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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**

**April 24, 2013  
7:00 PM**

**ROLL CALL:** Mayor Randy Voepel  
Vice Mayor John Minto  
Council Members Jack Dale, Rob McNelis and John Ryan

**LEGISLATIVE INVOCATION \ PLEDGE OF ALLEGIANCE:**

**PROCLAMATION:** [Designating April 27, 2013 as Arbor Day 2013 and Recognizing the City of Santee as a Tree City USA for 2012](#)

**PROCLAMATION:** [Bike to Work Month – May 2013](#)

**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 before the meeting is called to order. Speakers are limited to 3 minutes.

- (A) Approval of reading by title only and waiver of reading in full of Ordinances on agenda.**
- (B) Approval of Meeting Minutes:**
  - [Santee City Council 4-10-13 Regular Meeting](#)
  - [CDC Successor Agency 4-10-13 Regular Meeting](#)
  - [Public Financing Authority 4-10-13 Regular Meeting](#)
- (C) Approval of Payment of Demands as presented.**

- (D) Second Reading and adoption of an Ordinance of the City of Santee, California, setting aside prior approval for executing a Development Agreement by and among the City Of Santee, Fanita Ranch L.P. and Barratt American Incorporated.
- (E) Approval of the expenditure of \$59,229.11 for March 2013 Legal Services and related costs.
- (F) Authorization for the City Manager to execute an agreement with San Diego County Water Authority for the use of Proposition 84 Funds to conduct a pilot study for the installation of infiltration strips in concrete flood control channels.
- (G) Adoption of a Resolution accepting the Citywide Pavement Repair and Rehabilitation Program 2011 Project (CIP 2011-01) as complete and authorize the recording of a Notice of Completion.
- (H) Award and authorization for the City Manager to execute a professional services agreement to URS in an amount not to exceed \$15,786 for the Town Center Community Park Landscape Irrigation well study and authorization to transfer \$30,000 of Park-in-Lieu funds from General Park Improvements to the Town Center Community Park Landscape Irrigation Well project.

2. PUBLIC HEARINGS: None

3. ORDINANCES (First Reading):

- (A) An Ordinance amending Sections 9.68.030 and 9.60.040 of the Santee Municipal Code regulating the consumption of alcohol in Town Center Community Park and defining aggressive soliciting.

Recommendation:

Introduce and conduct first reading of the Ordinance.

4. CITY COUNCIL ITEMS AND REPORTS:

5. CONTINUED BUSINESS: None

**6. NEW BUSINESS:**

**(A) Location agreement between the City of Santee and HD Supply Facilities Maintenance, Ltd.**

Recommendation:

Adopt the Resolution approving the location agreement between the City of Santee and HD Supply Facilities Maintenance, Ltd.

**(B) Resolution approving associate membership by the City of Santee in the California Enterprise Development Authority (CEDA) and authorizing and directing the execution of an associate membership agreement; Resolution authorizing the City of Santee to join the FIGTREE PACE Program; authorizing the California Enterprise Development Authority to conduct contractual assessment proceedings and levy contractual assessments within the territory of the City of Santee; and authorizing related actions.**

Recommendation:

1. Adopt Resolution approving Associate Membership in the California Enterprise Development Authority (CEDA) and authorizing and directing the execution of an Associate Membership Agreement with CEDA; and
2. Adopt Resolution authorizing the City of Santee to join the FIGTREE PACE program, authorizing CEDA to conduct contractual assessment proceedings and levy contractual assessments within the territory of the City of Santee, and authorizing related actions.

**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 1B)

**10. SANTEE PUBLIC FINANCING AUTHORITY:**

(Note: Minutes appear as Item 1B)

**11. CITY ATTORNEY REPORTS:****12. CLOSED SESSION:****(A) CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

(Government Code section 54956.8)

**PROPERTIES:**

The following addresses on Prospect Avenue in Santee, CA: 9860, 9808, 9822, 9840, 9830, 10017, 10023, 10131-10151, 10273, 10273, 10109, 10205, 10049, 10051, 10027-10039, 9915, 9851, 9825, 9833, 9959, 9835, 9855, 9805, 10375, 10527, 10517, 10445, 10555-10559, 10540, 10510, 10580, 10612, 10622, 10618, 10638, 10806, 10658, 10611, 10625, 10631, 10659, 10723, 10809, 10723, 10735, 10250, 10054, 10112, 10320, 10370, 10380, 10352. The following addresses in Santee, CA: 8539 Hubbles Lane, 8565 Paseo Drive, 8540, 8539, 8537 Cora Mae Place, 8629 Tumbleweed Terrace, 8614, 8622 Siesta Road, 8516-8528 N Magnolia Avenue, 8605, 8602 Fiona Way. The following Assessor's Parcel Numbers, which have no assigned street address, in Santee, CA: 384-180-20-00, 384-190-34-00, 384-190-72-00, 384-240-16-00, 384-250-06-00, 384-250-18-00, 384-251-09-00, 384-410-29-00, 384-410-77-00

**AGENCY NEGOTIATORS:** Bruce Beach, Best Best & Krieger LLP, and Chip Willett, Dokken Engineering

**NEGOTIATING PARTIES:** Lawrence A. Hayden and Tina M. Hayden, San Diego Metropolitan Transit District Board, Rodney and Tonya Crossman, Roe Family, Edwards Trust, Robert Bates, HSP Partners, Mary Jude Ltd Partnership, Ronald and Garalyn Snow, Carl and Deborah Freeman, Jonathan D. Urshan, Catarino and Mario Navarro, Bruce R. and Brenda F. Kleege, Bron Development Co., John and Lorna Nickols, Michael and Adele Barrack, Gloria Duff, Ida E. Cunradi, Fiz-Fast, Inc., Tom Hurner, Thomas and Carol Angus, Leann Lardy, Proj. Manager, County Airports Division, Orin and Janette Baertsch, Robert Schnieders, Frankie B. Clemens, Flohr Family Trust; Warczak Family Trust, Mark and Vivian Kroeger, Donna J. McDonnell, TW Cameron, LLC, Cameron Brothers Construction Co. LP, John and Shirley Cameron, Snyder Family Trust, Dennis J. Cushman and Shawna M. Faubel, Ray C. Cadena, James C. Walton, Jesse Cryns - JCMS Landscaping, 10806 Prospect Avenue, LLC, Robert and Kathryn McWay, et al., Robert and Cheryl Eschwege, Michael R. Fernandes, Sueannette Wood Maniscalco, DC Commercial, LLC, Schleuterman Family Trust, Eugene and Florence Warengo, Richard and Linda Hopper and Henry Tietz, Roy A. Woodward, Robert and Brenda Kleege, Charles L. Tatman, Michael and Charlotte Pratkano, Franco and Caterina Race, Regina Marahrens, Zack Cirks, Martin Ramirez, Guadalupe Villa, and any other person having an ownership interest in the properties listed above.

**UNDER NEGOTIATION:** Both price and terms

**(B) CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION**

(Gov. Code section 54956.9)

Name of Case: Equity Lifestyle Properties, Inc. and MHC Financing Limited Partnership Two v. City of Santee, SDSC Case No. 37-2012-00065477.

**(C) CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION**

(Gov. Code section 54956.9)

Name of Case: MHC Financing Limited Partnership Two v. City of Santee, USDC Case No. 12 CV 253 W-POR.

**(D) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION**

Government Code Section 54956.9(a)

Name of Case: Cameron's Mobile Estates, LLC v. City of Santee Case No. 37-2012-00069606-CU-WM-EC

**13. ADJOURNMENT:**



May	02	Santee Park & Recreation Committee	Bldg. 6 Conf. Rm.
May	08	City Council Meeting	Chamber
May	13	Community Oriented Policing Committee	Chamber Conf. Rm.
May	22	City Council Meeting	Chamber
June	06	Santee Park & Recreation Committee	Bldg. 6 Conf. Rm.
June	10	Community Oriented Policing Committee	Chamber Conf. Rm.
June	12	City Council Meeting	Chamber
June	20	Manufactured Home Fair Practices Commission	Chamber
June	26	City Council Meeting	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.ci.santee.ca.us](http://www.ci.santee.ca.us).**

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State of California    } County of San Diego    } ss. City of Santee            }	<h3>AFFIDAVIT OF POSTING AGENDA</h3>
I, <u>Patsy Bell, CMC, City Clerk</u> of the City of Santee, hereby declare, under penalty of perjury, that a copy of this Agenda was posted in accordance with Resolution 61-2003 on <u>April 19, 2013</u> at <u>4:30 p.m.</u>	
_____ Signature	<u>4/19/13</u> Date