$3.6 million in infrastructure improvements to that segment of Town Center Parkway.

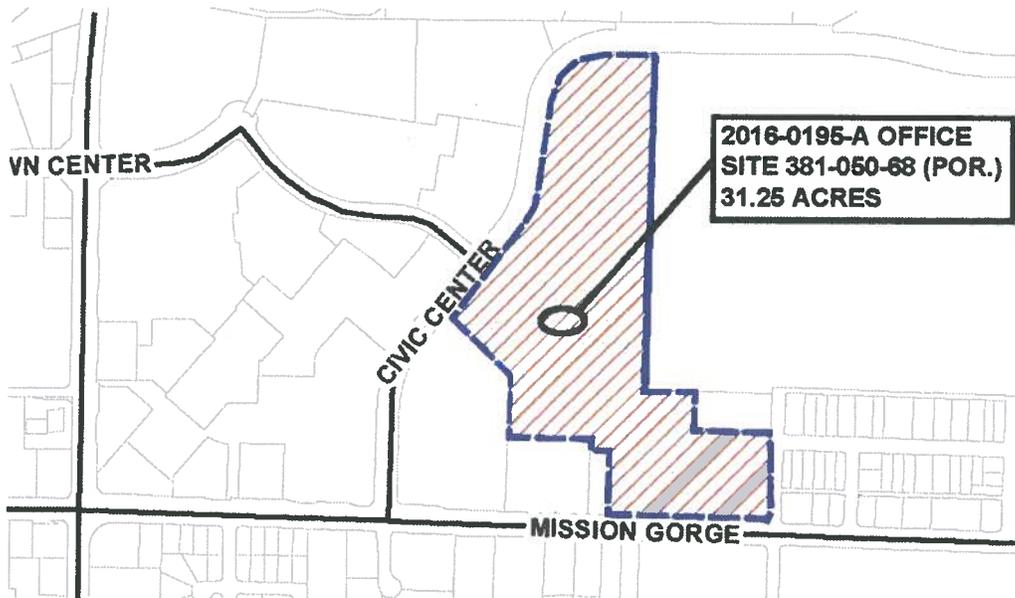
In early 2016, the Ryan Companies’ DDA with the County expired, and the City resumed negotiations with the County of San Diego to fulfill the mutual objectives for the development of a movie theater on the 6.74-acre Parcel 3 designated as the Cinema Parcel. That process culminated in the City acquiring the subject property from the County, with escrow closing at the end of April 2017.

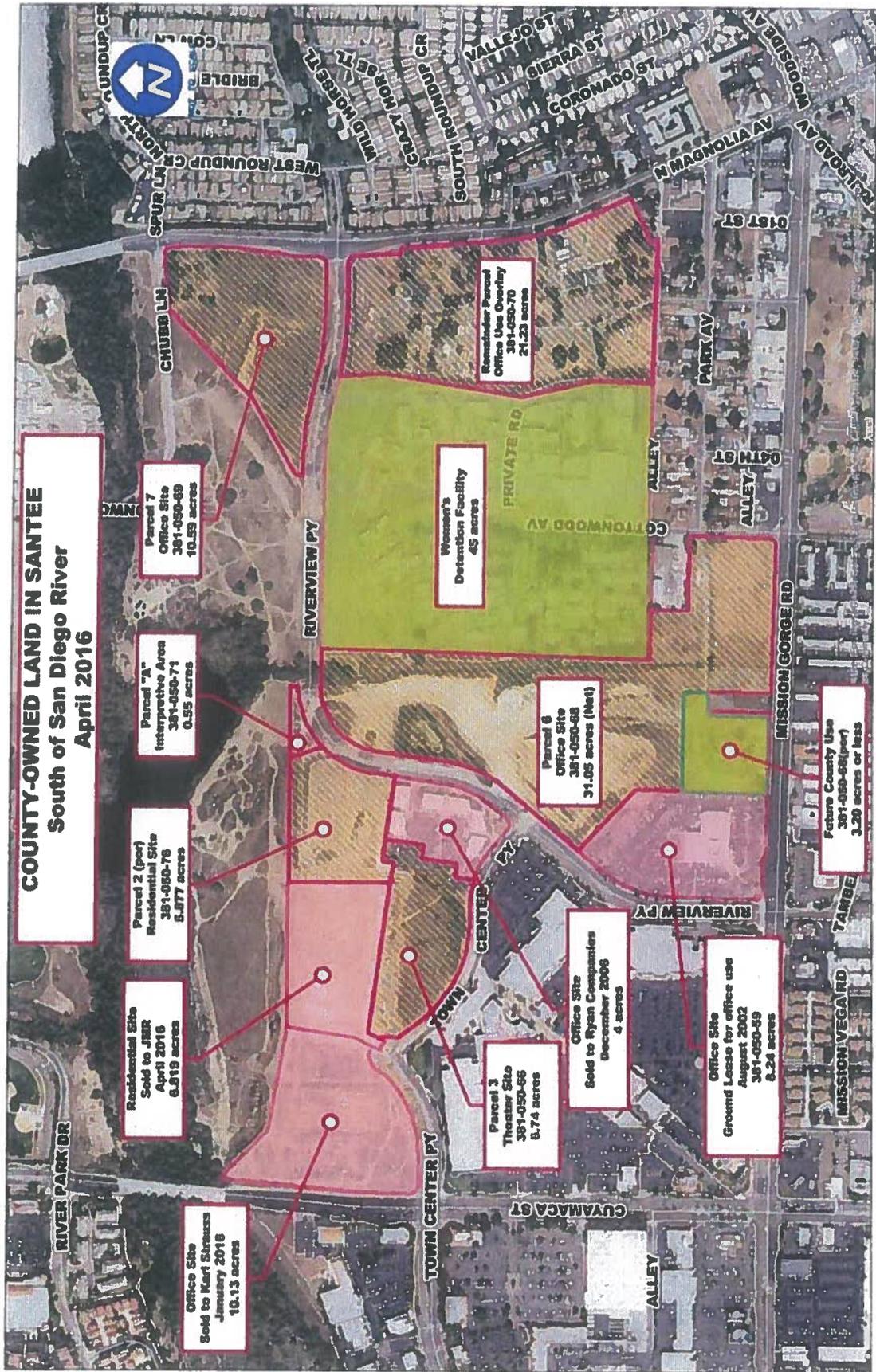




This depicts the undeveloped Cinema parcel in 2008, looking from east to west over the office complex which later became San Diego Christian College. Since that time, the Parc One Apartments have been developed on the 6.78-acre pad just to the northeast of the college campus [see insert].

Today, there remains close to 100 acres along the San Diego River owned by the County of San Diego, slated for future sale and development for office, commercial and residential uses. In March 2017, the County of San Diego declared “surplus” 31.25 acres of County owned property in the Santee Town Center area, and this property will be slated for sale in the 12-18 months. This property presents significant development opportunities for hotel and restaurant uses, office park, and mixed-use scenarios







V. ENTERTAINMENT DISTRICT CONCEPT

The City is pursuing an Entertainment District concept to encompass the Karl Strauss brewery, multiplex theater, restaurants, future hotel, and other complementary uses in that vicinity of the Santee Town Center. The City is commissioning a Santee Hotel Market Analysis from HVS Consulting to further support its hotel recruitment efforts, and is envisioning a hotel site in close proximity to the theater, Karl Strauss Brewery, Santee Trolley Square, and the Santee Transit Center. The proposed Entertainment District would incorporate additional restaurants, breweries, hospitality and entertainment uses, and serve as a focal point for the Santee Town Center.

Enhanced signage provisions have also been adopted for the RiverView Office Park areas comprising the Karl Strauss Brewery site and the future theater site. In September 2015, the City initiated a Town Center Specific Plan Amendment to broaden and expand sign provisions to include the roof-mounted sign reflected in the Karl Strauss project, but also the expectation of the unique signage needs of the future multiplex theater project, such as dynamic lighting, and changeable signs to promote movies and special events. All of these enhanced sign provisions are designed to create an entertainment-oriented ambiance. The Town Center Specific Plan Amendment adopting these provisions for both the brewery and theater sites was approved as part of the Karl Strauss entitlements on December 17, 2015.

VI. CINEMA PARCEL TRANSACTION

Following several months of discussions and negotiations between the City and County staff and officials, a Purchase and Sale Agreement, Joint Escrow Instructions, and Option Agreement document was approved in March 2017. It provides for the City of Santee acquiring the 6.74-acre Parcel 3 (the Cinema Parcel) from the County of San Diego for one dollar (\$1.00) for the future development of a multiplex theater on this site, subject to certain deed restrictions and option provisions as outlined in the associated Grant Deed and Option Agreement.

The Grant Deed and Option Agreement specifically provide that, for a term of 20 years, the property shall be used as a site to develop and operate a movie theater and food services ancillary to the operation of a movie theater as a primary use. The parties also contemplated that if a movie theater was no longer viable at any point in the 20-year period, there was a provision for other County-approved civic, educational or cultural uses such as a performing arts center, museum, library, or community center. The Agreement further provides that, within that 20-year term, if the property were to be used for purposes other than those outlined in the Grant Deed and Option Agreement, the property would revert to County ownership and the agreement would terminate, subject to the Option provisions. Should that contingency occur,

the County would grant the City the right of first offer (option) to purchase the property from the County for full market value as of the date of the termination.

Approval of this Purchase and Sale Agreement in March paved the way for the anticipated development of a state-of-the-art multiplex theater encompassing enhanced onsite food and full-service restaurant uses. This is the conceptual use that has been confirmed in discussions with County staff and counsel and is reflected in the deed restrictions. Specifically, it would allow for a theater with related food uses and onsite full-service restaurant, as represented by "The Lot" and other state-of-the-art theater concepts incorporating an on-site restaurant.

This City-County Agreement reflects a decade-long mutual understanding between the City and County for future development of Parcel 3, and provides a nexus of consistency with both the Santee Town Center Plan and the Town Center Specific Plan Amendment. Specifically, it implements the theater component of the "Mixed Use Area" outlined in the Town Center Specific Plan Amendment dated February 8, 2006.

In light of the Grant Deed provisions and the City's objective to maintain a theater use on that site for a period of 20 years, the City contemplates negotiating mutual terms with a theater operator for a several year ground lease with renewals and options to extend, spanning a 20-year period. It is of the City's interest to ensure a ground lease arrangement with terms that are economically viable for the theater operator, and consistent with theater industry practices.

VII. OVERVIEW OF DEVELOPMENT OPPORTUNITY

Ultimately, the City desires that the selected theater developer/operator will be able to achieve the following theater design and development components:

- A. Provides a state-of-the-art multiplex theater complex with on-site food and ancillary restaurant uses, offering enhanced theater patron amenities, cutting-edge movie experience technologies, with a range of pricing options and opportunities that address a broad spectrum of the Santee community.
- B. Incorporates into the theater design and identifies proposed or desired restaurant uses which will complement and enhance the theater uses. If the restaurant component is a separate operation, it should be a well-recognized restaurant firm featuring table service, evening dining, and bar service. The restaurant component must be part of the theater complex, but the design may accommodate separate outdoor access to the restaurant, as well as restaurant access from the theater lobby, especially in the case of a separate restaurant operator.
- C. Provides for one auditorium area to be adaptable for multipurpose uses with a performance stage, to accommodate a variety of special events. Other aspects such as design features and access to this facility would be determined in subsequent exclusive negotiations with the selected theater developer/operator.
- D. Identifies other site amenities which may enhance the entertainment experience.
- E. Addresses the concepts and design standards identified in the Santee Town Center Specific Plan, and the Town Center Specific Plan Amendment (TCSPA04-01).

- F. Exemplifies exceptional architecture and design features that will generate street-level interest and create a centerpiece development to support a future Entertainment District in Santee Town Center.
- G. Creates both design and pedestrian connectivity with adjacent uses in the Santee Town Center Specific Plan Area.

Based on this RFP process, the City intends to select one theater developer/operator for exclusive negotiations leading to a development agreement with the City for the designated theater project, and ultimately a theater operating agreement and ground lease for the site. If the City is unable to reach an agreement with the selected firm, then the City has the option to negotiate with another candidate firm.

DESIRED QUALIFICATIONS FOR SELECTED THEATER OPERATOR/DEVELOPER:

The objective of the RFP process is to select an optimal theater operator/developer that has the theater industry and development experience, and financial capability to initiate the desired project and secure entitlements within the targeted time frame as negotiated with the City.

Key qualifications would be as follows:

- Representing a theater chain with multiple outlets, with competitive market access to first-run film releases, and a minimum of ten years of theater industry experience.
- Recent theater development experience, with examples of state-of-the-art theater design features, customer amenities, and technological capabilities.
- Multiplex theater development experience with projects incorporating independent restaurants, and/or enhanced restaurant, food and lounge services.
- Theater development team capability and expertise to fast-track project development and entitlements for state-of-the art multiplex theater.
- Financing capability to initiate the development of a state-of-the-art multiplex theater within 6 months of securing all entitlements and final approvals.
- Demonstrated experience with similar projects in California, and familiarity with CEQA and similar provisions would be highly desirable.

VIII. PROPOSAL AND SUBMITTAL REQUIREMENTS

PROPOSAL FORMAT AND CONTENT

The proposer shall submit one original and four hard copies of a Proposal Package in 8.5" x 11" format, with one copy unbound for ease of reproduction. The complete Proposal Package shall also be submitted digitally in pdf format. The inclusion of large-scale drawings and exhibits is discouraged; if included, these shall be limited to no more than three such pages in 11" x 17" format. All must be in 8½" x 11" format except for up to three 11" x 17" foldouts.

Proposals should be concise but provide sufficient detail to enable the City to conduct a thorough evaluation of the proposal. Proposals should clearly demonstrate the firm's qualifications and experience with similar projects, as well as the qualifications and competence of the project development team. Firms may provide more information as deemed appropriate, but are required to follow the general outline and include the minimum information presented below. The substance of proposals will carry more weight than their form or manner of presentation.

Transmittal Letter / Executive Summary

A signed letter of transmittal briefly stating the theater operator/developer's understanding of the development opportunity, the project objectives, and why the firm believes it is the best qualified firm. Include an overview that highlights the firm's approach to the project and its commitment to meet or exceed the City's desired objectives. For a development team comprised of a theater operator and development partner, provide this information for each participating firm. Also include:

- The title and date of the proposal.
- The firm's legal name and address, form of business (sole proprietor, partnership, corporation, joint venture, etc.).
- Company website and year firm was established.
- Name, title, address and contact information (phone and e-mail) of the person to contact regarding the proposal.

Theater Industry and Development Experience

- Describe the firm's qualifications, competence, capacity and resources to develop the theater project and meet the desired objectives and qualifications outlined for this development opportunity. Identify the key personnel that will coordinate the project, and their expertise and industry experience.
- Describe the firm's relevant development experience with state-of-the-art multiplex theater projects and new industry technologies.
- Describe the firm's financial capacity and capital financing resources to initiate the project, support ongoing project development and entitlements costs and complete the project within the anticipated time frame.
- Also describe the firm's experience working with local government development and entitlement processes, state and local building codes and regulations, and other local guidelines and criteria.
- Identify 2-3 successfully completed projects of a similar nature within the last five (5) years. Client references for these projects may also be included.

Development Proposal

This section shall include a narrative description and submittals reflecting the architectural and land planning theme for the project, as well as the theater operations, guest features and amenities.

- Provide a detailed overview of the type of theater operations and development that the firm is proposing to develop for the site. Include all enhanced design features, theater amenities and theater experience technologies.
- Include a preliminary site plan which delineates the theater, concessions, and restaurant uses, as well as other related uses. While a detailed completed site plan is not required at this time, a preliminary site plan is necessary to properly evaluate each proposal.
- Describe the firm's unique qualifications, competence, capacity and resources to develop the theater project and meet the desired objectives for this development opportunity. Identify the key personnel that will coordinate the project, and their expertise and industry experience.
- Provide proposed project renderings, elevations or schematics to convey the vision for the project, as well as design rendering of completed or approved projects.