

**CITY OF SANTA BARBARA  
CITY COUNCIL**

**Helene Schneider**  
*Mayor*  
**Frank Hotchkiss**  
*Mayor Pro Tempore*  
**Grant House**  
*Ordinance Committee Chair*  
**Dale Francisco**  
*Finance Committee Chair*  
**Cathy Murillo**  
**Randy Rowse**  
**Bendy White**



**James L. Armstrong**  
*City Administrator*

**Stephen P. Wiley**  
*City Attorney*

**City Hall**  
*735 Anacapa Street*  
<http://www.SantaBarbaraCA.gov>

**AUGUST 14, 2012  
AGENDA**

**ORDER OF BUSINESS:** Regular meetings of the Finance Committee and the Ordinance Committee begin at 12:30 p.m. The regular City Council meeting begins at 2:00 p.m. in the Council Chamber at City Hall.

**REPORTS:** Copies of the reports relating to agenda items are available for review in the City Clerk's Office, at the Central Library, and <http://www.SantaBarbaraCA.gov>. In accordance with state law requirements, this agenda generally contains only a brief general description of each item of business to be transacted or discussed at the meeting. Should you wish more detailed information regarding any particular agenda item, you are encouraged to obtain a copy of the Council Agenda Report (a "CAR") for that item from either the Clerk's Office, the Reference Desk at the City's Main Library, or online at the City's website (<http://www.SantaBarbaraCA.gov>). Materials related to an item on this agenda submitted to the City Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office located at City Hall, 735 Anacapa Street, Santa Barbara, CA 93101, during normal business hours.

**PUBLIC COMMENT:** At the beginning of the 2:00 p.m. session of each regular City Council meeting, and at the beginning of each special City Council meeting, any member of the public may address the City Council concerning any item not on the Council's agenda. Any person wishing to make such address should first complete and deliver a "Request to Speak" form prior to the time that public comment is taken up by the City Council. Should City Council business continue into the evening session of a regular City Council meeting at 6:00 p.m., the City Council will allow any member of the public who did not address them during the 2:00 p.m. session to do so. The total amount of time for public comments will be 15 minutes, and no individual speaker may speak for more than 1 minute. The City Council, upon majority vote, may decline to hear a speaker on the grounds that the subject matter is beyond their jurisdiction.

**REQUEST TO SPEAK:** A member of the public may address the Finance or Ordinance Committee or City Council regarding any scheduled agenda item. Any person wishing to make such address should first complete and deliver a "Request to Speak" form prior to the time that the item is taken up by the Finance or Ordinance Committee or City Council.

**CONSENT CALENDAR:** The Consent Calendar is comprised of items that will not usually require discussion by the City Council. A Consent Calendar item is open for discussion by the City Council upon request of a Councilmember, City staff, or member of the public. Items on the Consent Calendar may be approved by a single motion. Should you wish to comment on an item listed on the Consent Agenda, after turning in your "Request to Speak" form, you should come forward to speak at the time the Council considers the Consent Calendar.

**AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the City Administrator's Office at 564-5305 or inquire at the City Clerk's Office on the day of the meeting. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

**TELEVISION COVERAGE:** Each regular City Council meeting is broadcast live in English and Spanish on City TV Channel 18 and rebroadcast in English on Wednesdays and Thursdays at 7:00 p.m. and Saturdays at 9:00 a.m., and in Spanish on Sundays at 4:00 p.m. Each televised Council meeting is closed captioned for the hearing impaired. Check the City TV program guide at [www.citytv18.com](http://www.citytv18.com) for rebroadcasts of Finance and Ordinance Committee meetings, and for any changes to the replay schedule.

# REGULAR CITY COUNCIL MEETING – 2:00 P.M.

## CALL TO ORDER

## PLEDGE OF ALLEGIANCE

## ROLL CALL

## CHANGES TO THE AGENDA

## PUBLIC COMMENT

## CONSENT CALENDAR

### CITY COUNCIL

**1. Subject: Minutes**

Recommendation: That Council waive the reading and approve the minutes of the regular meeting of August 7, 2012.

**2. Subject: Records Destruction For Community Development Department (160.06)**

Recommendation: That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Relating to the Destruction of Records Held by the Community Development Department in the Housing and Human Services and Planning Divisions.

**3. Subject: Contract For Concrete Assessment Services At El Estero Wastewater Treatment Plant (540.13)**

Recommendation: That Council authorize the Public Works Director to execute a City Professional Services contract with Coffman Engineers in the amount of \$137,264.00 for engineering and scientific assessment services for the evaluation of the existing concrete structures, buildings, and walls at the El Estero Wastewater Treatment Plant, and authorize the Public Works Director to approve expenditures of up to \$13,726.40 for extra services of Coffman Engineers that may result from necessary changes in the scope of work.

## **CONSENT CALENDAR (CONT'D)**

**4. Subject: Introduction Of Ordinance To Approve An On Bill Financing Agreement For The Los Banos Boiler Replacement Project (570.07)**

Recommendation: That Council:

- A. Introduce, and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving and Authorizing the Public Works Director to Execute An On Bill Financing Loan Agreement in the Amount of \$53,032.83 with Southern California Gas Company for the Acceptance of Loan Funds To Assist in the Replacement of Pool Heaters at the Los Banos Del Mar Pool; and
- B. Increase Appropriations and Estimated Revenues by \$60,234.83 in the Intra-City Services Fund which includes \$53,032.83 in loan funds as well as a \$7,202 energy credit from Southern California Gas Company.

**5. Subject: Response To Grand Jury Report Regarding Citizen Access To Law Enforcement Audio/Video Recordings (150.04)**

Recommendation: That Council authorize the Mayor and the Chief of Police to provide the City Council's response to the report of the 2011-2012 Santa Barbara County Civil Grand Jury entitled, Citizen Access To Law Enforcement Audio/Video Recordings.

**6. Subject: July 2012 Investment Report (260.02)**

Recommendation: That Council accept the July 2012 Investment Report.

## **SUCCESSOR AGENCY**

**7. Subject: Adoption Of Third Recognized Obligation Payment Schedule And Redevelopment Obligation Retirement Fund Proposed Budget For The Period Of January 1, 2013 To June 30, 2013 (620.01)**

Recommendation: That the Successor Agency to the Redevelopment Agency:

- A. Adopt, by reading of title only, A Resolution of the Successor Agency to the City of Santa Barbara Redevelopment Agency, Adopting the Third Recognized Obligation Payment Schedule for the Period of January 1, 2013 to June 30, 2013;
- B. Approve the Redevelopment Obligation Retirement Fund Proposed Budget for the Period of January 1, 2013 to June 30, 2013; and
- C. Approve an Increase in the amount of \$25,000 to the Legal Services Contract with Price, Postel, and Parma for Oversight Board legal counsel services.

## NOTICES

8. The City Clerk has on Thursday, August 9, 2012, posted this agenda in the Office of the City Clerk, on the City Hall Public Notice Board on the outside balcony of City Hall, and on the Internet.
9. Cancellation of the regular City Council meetings of August 21, 2012, August 28, 2012 and September 4, 2012.
10. The public hearing scheduled for August 14, 2012, at 2:00 p.m. to hear an appeal of Fire and Police Commission Denial of Taxicab Driver's Permit has been cancelled.

**This concludes the Consent Calendar.**

## **CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS**

### PUBLIC WORKS DEPARTMENT

11. **Subject: Introduction Of Ordinance Approving Sale Of City Surplus Real Property Located At 20 South Milpas Street (330.03)**

Recommendation: That Council:

- A. Introduce, and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving the Sale of the Surplus Real Property Located at 20 South Milpas Street (APN 017-165-007) to 18-20 Milpas Investors, LLC, a California Limited Liability Company, in the high bid amount of \$570,000; and
- B. Authorize the City Administrator to Execute the Land Purchase Agreement and Escrow Instructions and Title Transfer Documents, as Approved by the City Attorney, to Effectuate the Sale of the Real Property located at 20 South Milpas.

## **MAYOR AND COUNCIL REPORTS**

12. **Subject: Request from Councilmembers House and Murillo for Presentation on Current Housing Needs And Trends In Southern Santa Barbara County (660.06)**

Recommendation: That Council consider a request from Councilmembers House and Murillo to hear a presentation from the Coastal Housing Coalition regarding current housing trends and needs in southern Santa Barbara County and the surrounding region.

## **COUNCIL AND STAFF COMMUNICATIONS**

### **COUNCILMEMBER COMMITTEE ASSIGNMENT REPORTS**

#### **CLOSED SESSIONS**

**13. Subject: Conference With Labor Negotiator (440.05)**

Recommendation: That Council hold a closed session, per Government Code Section 54957.6, to consider instructions to City negotiator Kristy Schmidt, Employee Relations Manager, regarding negotiations with the Police Management Association and the new Fire Management Association, and regarding discussions with certain unrepresented managers about salaries and fringe benefits.

Scheduling: Duration, 45 minutes; anytime

Report: None anticipated

**14. Subject: Conference with Legal Counsel - Potential Litigation (160.03)**

Recommendation: That Council hold a closed session to consider the possible initiation of litigation pursuant to subsection (c) of Section 54956.9 of the Government Code and take appropriate action as needed (two potential cases).

Scheduling: Duration: 15 minutes - Anytime

Report: None anticipated

#### **ADJOURNMENT**



# CITY OF SANTA BARBARA CITY COUNCIL MINUTES

## REGULAR MEETING August 7, 2012 COUNCIL CHAMBER, 735 ANACAPA STREET

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### CALL TO ORDER

Mayor Helene Schneider called the meeting to order at 2:00 p.m. (The Finance Committee met at 12:30 p.m. The Ordinance Committee, which ordinarily meets at 12:30 p.m., did not meet on this date.)

### PLEDGE OF ALLEGIANCE

Mayor Schneider.

### ROLL CALL

Councilmembers present: Dale Francisco, Frank Hotchkiss, Grant House, Cathy Murillo, Randy Rowse, Bendy White, Mayor Schneider.

Councilmembers absent: None.

Staff present: City Administrator James L. Armstrong, City Attorney Stephen P. Wiley, Deputy City Clerk Susan Tschech.

### CEREMONIAL ITEMS

#### 1. **Subject: Employee Recognition - Service Award Pins (410.01)**

Recommendation: That Council authorize the City Administrator to express the City's appreciation to employees who are eligible to receive service award pins for their years of service through August 31, 2012.

#### Documents:

August 7, 2012, report from the Assistant City Administrator/Administrative Services Director.

#### Speakers:

Staff: City Administrator James Armstrong, Award Recipients Andrea Bifano, Michele Decant.

(Cont'd)

**1. (Cont'd)**

By consensus, the Council approved the recommendation, and the following employees were recognized:

5-Year Pin

Mehran Kashanian, Public Works Department  
Jennifer Burt, Public Works Department  
Gurpal Sandhu, Public Works Department  
Jeanette Prusinski, Waterfront Department

10-Year Pin

Yvette Waugh, Public Works Department  
Andrew Rhodes, Public Works Department  
Jeff Schultz, Waterfront Department

15-Year Pin

Randy Ward, Public Works Department

25-Year Pin

Andrea Bifano, Community Development Department

30-Year Pin

Michele Decant, Public Works Department

**PUBLIC COMMENT**

Speakers: Alex Sheldon, Santa Barbara – Weihai Sister City Association President; Zou Deli, Weihai People's Association for Friendship with Foreign Countries; Lori Gaskin, Santa Barbara City College; Dan Campbell, Santa Barbara International Marathon; Bob Handy; John Blankenship, Pierre Claeysens Veterans Museum Foundation.

**CONSENT CALENDAR (Item Nos. 2 – 8)**

The title of the resolution related to Item No. 3 was read.

Motion:

Councilmembers Hotchkiss/Francisco to approve the Consent Calendar as recommended.

Vote:

Unanimous roll call vote.

**2. Subject: Minutes**

Recommendation: That Council waive the reading and approve the minutes of the regular meeting July 17 and July 31, 2012.

Action: Approved the recommendation.

**3. Subject: Records Destruction For Finance Department (160.06)**

Recommendation: That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Relating to the Destruction of Records Held by the Finance Department in the Administration, Accounting, Environmental Programs, General Services, Risk Management, and Treasury Divisions.

Action: Approved the recommendation; Resolution No. 12-059 (August 7, 2012, report from the Finance Director; proposed resolution).

**4. Subject: Five-Year Supplemental Parking Agreement With Santa Barbara City College (550.08)**

Recommendation: That Council approve and authorize the Waterfront Director to execute a five-year Supplemental Parking Agreement with Santa Barbara City College pertaining to joint use parking in the Leadbetter parking lots.

Action: Approved the recommendation; Agreement No. 24,219 (August 7, 2012, report from the Waterfront Director).

**5. Subject: Grant From California Department Of Boating And Waterways For Removal Of Vessels Per The State's Vessel Turn-In Program (570.03)**

Recommendation: That Council:

- A. Authorize the Waterfront Director to execute an agreement with the California Department of Boating and Waterways accepting a \$10,000 grant for the disposal of recreational vessels per the state's Vessel Turn-In Program; and
- B. Increase Fiscal Year 2013 estimated revenues and appropriations in the amount of \$10,000 in the Waterfront Department's Fiscal Year 2013 Capital Budget to cover 90% of the City's cost for disposing vessels it accepts under the state's Vessel Turn-In Program.

Action: Approved the recommendations; Agreement No. 24,220 (August 7, 2012, report from the Waterfront Director).

**6. Subject: Increase In Construction Change Order Authority For The Zone 6 Pavement Preparation Project (530.04)**

Recommendation: That Council authorize an increase in the Public Works Director's Change Order Authority to approve expenditures for extra work by Granite Construction Company, for the Zone 6 Pavement Preparation Project, Contract No. 23,774, in the amount of \$24,852.44 for a total Project expenditure authority of \$1,526,855.44.

(Cont'd)

**6. (Cont'd)**

Action: Approved the recommendation (August 7, 2012, report from the Public Works Director).

**7. Subject: Increase To Services Provided In The City/Santa Barbara Unified School District Afterschool Opportunities For Kids Program (570.06)**

Recommendation: That Council increase estimated revenues and appropriations by \$10,000 in the Parks and Recreation Department Fiscal Year 2013 Miscellaneous Grants Fund for an expansion of the Afterschool Opportunities for Kids Program funded from additional funds to be contributed by the Santa Barbara Unified School District.

Action: Approved the recommendation (August 7, 2012, report from the Parks and Recreation Director).

NOTICES

8. The City Clerk has on Thursday, August 2, 2012, posted this agenda in the Office of the City Clerk, on the City Hall Public Notice Board on the outside balcony of City Hall, and on the Internet.

This concluded the Consent Calendar.

**REPORT FROM THE FINANCE COMMITTEE**

Finance Committee Chair Dale Francisco reported that the Committee met to review the Interim Financial Statements for the Twelve Months Ended June 30, 2012, as well as adjustments recommended by Staff to Fiscal Year 2012 estimated revenues and appropriations. The Committee approved both the financial statements and proposed adjustments, which will be considered by the full Council as Agenda Item No. 9.

**CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS**

FINANCE DEPARTMENT

**9. Subject: Fiscal Year 2012 Interim Financial Statements For The Twelve Months Ended June 30, 2012 (250.02)**

Recommendation: That Council:

- A. Accept the Fiscal Year 2012 Interim Financial Statements for the Fiscal Year Ended June 30, 2012; and
- B. Approve the proposed adjustments to Fiscal Year 2012 estimated revenues and appropriations as contained in the attached Schedule of Proposed Budget Adjustments.

(Cont'd)

**9. (Cont'd)**

Documents:

- August 7, 2012, report from the Finance Director.
- PowerPoint presentation prepared and made by Staff.

Speakers:

Staff: Treasury Manager Jill Taura, Accounting Manager Ruby Carrillo, Finance Director Robert Samario, City Administrator James Armstrong.

Motion:

Councilmembers House/Francisco to approve the recommendations.

Vote:

Unanimous voice vote.

**POLICE DEPARTMENT**

**10. Subject: Police Department Update (520.04)**

Recommendation: That Council receive an oral presentation from the Police Chief regarding the Santa Barbara Police Department.

Documents:

August 7, 2012, report from the Chief of Police.

Speakers:

Staff: Chief of Police Camerino Sanchez, City Attorney Stephen Wiley.

Discussion:

Police Chief Sanchez discussed law enforcement for last week's Fiesta celebration, including the "cruiser ride"; the status of gang activity, including progress made in the department's communication with the public but also intimidation by gang members towards residents of and visitors to the Franklin School neighborhood; hiring efforts; recent major crime incidents; the department's appreciation for donations made by S&G Acquisitions Corporation; and the receipt of grant monies to address safety concerns related to traffic and employee parking. Councilmembers' questions were answered.

**COUNCILMEMBER COMMITTEE ASSIGNMENT REPORTS**

Information:

- Mayor Schneider expressed thanks for all of the volunteer efforts that went into the annual Fiesta celebration.
- Councilmember Murillo reported that the Metropolitan Transit District Board met this morning to announce an upcoming vacancy on the Board and to discuss a plan to purchase new buses.

## RECESS

The Mayor recessed the meeting at 3:37 p.m. in order for the Council to reconvene in closed session for Agenda Item No. 11; she stated that no reportable action is anticipated.

## CLOSED SESSIONS

### 11. Subject: Conference With Labor Negotiator (440.05)

Recommendation: That Council hold a closed session, per Government Code Section 54957.6, to consider instructions to City negotiator Kristy Schmidt, Employee Relations Manager, regarding negotiations with the City's General bargaining unit, the Police Management Association, and regarding discussions with certain unrepresented managers about salaries and fringe benefits.

Scheduling: Duration, 45 minutes; anytime

Report: None anticipated

Documents:

August 7, 2012, report from the Assistant City Administrator.

Time:

3:40 p.m. – 3:48 p.m.

No report made.

## ADJOURNMENT

Mayor Schneider adjourned the meeting at 3:48 p.m.

SANTA BARBARA CITY COUNCIL

SANTA BARBARA  
CITY CLERK'S OFFICE

\_\_\_\_\_  
HELENE SCHNEIDER  
MAYOR

ATTEST: \_\_\_\_\_  
SUSAN TSCHECH, CMC  
DEPUTY CITY CLERK



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** August 14, 2012

**TO:** Mayor and Councilmembers

**FROM:** Housing and Human Services Division and Planning Division,  
Community Development Department

**SUBJECT:** Records Destruction For Community Development Department

### **RECOMMENDATION:**

That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Relating to the Destruction of Records Held by the Community Development Department in the Housing and Human Services and Planning Divisions.

### **DISCUSSION:**

The City Council adopted Resolution No. 12-008 on February 14, 2012, approving the City of Santa Barbara Records Management Policies and Procedures Manual. The Manual contains the records retention and disposition schedules for all City departments. The schedules are a comprehensive listing of records created or maintained by the City, the length of time each record should be retained, and the legal retention authority. If no legal retention authority is cited, the retention period is based on standard records management practice.

Pursuant to the Manual, the Community Development Director submitted a request for records destruction to the City Clerk Services Manager to obtain written consent from the City Attorney. The City Clerk Services Manager agreed that the list of records proposed for destruction conformed to the retention and disposition schedules. The City Attorney has consented in writing to the destruction of the proposed records.

The Community Development Director requests the City Council to approve the destruction of the Community Development Department records in the Housing and Human Services and Planning Divisions listed on Exhibit A of the proposed Resolution, without retaining a copy.

**SUSTAINABILITY IMPACT:**

Under the City's Sustainable Santa Barbara Program, one of the City's goals is to increase recycling efforts and divert waste from landfills. The Citywide Records Management Program outlines that records approved for destruction be recycled, reducing paper waste.

**PREPARED BY:** Janette Carr, Administrative Specialist  
Gloria Shafer, Commission Secretary

**SUBMITTED BY:** Paul Casey, Community Development Director/Assistant City  
Administrator

**APPROVED BY:** City Administrator's Office

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

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA RELATING TO THE DESTRUCTION OF RECORDS HELD BY THE COMMUNITY DEVELOPMENT DEPARTMENT IN THE HOUSING AND HUMAN SERVICES AND PLANNING DIVISIONS

WHEREAS, the City Council adopted Resolution No. 12-008 on February 14, 2012, approving the City of Santa Barbara Records Management Policies and Procedures Manual;

WHEREAS, the City of Santa Barbara Records Management Policies and Procedures Manual contains the records retention and disposition schedules for all City departments. The records retention and disposition schedules are a comprehensive listing of records created or maintained by the City, the length of time each record should be retained, and the legal retention authority. If no legal retention authority is cited, the retention period is based on standard records management practice;

WHEREAS, Government Code section 34090 provides that, with the approval of the City Council and the written consent of the City Attorney, the head of a City department may destroy certain city records, documents, instruments, books or papers under the Department Head's charge, without making a copy, if the records are no longer needed;

WHEREAS, the Community Development Director submitted a request for the destruction of records held by the Community Development Department to the City Clerk Services Manager to obtain written consent from the City Attorney. A list of the records, documents, instruments, books or papers proposed for destruction is attached hereto as Exhibit A and shall hereafter be referred to collectively as the "Records";

WHEREAS, the Records do not include any records affecting title to real property or liens upon real property, court records, records required to be kept by statute, records less than two years old, video or audio recordings that are evidence in any claim or pending litigation, or the minutes, ordinances or resolutions of the City Council or any City board or commission;

WHEREAS, the City Clerk Services Manager agrees that the proposed destruction conforms to the City's retention and disposition schedules;

WHEREAS, the City Attorney consents to the destruction of the Records; and

WHEREAS, the City Council of the City of Santa Barbara finds and determines that the Records are no longer required and may be destroyed.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA that the Community Development Director, or his designated representative, is authorized and directed to destroy the Records without retaining a copy.

COMMUNITY DEVELOPMENT DEPARTMENT  
HOUSING AND HUMAN SERVICES DIVISION

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

| <u>Records Series</u> | <u>Date(s)</u> |
|-----------------------|----------------|
| CDBG Files            | 1999 – 2006    |

HUMAN SERVICES

| <u>Records Series</u>        | <u>Date(s)</u> |
|------------------------------|----------------|
| Human Services Project Files | 2004           |
| Subject Files                | 2000           |

RENTAL HOUSING MEDIATION TASK FORCE (RHMTF)

| <u>Records Series</u> | <u>Date(s)</u> |
|-----------------------|----------------|
| Intake Forms          | 2006           |
| Statistical Reports   | 2006           |

HOUSING REHABILITATION LOAN PROGRAM (HRLP)

| <u>Records Series</u> | <u>Date(s)</u> |
|-----------------------|----------------|
| HRLP Project Files    | 2005 – 2007    |

REDEVELOPMENT AGENCY

| <u>Records Series</u>          | <u>Date(s)</u>                    |
|--------------------------------|-----------------------------------|
| Contracts                      | 1993 – 1997                       |
| Leases (Temporary Use Permits) | 2005 – 2007                       |
| Reports and Studies            | 1972 – 1978; 1985;<br>2003 – 2009 |

PLANNING DIVISION

| <u>Records Series</u>                      | <u>Date(s)</u>            |
|--|---------------------------|
| Affidavits of Publication of Legal Notices | 1991 - 1998               |
| Audiovisual Materials                      | 1983-85; 1991;<br>2002-03 |



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** August 14, 2012

**TO:** Mayor and Councilmembers

**FROM:** Water Resources Division, Public Works Department

**SUBJECT:** Contract For Concrete Assessment Services At El Estero Wastewater Treatment Plant

### **RECOMMENDATION:**

That Council authorize the Public Works Director to execute a City Professional Services contract with Coffman Engineers in the amount of \$137,264.00 for engineering and scientific assessment services for the evaluation of the existing concrete structures, buildings, and walls at the El Estero Wastewater Treatment Plant, and authorize the Public Works Director to approve expenditures of up to \$13,726.40 for extra services of Coffman Engineers that may result from necessary changes in the scope of work.

### **DISCUSSION:**

#### BACKGROUND

El Estero Wastewater Treatment Plant (EEWWTP) was built in the 1970's. Minimal routine maintenance on the existing concrete structures has been performed over the years and cracking, sprawling, and other deterioration indicators are becoming apparent. An assessment is needed of EEWWTP's existing concrete structures, buildings, and walls to determine long-term maintenance needs.

The City submitted requests for proposals to qualified firms and received four proposals from engineering firms interested in performing the engineering and scientific assessment. Staff reviewed and rated the four firms and recommended Coffman Engineers to perform this work. Coffman's experience, proposed testing methods, and detailed project approach were deemed the most desirable, and Coffman's proposed fee for services was found to be competitive.

#### PROJECT DESCRIPTION

The work consists of conducting a conditions assessment of the existing concrete structures, buildings, basins, tanks, and walls at the EEWWTP. The assessment will

include an evaluation of the existing physical structures of the EEWWTP along with recommendations for, and prioritization of, needed improvements. The City's Capital Improvement Plan includes future funding for upgrades or replacement of these physical assets. Staff is developing a plan to determine the best approach for lifecycle management of these assets in the short, mid, and long term. This assessment will support the plan development process.

Coffman Engineers have a staff with leading technical expertise in the industry to evaluate the structural integrity of the existing concrete structures at a wastewater treatment plant. They will provide detailed analysis and options for repairs and upgrades. After staff receives the final recommendations from the assessment, staff may proceed with subsequent capital project work for future Council action.

#### BUDGET/FINANCIAL INFORMATION

The project was anticipated and there are adequate appropriated funds in the Wastewater Capital Fund for the professional engineering and scientific assessment work.

**PREPARED BY:** Christopher Toth, Wastewater System Manager/AF/avb

**SUBMITTED BY:** Christine F. Andersen, Public Works Director

**APPROVED BY:** City Administrator's Office



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** August 14, 2012

**TO:** Mayor and Councilmembers

**FROM:** Facilities Division, Public Works Department

**SUBJECT:** Introduction Of Ordinance To Approve An On Bill Financing Agreement For The Los Banos Boiler Replacement Project

**RECOMMENDATION:** That Council:

- A. Introduce, and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving and Authorizing the Public Works Director to Execute An On Bill Financing Loan Agreement in the Amount of \$53,032.83 with Southern California Gas Company for the Acceptance of Loan Funds To Assist in the Replacement of Pool Heaters at the Los Banos Del Mar Pool; and
- B. Increase Appropriations and Estimated Revenues by \$60,234.83 in the Intra-City Services Fund which includes \$53,032.83 in loan funds as well as a \$7,202 energy credit from Southern California Gas Company.

### **DISCUSSION:**

In 2011, City staff identified the archaic boilers used for heating pool water at the Los Banos Del Mar Pool (Los Banos) as a priority project. The existing boilers were 30 years old and had reached the end of their useful life. Consequently, more efficient boilers were identified and installed in June of 2012.

In order to assist in the financing of this project, staff explored the option of using On Bill Financing (OBF) available through the Southern California Gas Company (SCG). After performing an analysis of energy savings, SCG deemed that the City qualified for \$53,302.83 in OBF.

The OBF is a zero percent interest loan with a term of ten years; hence, it is a way to mitigate high capital costs when implementing cost-saving energy efficiency projects. The City will repay the loan through realized savings on the monthly bills that result from the installation of the more energy efficient boilers. The ability to take advantage of this financing mechanism will allow the City to recover the costs already incurred for this project and therefore enabling the funds to be available for other energy efficiency and conservation projects.

**BUDGET/FINANCIAL INFORMATION:**

The total project cost for the boiler replacement project was \$69,734.83. SCG has studied the energy savings potential of the project and has determined that the City qualifies for \$53,032.83 in loan funding through OBF. This will result in a monthly payment of \$441.94 over the ten-year agreement period, which will be offset by the savings estimated for the new boilers. In addition, SCG is awarding the City an incentive of \$7,202 for the project, which is not required to be repaid. In the end, the City will have been reimbursed for all but \$9,500 of the \$69,734.83 project cost. If the Agreement is approved, SCG will write the City a check for the allotted amount.

**SUSTAINABILITY IMPACT:**

The new boilers at Los Banos will result in an estimated 6,567 Therm savings annually. This will be a significant annual reduction in the energy used to heat the pool water. The boilers will also decrease greenhouse gas emissions due to increased system efficiency.

**PREPARED BY:** James Dewey, Facilities and Energy Manager/AP/mh

**SUBMITTED BY:** Christine F. Andersen, Public Works Director

**APPROVED BY:** City Administrator's Office

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA APPROVING AND AUTHORIZING THE PUBLIC WORKS DIRECTOR TO EXECUTE AN ON BILL FINANCING LOAN AGREEMENT IN THE AMOUNT OF \$53,032.83 WITH SOUTHERN CALIFORNIA GAS COMPANY FOR THE ACCEPTANCE OF LOAN FUNDS TO ASSIST IN THE REPLACEMENT OF POOL HEATERS AT THE LOS BANOS DEL MAR POOL

WHEREAS, the pool heaters (boilers) at the Los Banos Del Mar pool have reached the end of their useful life and need replacement;

WHEREAS, the Southern California Gas Company is offering an On Bill Financing Loan, which is a zero percent (0%) interest loan offered for energy efficiency projects that will be repaid through the realized energy cost savings resulting from the installation of the more energy efficient boilers;

WHEREAS, the Southern California Gas Company has allotted \$53,032.83 in On Bill Financing to the City to be repaid in monthly installments over a ten-year term;

WHEREAS, the amount of the monthly loan payment will be reflected on the City's gas bill; and

WHEREAS, City Charter Section 521 requires Council's adoption of an Ordinance in order to enter into an Agreement of more than five years.

NOW THEREFORE, THE COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN AS FOLLOWS:

SECTION 1. Approve and authorize the Public Works Director to execute an On Bill Financing Loan Agreement in the amount of \$53,032.83 with Southern California Gas Company, as approved to form by the City Attorney, for the acceptance of loan funds to assist in the replacement of pool heaters at the Los Banos Del Mar Pool.



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** August 14, 2012

**TO:** Mayor and Councilmembers

**FROM:** Chief's Staff, Police Department

**SUBJECT:** Response To Grand Jury Report Regarding Citizen Access To Law Enforcement Audio/Video Recordings

### RECOMMENDATION:

That Council authorize the Mayor and the Chief of Police to provide the City Council's response to the report of the 2011-2012 Santa Barbara County Civil Grand Jury entitled, Citizen Access To Law Enforcement Audio/Video Recordings.

### DISCUSSION:

State Penal Code Section 933(c), requires that the "governing body" of each public agency that is the subject of a report from the County Civil Grand Jury, comment on those findings and recommendations contained in the report which are relevant to that particular public agency.

In a previous report dated October 4, 2011, entitled "Grand Jury Endorses Patrol Vehicle Cameras," the Santa Barbara County Civil Grand Jury recommended that the Santa Barbara Police Department install mobile cameras in the police fleet. The Santa Barbara Police Department is in the process of selecting a vendor to install these cameras. This project, to purchase and install mobile cameras, is funded in the Fiscal Year 2013 Police Department Budget.

The Grand Jury has issued an additional report, entitled "Citizen Access to Law Enforcement Audio/Video Recordings: "To be Seen or Not to be Seen?"" This report focuses on mobile cameras used by law enforcement agencies throughout Santa Barbara County and contains one finding, Finding # 7 and one recommendation, Recommendation # 6, that pertains to the Santa Barbara Police Department. The Police Department's response to the applicable Finding and Recommendation is contained in Attachment 2.

The recommended Council action authorizes the Mayor and the Police Chief to send the attached cover letter (Attachment 1) and the required more detailed response to the Grand Jury (Attachment 2) in compliance with State Penal Code Section 933(c).

**BUDGET/FINANCIAL INFORMATION:**

No financial impact.

**ATTACHMENTS:**     1. Letter to Grand Jury from Santa Barbara Police Department  
                          2. Response to Grand Jury from Santa Barbara Police  
                              Department

**PREPARED BY:**     Frank Mannix, Deputy Police Chief

**SUBMITTED BY:**    Cam Sanchez, Police Chief

**APPROVED BY:**     City Administrator's Office



# City of Santa Barbara

## Police Department

www.sbpd.com

### ATTACHMENT 1

August 14, 2012

The Honorable Brian Hill  
Presiding Judge, Superior Court  
312 M East Cook Street  
Santa Maria, CA 93455-5165

**Chief's Office**

805.897.2395

Santa Barbara County Grand Jury  
Attention: Foreperson, Ted Sten  
1100 Anacapa Street  
Santa Barbara, CA 93101

**General Information**

805.897.2300

**Animal Control**

805.963.1513

Honorable Judge Hill & Grand Jury Foreperson Ted Sten:

**Business Office**

805.897.2400

This letter is in response to the Civil Grand Jury's letter to the Mayor dated May 29, 2012, requesting a response to its 2011-2012 report entitled "*Citizen Access to Law Enforcement Audio/Video Recordings: To Be Seen Or Not To Be Seen.*" The response is provided pursuant to the requirements of State Penal Code Section 933(c).

**Community Services**

805.897.3717

We have enclosed with this letter the detailed response to the Grand Jury's Report Finding #7 and Recommendation #6 as approved by the Santa Barbara City Council at its regular meeting of August 14, 2012. The Grand Jury Report requests a response from the City of Santa Barbara and our Chief of Police. This response constitutes the reply of both the City Council and the Chief of Police of the City of Santa Barbara.

**Dispatch**

805.897.2410

**Office of Emergency Services**

805.897.3725

Please feel free to contact us and/or Santa Barbara City Attorney Stephen Wiley should you have any questions concerning the City's response or if you need anything further from the City.

**Parking**

805.897.2360

**Patrol**

805.897.2392

Sincerely,

**Records**

805.897.2355

Helene Schneider  
Mayor of the City of Santa Barbara

Cam Sanchez  
Chief of Police

215 E. Figueroa St.

Santa Barbara, CA

93101

Cc: James L. Armstrong, City Administrator  
Stephen P. Wiley, City Attorney  
Cam Sanchez, Police Chief  
City Clerk Cyndi Rodriguez

PO Box 539

Santa Barbara, CA

93102

SANTA BARBARA POLICE DEPARTMENT  
RESPONSE TO THE SANTA BARBARA COUNTY  
GRAND JURY 2011-2012 REPORT

**“CITIZEN ACCESS TO LAW ENFORCEMENT AUDIO/VIDEO RECORDINGS:  
TO BE SEEN OR NOT TO BE SEEN”**

**FINDINGS AND RECOMMENDATIONS**

**Finding 7:**

*The City of Santa Barbara is in the process of obtaining audio/video recording equipment in all patrol vehicles.*

**Response to Finding 7: The Santa Barbara Police Department agrees with the finding.**

**Recommendation 6:** *That the City of Santa Barbara initiate Recommendations 1, 2, 3, and 4 as soon as audio/video equipment has been installed in its patrol vehicles. (See Below)*

**Recommendation 1:** *That all Santa Barbara County law enforcement agencies permit citizens stopped by patrol officers to view audio/video recordings prior to filing a legal complaint or a juvenile petition.*

**Response to Recommendation 1: This recommendation will not be implemented because it is not warranted or reasonable.**

The Santa Barbara Police Department maintains that any audio/visual recording obtained during a citizen contact by way of the mobile audio/video recording system that is deemed to be evidentiary in nature can currently be obtained through the discovery process. Audio/visual recordings of citizen contacts that are not of an evidentiary nature may be obtained under the provisions of the California Public Records Act.

**Recommendation 2:** *That all Santa Barbara County law enforcement agencies provide verbal as well as a printed notice to citizens contacted by a patrol officer that there is an audio/video recording of the incident and when and where they may view it.*

**Response to Recommendation 2: This recommendation will not be implemented because it is not warranted or reasonable.**

The Santa Barbara Police Department maintains that there is no affirmative duty or legal requirement on the part of law enforcement to inform the public of the audio/video recordings obtained during the course of a citizen contact, since members of the public have no reasonable expectation of privacy during the course of these contacts.

The Santa Barbara Police Department maintains that any audio/visual recording obtained during a citizen contact by way of the mobile audio/video recording system that is deemed to be evidentiary in nature can be obtained through the discovery process as prescribed in the California Evidence Code. Audio/visual recordings of citizen contacts that are not of an evidentiary nature may be obtained under the provisions of the California Public Records Act.

**Recommendation 3:** *That the parent/guardian of a juvenile contacted by a patrol officer be informed that an audio/video recording of a contact with their child has been made and when and where they may view it.*

**Response to Recommendation 3:** **The recommendation will not be implemented because it is not warranted or is not reasonable.**

The Santa Barbara Police Department maintains that there is no affirmative duty on the part of law enforcement to inform the public of the audio/video recordings obtained during the course of a citizen contact since the public has no reasonable expectation of privacy during the course of these contacts.

The Santa Barbara Police Department maintains that any audio/visual recording obtained during a citizen contact that is deemed to be evidentiary in nature can be obtained through the discovery process as prescribed in the California Evidence Code. Audio/visual recordings of citizen contacts that are not of an evidentiary nature may be obtained under the provisions of the California Public Records Act.

**Recommendation 4:** *That all Santa Barbara County law enforcement agencies that currently have patrol vehicle audio/video recording capability evaluate the financial savings and report to their City Councils and/or Board of Supervisors the impact of initiating Recommendations 1, 2 and 3.*

**Response to Recommendation 4:** **The recommendation will not be implemented because it is not warranted or is not reasonable.**

The Santa Barbara Police Department believes it is unreasonable to assume that an accurate fiscal analysis could be pursued given the large number of variables which exist in the scenario created in the above recommendation.

**Closing Comments**

The Santa Barbara Police Department currently does not deploy an in-car video system; however, over the last several months the Santa Barbara Police Department has spent an enormous amount of staff time in reviewing and testing several systems with various vendors.

We have narrowed it down to two vendors and will make our final decision within the next 30 to 60 days.

We have identified funding sources that will allow us to purchase an outstanding in-car video system for the Santa Barbara Police Department.



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** Aug 14, 2012  
**TO:** Mayor and Councilmembers  
**FROM:** Treasury Division, Finance Department  
**SUBJECT:** July 2012 Investment Report

**RECOMMENDATION:**

That Council accept the July 2012 Investment Report.

**DISCUSSION:**

The attached investment report includes Investment Activity, Interest Revenue, a Summary of Cash and Investments, and Investment Portfolio detail as of July 31, 2012.

**ATTACHMENT:** July 2012 Investment Report  
**PREPARED BY:** Jill Taura, Treasury Manager  
**SUBMITTED BY:** Robert Samario, Finance Director  
**APPROVED BY:** City Administrator's Office

**CITY OF SANTA BARBARA**  
**Activity and Interest Report**  
**July 31, 2012**

**INVESTMENT ACTIVITY**

---

**PURCHASES OR DEPOSITS**

|  |                     |
|--|---------------------|
| 7/17 LAIF Deposit - City                     | \$ 5,000,000        |
| 7/24 Federal Home Loan Mortgage Corp (FHLMC) | <u>2,000,000</u>    |
| <b>Total</b>                                 | <b>\$ 7,000,000</b> |

**SALES, MATURITIES, CALLS OR WITHDRAWALS**

|   |                        |
|---|------------------------|
| 7/3 Federal Home Loan Mortgage Corp (FHLMC) - Call  | \$ (2,000,000)         |
| 7/5 LAIF Withdrawal - City                          | (2,000,000)            |
| 7/12 LAIF Withdrawal - City                         | (2,000,000)            |
| 7/12 LAIF Withdrawal - RDAS                         | (2,300,000)            |
| 7/19 Federal Home Loan Mortgage Corp (FHLMC) - Call | (2,000,000)            |
| 7/25 LAIF Withdrawal - City                         | <u>(2,000,000)</u>     |
| <b>Total</b>  | <b>\$ (12,300,000)</b> |

**ACTIVITY TOTAL**

**\$ (5,300,000)**

**INVESTMENT INCOME**

---

**POOLED INVESTMENTS**

|                                |                   |
|--------------------------------|-------------------|
| Interest Earned on Investments | \$ 200,651        |
| Amortization                   | (11,722)          |
| Interest on SBB&T Accounts     | <u>375</u>        |
| <b>Total</b>                   | <b>\$ 189,304</b> |

**REDEVELOPMENT SUCCESSOR AGENCY INVESTMENTS**

|                                       |                 |
|---------------------------------------|-----------------|
| Interest Earned on Investments (LAIF) | <u>\$ 2,156</u> |
|---------------------------------------|-----------------|

**INCOME TOTAL**

**\$ 191,459**



**CITY OF SANTA BARBARA**

**Investment Portfolio**

**July 31, 2012**

| DESCRIPTION                              | PURCHASE | MATURITY | QUALITY RATING |       | STATED | YIELD AT | FACE          | BOOK          | MARKET        | BOOK       | COMMENTS                          |
|--|----------|----------|----------------|-------|--------|----------|---------------|---------------|---------------|------------|-----------------------------------|
|  | DATE     | DATE     | MOODY'S        | S & P |        |          |               |               |               |            |                                   |
| <b>LOCAL AGENCY INVESTMENT FUNDS</b>     |          |          |                |       |        |          |               |               |               |            |                                   |
| LOCAL AGENCY INVESTMENT FUND             | -        | -        | -              | -     | 0.360  | 0.360    | 44,000,000.00 | 44,000,000.00 | 44,000,000.00 | 0.00       |                                   |
| LOCAL AGENCY INV FUND/RDAS               | -        | -        | -              | -     | 0.360  | 0.360    | 6,700,000.00  | 6,700,000.00  | 6,700,000.00  | 0.00       |                                   |
| <b>Subtotal, LAIF</b>                    |          |          |                |       |        |          | 50,700,000.00 | 50,700,000.00 | 50,700,000.00 | 0.00       |                                   |
| <b>CERTIFICATES OF DEPOSIT</b>           |          |          |                |       |        |          |               |               |               |            |                                   |
| MONTECITO BANK & TRUST                   | 11/18/11 | 11/18/13 | -              | -     | 0.800  | 0.800    | 2,000,000.00  | 2,000,000.00  | 2,000,000.00  | 0.00       |                                   |
| <b>Subtotal, Certificates of deposit</b> |          |          |                |       |        |          | 2,000,000.00  | 2,000,000.00  | 2,000,000.00  | 0.00       |                                   |
| <b>FEDERAL AGENCY ISSUES - COUPON</b>    |          |          |                |       |        |          |               |               |               |            |                                   |
| FEDERAL FARM CREDIT BANK                 | 02/10/11 | 02/10/14 | Aaa            | AA+   | 1.375  | 1.375    | 2,000,000.00  | 2,000,000.00  | 2,034,300.00  | 34,300.00  |                                   |
| FEDERAL FARM CREDIT BANK                 | 03/01/12 | 03/01/17 | Aaa            | AA+   | 1.260  | 1.260    | 2,000,000.00  | 2,000,000.00  | 2,009,000.00  | 9,000.00   | Callable 03/01/13, then cont.     |
| FEDERAL FARM CREDIT BANK                 | 03/05/09 | 03/04/13 | Aaa            | AA+   | 2.600  | 2.600    | 2,000,000.00  | 2,000,000.00  | 2,028,420.00  | 28,420.00  |                                   |
| FEDERAL FARM CREDIT BANK                 | 05/08/09 | 04/08/13 | Aaa            | AA+   | 2.200  | 2.200    | 2,000,000.00  | 2,000,000.00  | 2,027,480.00  | 27,480.00  |                                   |
| FEDERAL FARM CREDIT BANK                 | 02/16/11 | 02/16/16 | Aaa            | AA+   | 2.570  | 2.570    | 2,000,000.00  | 2,000,000.00  | 2,143,200.00  | 143,200.00 |                                   |
| FEDERAL HOME LOAN BANK                   | 04/15/10 | 10/15/13 | Aaa            | AA+   | 2.000  | 2.000    | 2,000,000.00  | 2,000,000.00  | 2,042,560.00  | 42,560.00  |                                   |
| FEDERAL HOME LOAN BANK                   | 08/05/10 | 09/12/14 | Aaa            | AA+   | 1.375  | 1.375    | 2,000,000.00  | 2,000,000.00  | 2,044,800.00  | 44,800.00  |                                   |
| FEDERAL HOME LOAN BANK                   | 09/17/09 | 12/13/13 | Aaa            | AA+   | 3.125  | 2.440    | 2,000,000.00  | 2,017,670.17  | 2,078,540.00  | 60,869.83  |                                   |
| FEDERAL HOME LOAN BANK                   | 01/15/10 | 10/30/12 | Aaa            | AA+   | 1.700  | 1.700    | 2,000,000.00  | 2,000,000.00  | 2,007,740.00  | 7,740.00   |                                   |
| FEDERAL HOME LOAN BANK                   | 04/05/10 | 11/29/13 | Aaa            | AA+   | 2.000  | 2.000    | 2,000,000.00  | 2,000,000.00  | 2,046,600.00  | 46,600.00  |                                   |
| FEDERAL HOME LOAN BANK                   | 06/29/10 | 10/29/12 | Aaa            | AA+   | 1.125  | 1.125    | 2,000,000.00  | 2,000,000.00  | 2,004,840.00  | 4,840.00   |                                   |
| FEDERAL HOME LOAN BANK                   | 05/28/10 | 05/28/15 | Aaa            | AA+   | 2.000  | 2.653    | 2,000,000.00  | 2,000,000.00  | 2,010,560.00  | 10,560.00  | SU 3.35%, Callable 11/28/12, once |
| FEDERAL HOME LOAN BANK                   | 09/26/11 | 08/28/13 | Aaa            | AA+   | 1.000  | 0.381    | 1,000,000.00  | 1,006,627.10  | 1,008,320.00  | 1,692.90   |                                   |
| FEDERAL HOME LOAN BANK                   | 09/17/09 | 09/13/13 | Aaa            | AA+   | 4.375  | 2.272    | 2,000,000.00  | 2,044,656.71  | 2,092,520.00  | 47,863.29  |                                   |
| FEDERAL HOME LOAN BANK                   | 02/22/10 | 12/13/13 | Aaa            | AA+   | 3.125  | 2.130    | 2,000,000.00  | 2,025,974.44  | 2,078,540.00  | 52,565.56  |                                   |
| FEDERAL HOME LOAN BANK                   | 02/09/11 | 01/29/15 | Aaa            | AA+   | 1.750  | 1.750    | 2,000,000.00  | 2,000,000.00  | 2,068,740.00  | 68,740.00  |                                   |
| FEDERAL HOME LOAN BANK                   | 04/15/11 | 05/27/15 | Aaa            | AA+   | 2.000  | 2.000    | 2,000,000.00  | 2,000,000.00  | 2,089,140.00  | 89,140.00  |                                   |
| FEDERAL HOME LOAN BANK                   | 09/26/11 | 10/30/13 | Aaa            | AA+   | 2.000  | 0.400    | 1,500,000.00  | 1,529,780.49  | 1,532,955.00  | 3,174.51   |                                   |
| FEDERAL HOME LOAN MTG CORP               | 03/28/12 | 03/28/17 | Aaa            | AA+   | 1.210  | 1.210    | 2,000,000.00  | 2,000,000.00  | 2,006,940.00  | 6,940.00   | Callable 03/28/13, once           |
| FEDERAL HOME LOAN MTG CORP               | 09/03/09 | 09/21/12 | Aaa            | AA+   | 2.125  | 1.699    | 2,000,000.00  | 2,001,147.54  | 2,005,560.00  | 4,412.46   |                                   |
| FEDERAL HOME LOAN MTG CORP               | 01/06/11 | 02/25/14 | Aaa            | AA+   | 1.375  | 1.375    | 2,000,000.00  | 2,000,000.00  | 2,034,380.00  | 34,380.00  |                                   |
| FEDERAL HOME LOAN MTG CORP               | 03/28/12 | 03/28/17 | Aaa            | AA+   | 1.350  | 1.350    | 2,000,000.00  | 2,000,000.00  | 2,033,340.00  | 33,340.00  | Callable 03/28/14, once           |
| FEDERAL HOME LOAN MTG CORP               | 09/28/11 | 09/28/16 | Aaa            | AA+   | 1.400  | 1.400    | 2,000,000.00  | 2,000,000.00  | 2,003,440.00  | 3,440.00   | Callable 09/28/12, once           |
| FEDERAL HOME LOAN MTG CORP               | 02/21/12 | 02/21/17 | Aaa            | AA+   | 1.300  | 1.300    | 2,000,000.00  | 2,000,000.00  | 2,024,960.00  | 24,960.00  | Callable 02/21/14, once           |
| FEDERAL HOME LOAN MTG CORP               | 04/23/12 | 04/17/15 | Aaa            | AA+   | 0.500  | 0.534    | 2,000,000.00  | 1,998,164.32  | 2,007,800.00  | 9,635.68   |                                   |
| FEDERAL HOME LOAN MTG CORP               | 06/12/12 | 06/12/17 | Aaa            | AA+   | 1.250  | 1.250    | 2,000,000.00  | 2,000,000.00  | 2,005,720.00  | 5,720.00   | Callable 06/12/14, then qtrly     |
| FEDERAL HOME LOAN MTG CORP               | 07/24/12 | 07/24/17 | Aaa            | AA+   | 1.125  | 1.125    | 2,000,000.00  | 2,000,000.00  | 2,007,780.00  | 7,780.00   | Callable 07/24/13, then qtrly     |
| FEDERAL HOME LOAN MTG CORP               | 05/24/12 | 05/24/17 | Aaa            | AA+   | 1.200  | 1.200    | 2,000,000.00  | 2,000,000.00  | 2,007,180.00  | 7,180.00   | Callable 05/24/13, then qtrly     |

**CITY OF SANTA BARBARA**  
**Investment Portfolio**  
**July 31, 2012**

| DESCRIPTION                            | PURCHASE | MATURITY | QUALITY RATING |       | STATED | YIELD AT | FACE                  | BOOK                  | MARKET                | BOOK                | COMMENTS                                   |
|--|----------|----------|----------------|-------|--------|----------|-----------------------|-----------------------|-----------------------|---------------------|--|
|  | DATE     | DATE     | MOODY'S        | S & P |        |          |                       |                       |                       |                     |  |
| FEDERAL HOME LOAN MTG CORP             | 06/09/09 | 08/17/12 | Aaa            | AA+   | 1.000  | 2.420    | 2,000,000.00          | 1,998,791.92          | 2,000,660.00          | 1,868.08            |  |
| FEDERAL HOME LOAN MTG CORP             | 02/11/11 | 04/02/14 | Aaa            | AA+   | 4.500  | 1.615    | 2,000,000.00          | 2,093,524.31          | 2,137,680.00          | 44,155.69           |  |
| FEDERAL HOME LOAN MTG CORP             | 06/07/12 | 06/07/17 | Aaa            | AA+   | 1.300  | 1.300    | 2,000,000.00          | 2,000,000.00          | 2,010,280.00          | 10,280.00           | Callable 06/07/13, then qtrly              |
| FEDERAL NATL MORTGAGE ASSN             | 09/28/11 | 09/28/16 | Aaa            | AA+   | 1.000  | 1.401    | 1,000,000.00          | 999,920.83            | 1,001,100.00          | 1,179.17            | SU 1%-3%, Call 09/28/12, then qtrly        |
| FEDERAL NATL MORTGAGE ASSN             | 11/09/11 | 11/09/16 | Aaa            | AA+   | 1.500  | 1.807    | 2,000,000.00          | 1,999,863.89          | 2,007,260.00          | 7,396.11            | SU 1.5%-3.5%, Call 11/09/12, then qtrly    |
| FEDERAL NATL MORTGAGE ASSN             | 12/28/11 | 12/28/16 | Aaa            | AA+   | 1.125  | 1.641    | 2,000,000.00          | 2,000,000.00          | 2,005,840.00          | 5,840.00            | SU 2% Callable 12/28/12, then qtrly        |
| FEDERAL NATL MORTGAGE ASSN             | 10/28/11 | 10/28/16 | Aaa            | AA+   | 1.500  | 1.521    | 2,000,000.00          | 1,998,758.33          | 2,026,640.00          | 27,881.67           | Callable 10/28/13, once                    |
| FEDERAL NATL MORTGAGE ASSN             | 01/25/12 | 01/25/17 | Aaa            | AA+   | 1.000  | 1.256    | 2,000,000.00          | 1,999,516.67          | 2,008,120.00          | 8,603.33            | SU 1.5%, Callable 01/25/13, then qtrly     |
| FEDERAL NATL MORTGAGE ASSN             | 08/10/10 | 08/10/15 | Aaa            | AA+   | 2.000  | 2.055    | 2,000,000.00          | 1,999,935.00          | 2,002,020.00          | 2,085.00            | Callable 08/10/12, once                    |
| FEDERAL NATL MORTGAGE ASSN             | 11/17/10 | 11/17/14 | Aaa            | AA+   | 1.300  | 1.300    | 2,000,000.00          | 2,000,000.00          | 2,045,480.00          | 45,480.00           |  |
| FEDERAL NATL MORTGAGE ASSN             | 06/27/11 | 06/27/16 | Aaa            | AA+   | 2.000  | 2.000    | 2,000,000.00          | 2,000,000.00          | 2,024,740.00          | 24,740.00           | Callable 06/27/13, once                    |
| FEDERAL NATL MORTGAGE ASSN             | 04/12/12 | 04/12/17 | Aaa            | AA+   | 1.400  | 1.400    | 2,000,000.00          | 2,000,000.00          | 2,014,160.00          | 14,160.00           | Callable 04/12/13, then qtrly              |
| FEDERAL NATL MORTGAGE ASSN             | 12/28/11 | 12/28/16 | Aaa            | AA+   | 1.625  | 1.625    | 2,000,000.00          | 2,000,000.00          | 2,010,320.00          | 10,320.00           | Callable 12/28/12, once                    |
| FEDERAL NATL MORTGAGE ASSN             | 03/28/12 | 03/28/17 | Aaa            | AA+   | 1.125  | 1.332    | 2,000,000.00          | 2,000,000.00          | 2,011,960.00          | 11,960.00           | SU 1.125%-2.25%, Call 03/28/13, then qtrly |
| FEDERAL NATL MORTGAGE ASSN             | 09/21/10 | 09/21/15 | Aaa            | AA+   | 2.000  | 2.000    | 2,000,000.00          | 2,000,000.00          | 2,098,700.00          | 98,700.00           |  |
| FEDERAL NATL MORTGAGE ASSN             | 12/10/10 | 10/26/15 | Aaa            | AA+   | 1.625  | 2.067    | 2,000,000.00          | 1,972,905.13          | 2,082,180.00          | 109,274.87          |  |
| FEDERAL NATL MORTGAGE ASSN             | 04/18/11 | 04/18/16 | Aaa            | AA+   | 2.500  | 2.500    | 2,000,000.00          | 2,000,000.00          | 2,029,520.00          | 29,520.00           | Callable 04/18/13, once                    |
| FEDERAL NATL MORTGAGE ASSN             | 01/30/12 | 01/30/17 | Aaa            | AA+   | 1.300  | 1.300    | 2,000,000.00          | 2,000,000.00          | 2,009,980.00          | 9,980.00            | Callable 01/30/13, then qtrly              |
| FEDERAL NATL MORTGAGE ASSN             | 04/24/12 | 04/24/17 | Aaa            | AA+   | 1.500  | 1.500    | 2,000,000.00          | 2,000,000.00          | 2,005,680.00          | 5,680.00            | Callable 10/24/12, then qtrly              |
| FEDERAL NATL MORTGAGE ASSN             | 06/01/12 | 05/29/15 | Aaa            | AA+   | 0.650  | 0.650    | 2,000,000.00          | 2,000,000.00          | 2,003,580.00          | 3,580.00            | Callable 05/29/13, once                    |
| <b>Subtotal, Federal Agencies</b>      |          |          |                |       |        |          | <b>93,500,000.00</b>  | <b>93,687,236.85</b>  | <b>95,021,255.00</b>  | <b>1,334,018.15</b> |  |
| <b>CORPORATE/MEDIUM TERM NOTES</b>     |          |          |                |       |        |          |                       |                       |                       |                     |  |
| BERKSHIRE HATHAWAY FIN                 | 12/15/10 | 12/15/15 | Aa2            | AA+   | 2.450  | 2.530    | 2,000,000.00          | 1,994,941.67          | 2,108,700.00          | 113,758.33          |  |
| GENERAL ELECTRIC CAPITAL CORP          | 11/10/10 | 11/09/15 | A1             | AA+   | 2.250  | 2.250    | 2,000,000.00          | 2,000,000.00          | 2,057,960.00          | 57,960.00           |  |
| GENERAL ELECTRIC CAPITAL CORP          | 01/07/11 | 01/07/14 | A1             | AA+   | 2.100  | 2.100    | 2,000,000.00          | 2,000,000.00          | 2,034,560.00          | 34,560.00           |  |
| PROCTOR & GAMBLE                       | 09/20/11 | 11/15/15 | Aa3            | AA-   | 1.800  | 1.085    | 2,000,000.00          | 2,045,855.25          | 2,073,920.00          | 28,064.75           |  |
| TOYOTA MOTOR CREDIT                    | 09/26/11 | 09/15/16 | Aa3            | AA-   | 2.000  | 1.800    | 2,000,000.00          | 2,015,694.40          | 2,074,120.00          | 58,425.60           |  |
| <b>Subtotal, Corporate Securities</b>  |          |          |                |       |        |          | <b>10,000,000.00</b>  | <b>10,056,491.32</b>  | <b>10,349,260.00</b>  | <b>292,768.68</b>   |  |
| <b>SB AIRPORT PROMISSORY NOTE (LT)</b> |          |          |                |       |        |          |                       |                       |                       |                     |  |
| SANTA BARBARA AIRPORT                  | 07/14/09 | 06/30/29 | -              | -     | 7.000  | 7.000    | 5,789,184.34          | 5,789,184.34          | 5,789,184.34          | 0.00                |  |
| <b>Subtotal, SBA Note</b>              |          |          |                |       |        |          | <b>5,789,184.34</b>   | <b>5,789,184.34</b>   | <b>5,789,184.34</b>   | <b>0.00</b>         |  |
| <b>TOTALS</b>                          |          |          |                |       |        |          | <b>161,989,184.34</b> | <b>162,232,912.51</b> | <b>163,859,699.34</b> | <b>1,626,786.83</b> |  |

Market values have been obtained from the City's safekeeping agent, Santa Barbara Bank and Trust (SBB&T). SBB&T uses Interactive Data Pricing Service, Bloomberg and DTC.



**CITY OF SANTA BARBARA  
SUCCESSOR AGENCY  
TO THE CITY OF SANTA BARBARA  
REDEVELOPMENT AGENCY  
AGENDA REPORT**

**AGENDA DATE:** August 14, 2012

**TO:** Chairperson and Members of the Successor Agency

**FROM:** Community Development Department

**SUBJECT:** Adoption Of Third Recognized Obligation Payment Schedule And Redevelopment Obligation Retirement Fund Proposed Budget For The Period Of January 1, 2013 To June 30, 2013

**RECOMMENDATIONS:** That the Successor Agency to the Redevelopment Agency:

- A. Adopt, by Reading of Title Only, A Resolution of the Successor Agency to the City of Santa Barbara Redevelopment Agency Adopting the Third Recognized Obligation Payment Schedule for the Period of January 1, 2013 to June 30, 2013;
- B. Approve the Redevelopment Obligation Retirement Fund Proposed Budget for the Period of January 1, 2013 to June 30, 2013; and
- C. Approve an increase in the amount of \$25,000 to the Legal Services Contract with Price, Postel, and Parma for Oversight Board legal counsel services.

**DISCUSSION:**

On January 10, 2012, the City Council was designated as the successor agency to the Redevelopment Agency of the City of Santa Barbara. The First Recognized Obligation Payment Schedule (ROPS) was adopted by the Successor Agency to the City of Santa Barbara Redevelopment Agency on April 10, 2012 and submitted to the County Auditor Controller, State Controller's Office and the State Department of Finance on April 12, 2012. The First ROPS covered the time period of January 1, 2012 to June 30, 2012. The Second ROPS covered the period of July 1, 2012 to December 31, 2012 and was adopted by the Successor Agency to the City of Santa Barbara Redevelopment Agency on May 1, 2012. The Second ROPS was submitted to the County Auditor Controller, State Controller's Office and the State Department of Finance on May 31, 2012.

Since that time, the Legislature has adopted AB 1484 which contains substantial revisions to AB X1 26, the dissolution act, including clarification that a successor agency is a separate legal entity from the entity that created the former redevelopment agency. The successor agency succeeds to the organizational status of the former redevelopment agency.

The Third ROPS covers the period from January 1, 2013 to June 30, 2013 and must be submitted to the Department of Finance by no later than September 1, 2012. Upon approval by the Successor Agency, the Third ROPS will be considered by the Oversight Board at their August 20, 2012 meeting. Upon approval by the Oversight Board, the Third ROPS will be submitted to the State Department of Finance, the County Auditor Controller, and the State Controller's Office.

**Proposed Administrative Budget: Period of January 1, 2013 through June 30, 2013 of Fiscal Year 2013**

The proposed Administrative Budget will cover the period of January 1, 2013 through June 30, 2013. It includes personnel costs of employees administering the dissolution of the RDA, ongoing legal costs pertaining to the dissolution of the RDA, supplies and materials, and other maintenance and support costs.

The Successor Agency may receive an administrative allowance to fund administrative costs, subject to approval by the Oversight Board. This allowance is based on a percentage applied to property tax allocated to the successor agency to fund the ROPS; three percent for Fiscal Year 2013, and each year thereafter. This amount shall not be less than \$250,000 for any fiscal year, unless negotiated by the Successor Agency and Oversight Board. At a minimum, the Successor Agency will be eligible for an annual administrative allowance of \$250,000. The total administrative budget for the period of January 1, 2013 to June 30, 2013 is \$195,000. See Attachment 2 for additional details.

Also requested is authorization to increase the legal services contract issued to Price, Postel and Parma in an amount of \$25,000 for Oversight Board legal counsel. The proposed funds would likely come from the Successor Agency's property tax revenue and not impact the General Fund.

**BUDGET/FINANCIAL INFORMATION:**

There are no direct financial impacts to approving the Third ROPS as these are already current obligations of the Successor Agency.

**ATTACHMENT:** Proposed Administrative Budget – Period of January 1, 2013 to June 30, 2013

**PREPARED BY / SUBMITTED BY:** Brian J. Bosse, Waterfront Business Manager

**APPROVED BY:** City Administrator's Office

**City of Santa Barbara  
RDA Successor Agency  
Administrative Budget  
January - June 2013**

| Description                            |            |  | Jan - Jun 2013   |
|--|------------|--|------------------|
| <b>PROFESSIONAL SERVICES- Salaries</b> | <u>FTE</u> |  |                  |
| City Administrator                     | 0.10       |  | \$11,564         |
| Assistant City Administrator           | 0.10       |  | \$9,618          |
| CD Business Manager                    | 0.05       |  | \$2,558          |
| Housing & Redevelopment Manager        | 0.25       |  | \$19,327         |
| Accounting Manager                     | 0.20       |  | \$25,000         |
| Administrative Specialist              | 0.25       |  | \$6,100          |
| Benefits                               |            |  | \$21,080         |
| <b>PROFESSIONAL SERVICES- Salaries</b> |            |  | <b>\$95,246</b>  |
| OFFICE SUPPLIES & EXPENSE              |            |  | \$1,639          |
| SPECIAL SUPPLIES AND EXPENSES          |            |  | \$3,000          |
| EQUIPMENT REPAIR                       |            |  | \$250            |
| LEGAL SERVICES                         |            |  | \$84,978         |
| MEETING & TRAVEL                       |            |  | \$750            |
| PRINTING & BINDING                     |            |  | \$1,250          |
| POSTAGE/DELIVERY                       |            |  | \$137            |
| CAFR PREPARATION                       |            |  | \$1,750          |
| ANNUAL FINANCIAL AUDIT                 |            |  | \$6,000          |
| <b>SUPPLIES AND SERVICES</b>           |            |  | <b>\$99,754</b>  |
| <b>TOTAL EXPENDITURES</b>              |            |  | <b>\$195,000</b> |

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

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE CITY OF SANTA BARBARA REDEVELOPMENT AGENCY ADOPTING THE THIRD RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD OF JANUARY 1, 2013 TO JUNE 30, 2013

WHEREAS, on November 14, 1972, the Redevelopment Plan for the Central City Redevelopment Project ("CCRP") was adopted by the City Council by Ordinance No. 3566 and would have expired by its own terms in August 2015;

WHEREAS, the Redevelopment Agency of the City of Santa Barbara, through the exercise of its powers under the California Community Redevelopment Law (Health & Safety Code Section 33000 *et seq.*) ("CRL") has made major contributions to the physical and economic development of the CCRP and the City and has strengthened the City's ability to meet the needs of its citizens and contributed to the quality of life throughout the City;

WHEREAS, the California Legislature has adopted, and the Governor has signed, Assembly Bill X1 26, as amended by AB 1484, which dissolved all redevelopment agencies as of February 1, 2012, and provided that once dissolved, only "enforceable obligations" may be paid by the "successor agency" and all remaining unencumbered assets must be returned to the County Auditor for distribution to the taxing entities; and

WHEREAS, in accordance with Assembly Bill X1 26, as amended, all agencies must adopt a Third Recognized Obligation Payment Schedule ("ROPS") setting forth all of an agency's recognized obligations to be paid by a successor agency on behalf of the former redevelopment agency and for the filing of the ROPS with the State Department of Finance, the State Controller's Office, and the County Auditor-Controller.

NOW, THEREFORE, BE IT RESOLVED BY THE SUCCESSOR AGENCY TO THE CITY OF SANTA BARBARA REDEVELOPMENT AGENCY, AS FOLLOWS:

SECTION 1. The above recitals are true and correct and incorporated herein by reference.

SECTION 2. Based on the foregoing recitals and all evidence presented to and considered by the Successor Agency, and in accordance with Assembly Bill X1 26, as amended, the Successor Agency hereby adopts the Third ROPS attached hereto as Exhibit "A" and incorporated herein by this reference.

SECTION 3. The Third ROPS lists enforceable obligations of the Successor Agency and includes a list of payments on each obligation to be made by the Successor Agency from January 1, 2013, through June 30, 2013.

SECTION 4. The Successor Agency to the City of Santa Barbara Redevelopment Agency adopts the Third ROPS for the Period of January 1, 2013, through June 30, 2013.

FILED FOR THE January 1, 2013 to June 30, 2013 PERIOD

Name of Successor Agency Successor Agency to the Redevelopment Agency of the City of Santa Barbara

|  | Current                               |                              |
|--|---------------------------------------|------------------------------|
|  | Total Outstanding Debt or Obligation  | Total Due During Fiscal Year |
| <b>Outstanding Debt or Obligation</b>  | \$ 58,596,596.00                      | \$ 6,746,313.00              |
|  |                                       |                              |
|  | <b>Total Due for Six Month Period</b> |                              |
| <b>Outstanding Debt or Obligation</b>  |                                       |                              |
| Available Revenues other than anticipated funding from RPTTF   | \$ -                                  |                              |
| Enforceable Obligations paid with RPTTF  | \$ 6,550,401                          |                              |
| Administrative Cost paid with RPTTF  | \$ 195,000                            |                              |
| Pass-through Payments paid with RPTTF  | \$ -                                  |                              |
| <b>Administrative Allowance</b> (greater of 3% of anticipated Funding from RPTTF or 250,000. Note: Calculation should not include pass-through payments made with RPTTF. The RPTTF Administrative Cost figure above should not exceed this Administrative Cost Allowance figure) | \$ 195,000.00                         |                              |

Certification of Oversight Board Chairman:  
Pursuant to Section 34177(l) of the Health and Safety code,  
I hereby certify that the above is a true and accurate Recognized  
Enforceable Payment Schedule for the above named agency.

Brian Fahnestock \_\_\_\_\_ Chair  
Name Title

\_\_\_\_\_  
Signature Date

Name of Redevelopment Agency:  
Project Area:  
Date:

Redevelopment Agency of the City of Santa Barbara  
Central City Redevelopment Project Area (CCRP)  
January 1, 2013 through June 30, 2013

Form A - RPTTF

### THIRD RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34177 (\*)

|    | ***<br>Source | Project Name / Debt<br>Obligation               | Payee, Contract # (not<br>all inclusive, please<br>refer to project binders<br>for comprehensive list)<br>and Date | Description  | Total<br>Outstanding<br>Debt or<br>Obligation | Total Due<br>During Fiscal<br>Period 01-1-13<br>to 06-30-13 | Payments by Month |                 |                     |                 |                 |                  | Total               |
|----|---------------|---|--|--|---|---|-------------------|-----------------|---------------------|-----------------|-----------------|------------------|---------------------|
|    |               |   |  |  |   |   | January           | Feb             | March               | April           | May             | June             |                     |
| 1  | RPTTF         | Tax Allocation Bonds<br>Series 2001 A Indenture | Bank of New York-Mellon<br>Trust   | Required debt service<br>payments on 2001A TA Bond<br>Indenture  | \$ 31,952,905                                 | \$ 3,915,583  |                   | \$ -            | \$ 3,915,583        | \$ -            | \$ -            | \$ -             | \$ 3,915,583        |
| 2  | RPTTF         | Tax Allocation Bonds<br>Series 2003 A Indenture | Bank of New York-Mellon<br>Trust   | Required debt service<br>payments on 2003A TA Bond<br>Indenture  | \$ 20,742,850                                 | \$ 2,550,728  |                   |                 | \$ 2,550,728        | \$ -            | \$ -            | \$ -             | \$ 2,550,728        |
| 3  | RPTTF         | Tax Allocation Bonds<br>Series 2004 Indenture   | Bank of New York-Mellon<br>Trust   | Required debt service<br>payments on 2004 TA Bond<br>Indenture for St. Vincent's   | \$ 4,358,047                                  | \$ -  | \$ -              | \$ -            | \$ -                | \$ -            | \$ -            | \$ -             | \$ -                |
| 4  | RPTTF         | Fiscal Agent Charges                            | TBD  | Required for 2001A and 2003A<br>Bonds  | \$ 67,200                                     | \$ 9,600  | \$ -              | \$ -            | \$ -                | \$ -            | \$ -            | \$ 9,600         | \$ 9,600            |
| 9  | RPTTF         | Paseo Nuevo Property<br>Management Obligations  | I&G Real Estate  | Required property<br>management obligations for<br>Paseo Nuevo Mall required by<br>Paseo Nuevo Disposition and<br>Development Agreement dated<br>November 23, 1987           | \$ 176,940                                    | \$ 29,490   | \$ 4,915          | \$ 4,915        | \$ 4,915            | \$ 4,915        | \$ 4,915        | \$ 4,915         | \$ 29,490           |
| 28 | RPTTF         | Chase Palm Park<br>Wisteria Arbor               | City of Santa Barbara and<br>TBD   | Required per development<br>Agreement with Fess Parker<br>Family Trust August 8, 1996:<br>Declaration of Construction and<br>Operating Covenants and<br>Reciprocal Easements | \$ 835,000                                    | \$ -  | \$ -              | \$ -            | \$ -                | \$ -            | \$ -            | \$ -             | \$ -                |
| 29 | RPTTF         | Lower State Street<br>Sidewalk Renovation       | City of Santa Barbara TBD  | Development obligation with La<br>Entrada Project and in<br>compliance with the obligations<br>set forth in the April 13, 2004<br>Owner Participation Agreement              | \$ 335,000                                    | \$ -  | \$ -              | \$ -            | \$ -                | \$ -            | \$ -            | \$ -             | \$ -                |
| 33 | RPTTF         | West Beach Pedestrian<br>Improvement Project    | Elevation Engineering<br>#23,114 5/26/09; Fugro<br>West #19,390 5/18/09  | Construction contract costs<br>associated with the<br>development of the West Beach<br>pedestrian Improvement project<br>currently in a protracted lawsuit.                  | \$ 128,654                                    | \$ -  | \$ -              | \$ -            | \$ -                | \$ -            | \$ -            | \$ -             | \$ -                |
|    | RPTTF         | Oversight Board Legal<br>Counsel                | Price, Postel and Parma  | Legal counsel requested by the<br>Oversight Board and approved<br>by the Successor Agency  |   | \$ 25,000   | \$ 12,500         | \$ 12,500       | \$ -                | \$ -            | \$ -            | \$ -             | \$ 25,000           |
|    | RPTTF         | 3rd Party Auditor                               | Lance, Soll & Lunghard,<br>LLP   | Required by AB 1484  |   | \$ 20,000   | \$ 20,000         | \$ -            | \$ -                | \$ -            | \$ -            | \$ -             | \$ 20,000           |
|    |               |   |  |  | <b>\$ 58,596,596</b>                          | <b>\$ 6,550,401</b>   | <b>\$ 4,915</b>   | <b>\$ 4,915</b> | <b>\$ 6,471,226</b> | <b>\$ 4,915</b> | <b>\$ 4,915</b> | <b>\$ 14,515</b> | <b>\$ 6,505,401</b> |

\*\* All totals due during fiscal year and payment amounts are projected.

\*\*\* Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)

RPTTF - Redevelopment Property Tax Trust Fund  
LMIHF - Low and Moderate Income Housing Fund

Bonds - Bond proceeds  
Admin - Successor Agency Administrative Allowance

Other - reserves, rents, interest earnings, etc

Name of Redevelopment Agency:  
 Project Area:  
 Date:

Redevelopment Agency of the City of Santa Barbara  
 Central City Redevelopment Project Area (CCRP)  
 January 1, 2013 through June 30, 2013

Form B - Other Sources

**THIRD RECOGNIZED OBLIGATION PAYMENT SCHEDULE**

Per AB 26 - Section 34177 (\*)

|    | ***<br>Source | Project Name / Debt<br>Obligation                            | Payee, Contract # (not<br>all inclusive, please<br>refer to project binders<br>for comprehensive list)<br>and Date | Description  | Total<br>Outstanding<br>Debt or<br>Obligation | Total Due<br>During Fiscal<br>Period 01-1-13<br>to 06-30-13 | Payments by Month |             |             |             |             |                 | Total            |
|----|---------------|--|--|--|---|---|-------------------|-------------|-------------|-------------|-------------|-----------------|------------------|
|    |               |  |  |  |   |   | January           | Feb         | March       | April       | May         | June            |                  |
| 4  | LMIHF         | Fiscal Agent Charges   | TBD  | Required for 2004 Bonds  | \$ 14,400                                     | \$ 2,400  |                   | \$ -        | \$ -        | \$ -        | \$ -        | \$ 2,400        | \$ 2,400         |
| 32 | 2003A<br>Bond | Mission Creek Flood<br>Control Park<br>Development           | TBD  | Development of park in heavily<br>populated West downtown in<br>compliance with the obligations<br>set forth in the 2003 Multi-Year<br>Agreement   | \$ 773,422                                    | \$ -  |                   | \$ -        | \$ -        | \$ -        | \$ -        | \$ -            | \$ -             |
| 41 | 2003A<br>Bond | Grant Agreement for<br>Rehabilitation of Victoria<br>Theatre | Ensemble Theater<br>Company  | Grant agreement for the<br>renovation of the historic<br>Victoria Theatre in compliance<br>with the obligations set forth in<br>the 2003 Multi-Year Agreement<br>and 2011 Cooperation<br>Agreement/Grant Agreement<br>#540 6/21/11 | \$ 1,000,000                                  | \$ -  |                   | \$ -        | \$ -        | \$ -        | \$ -        | \$ -            | \$ -             |
| 41 | LMIHF         | Loan Agreement for<br>Mom's L.P.                             | Mom's L.P. (Transition<br>House)   | Final payment on \$150,000 loan<br>agreement (dated 3/14/11)for<br>the rehabilitation of 8 existing<br>affordable housing units at 425<br>East Cota Street/Loan<br>Agreement #523  | \$ 10,480                                     | \$ 10,480   | \$ 10,480         | \$ -        | \$ -        | \$ -        | \$ -        | \$ -            | \$ 10,480        |
|    |               |  |  |  | <b>\$ 1,798,302</b>                           | <b>\$ 12,880</b>  | <b>\$ 10,480</b>  | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 2,400</b> | <b>\$ 12,880</b> |

\* The Preliminary Recognized Obligation Payment Schedule (ROPS) is to be completed by the successor agency, and audited by the County and subsequently be approved by the Oversight Board.

\*\* All totals due during fiscal year and payment amounts are projected.

\*\*\* Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)

RPTTF - Redevelopment Property Tax Trust Fund

LMIHF - Low and Moderate Income Housing Fund

Bonds - Bond proceeds

Admin - Successor Agency Administrative Allowance

Other - reserves, rents, interest earnings, etc

Name of Redevelopment Agency:  
 Project Area:  
 Date:

Redevelopment Agency of the City of Santa Barbara  
 Central City Redevelopment Project Area (CCRP)  
 January 1, 2013 through June 30, 2013

Form C - Administrative Cost Allowance

### THIRD RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34177 (\*)

|    | ***<br>Source | Project Name / Debt<br>Obligation         | Payee, Contract # (not<br>all inclusive, please<br>refer to project binders<br>for comprehensive list)<br>and Date | Description   | Total<br>Outstanding<br>Debt or<br>Obligation | Total Due<br>During Fiscal<br>Period 01-1-13<br>to 06-30-13 | Payments by Month |           |           |           |           |           |            |
|----|---------------|---|--|---|---|---|-------------------|-----------|-----------|-----------|-----------|-----------|------------|
|    |               |   |  |   |   |   | January           | Feb       | March     | April     | May       | June      | Total      |
| 10 | Admin         | Successor Agency<br>Administrative Budget | City of Santa Barbara per<br>AB X1 26 Section 34171.b.   | Administration and operation of<br>the redevelopment agency<br>obligations per the 2003 Multi-<br>Year Agreement and AB X1 26<br>Section 34171.b. | \$ -  | \$ 195,000  | \$ 32,500         | \$ 32,500 | \$ 32,500 | \$ 32,500 | \$ 32,500 | \$ 32,500 | \$ 195,000 |
|    |               |   |  |   | \$ -  | \$ 195,000  | \$ 32,500         | \$ 32,500 | \$ 32,500 | \$ 32,500 | \$ 32,500 | \$ 32,500 | \$ 195,000 |

\* The Preliminary Recognized Obligation Payment Schedule (ROPS) is to be completed by the successor agency, and audited by the County and subsequently be approved by the Oversight Board.

\*\* All totals due during fiscal year and payment amounts are projected.

\*\*\* Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)

RPTTF - Redevelopment Property Tax Trust Fund  
 LMIHF - Low and Moderate Income Housing Fund

Bonds - Bond proceeds  
 Admin - Successor Agency Administrative Allowance

Other - reserves, rents, interest earnings, etc



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** August 14, 2012

**TO:** Mayor and Councilmembers

**FROM:** Engineering Division, Public Works Department

**SUBJECT:** Introduction Of Ordinance Approving Sale Of City Surplus Real Property Located At 20 South Milpas Street

**RECOMMENDATION:** That Council:

- A. Introduce, and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving the Sale of the Surplus Real Property Located at 20 South Milpas Street (APN 017-165-007) to 18-20 Milpas Investors, LLC, a California Limited Liability Company, in the high bid amount of \$570,000; and
- B. Authorize the City Administrator to Execute the Land Purchase Agreement and Escrow Instructions and Title Transfer Documents, as Approved by the City Attorney, to Effectuate the Sale of the Real Property located at 20 South Milpas.

### **DISCUSSION:**

On February 7, 2012, Council authorized the sale of excess real property located at 20 South Milpas Street (Property) pursuant to the Municipal Code Chapter 4.28. On May 15, 2012, a contract for professional services with the Hayes Commercial Real Estate Group was approved for the listing and bid sale of the property. Said commercial services agreement allotted for a six percent selling commission, to be split between the listing and buyer's agents respectively.

The Property is an approximately 10,250 square foot parcel (see Attachment). The Property was originally granted to the City by the State in 1959, by Resolution No. 3968, as part of a remainder parcel related to previous right of way acquisitions for State Highway improvements. The Property has served as a parking lot since that time with the United States Post Office having been the master lessor. Lease revenues have gone to the General Fund.

### **Environmental Review**

The City's Environmental Analyst has determined that the sale of this excess City land is categorically exempt from Environmental Review under California Environmental Quality Act Sec. 15312 (MST2011-00255).

**Marketing and Sale of Land and Noticing of Auction**

The Hayes Commercial Real Estate Group was contracted to assist with the marketing and bid-sale of the land. A market analysis of the property was completed and a minimum offer/bid price of \$500,000 dollars was determined. The property was listed in commercial real estate periodicals, on the internet, and advertised in local print publications on several occasions. Notice of the City’s bid/auction process was published on two different occasions detailing the terms and date of the sealed bid/auction. Information packages were available to all interested parties, five weeks prior to the auction.

As advertised, on July 19, 2012, at 10:00 a.m., the bid/auction took place at the City’s Purchasing Office, with the General Services Manager administering the sale. Two sealed bids were received and opened - one for \$500,000 and the other for \$518,000. The low bidder then proceeded to overbid the high bidder by the 10% minimum, as required by Municipal Code. 18-20 Milpas Investors, LLC, a California Limited Liability Company was the winning high bidder at \$570,000. Evidence of financial capability to complete the purchase was demonstrated, and a deposit in the form of a cashier’s check for \$25,000 was received from 18-20 Milpas Investors, LLC, a California Limited Liability Company.

**Financial - Escrow**

Upon execution of the Purchase Agreement and Escrow Instruction by the City Administrator an escrow will be opened and administered by First American Title Company. Title insurance and escrow fees will be split between the City and the buyer. The escrow will also administer the payment of broker-agent sales commissions, and distribute the net remaining sales proceeds to the City as follows:

|   |                     |
|---|---------------------|
| Gross sale amount                                   | \$570,000.00        |
| Commission (6% split to buyer-seller agents)        | (\$34,200.00)       |
| 1/2 Title Insurance & Escrow fees                   | (\$1,593.50)        |
| Reimbursement to Streets fund for repair & striping | (\$5,000.00)        |
| Net proceeds to City General Fund                   | <b>\$529,206.50</b> |

Upon close of escrow, and the effective date of the approving Ordinance, First American Title will be authorized to record the Grant Deed in the Official Records of Santa Barbara County, and the transfer of the title will be completed.

Staff recommends that Council approve the Ordinance as presented and authorize the City Administrator to execute the Land Purchase Agreement and Grant Deed for the sale of the property, as approved to form by the City Attorney.

Council Agenda Report  
Introduction Of Ordinance Approving Sale Of City Surplus Real Property Located At 20  
South Milpas Street  
August 14, 2012  
Page 3

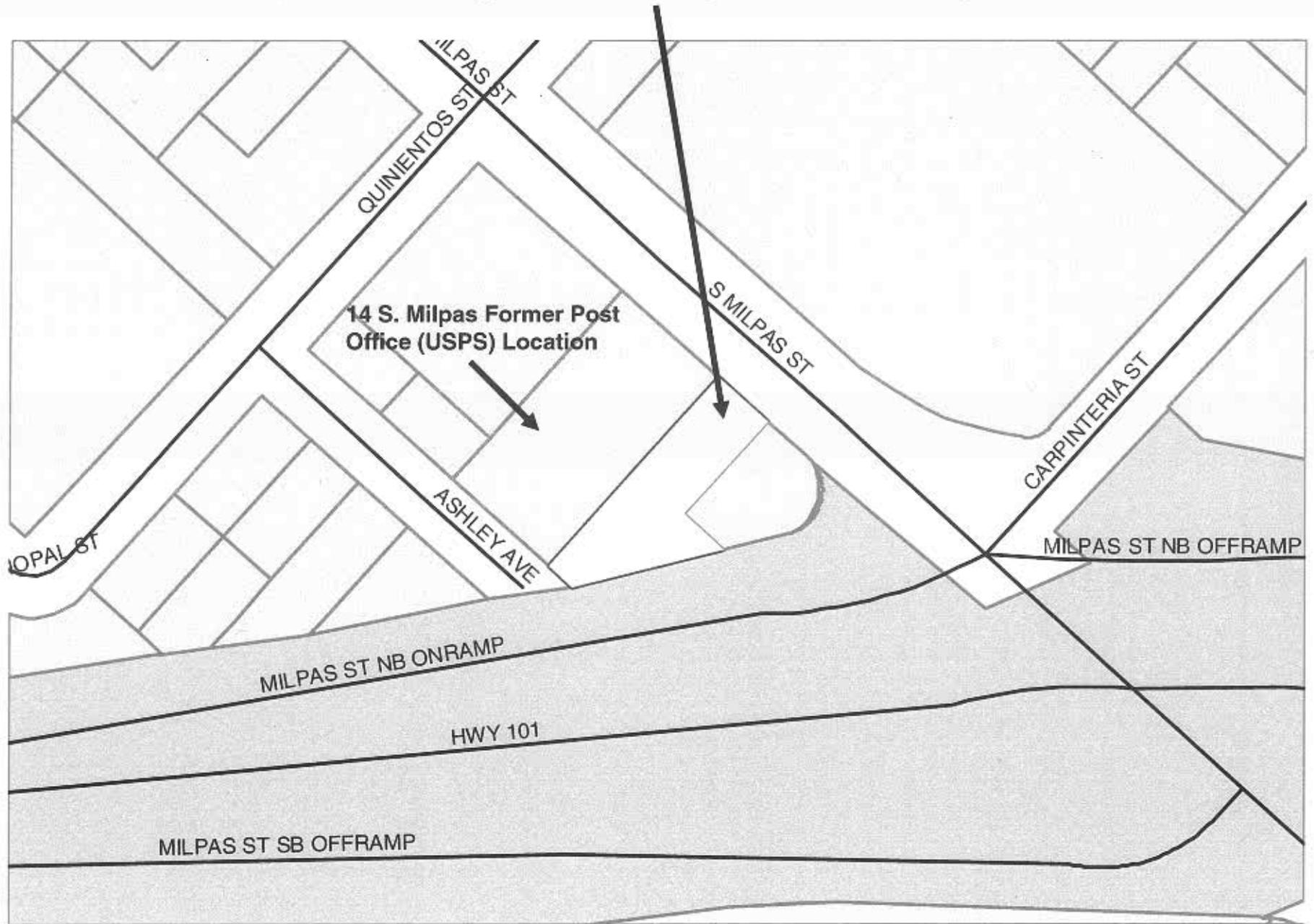
**ATTACHMENT(S):** Vicinity map

**PREPARED BY:** John Ewasiuk, Principal Engineer/DT/mj

**SUBMITTED BY:** Christine F. Andersen, Public Works Director

**APPROVED BY:** City Administrator's Office

### 20 S. Milpas Street City owned Parking lot



ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA APPROVING THE SALE OF THE SURPLUS REAL PROPERTY LOCATED AT 20 SOUTH MILPAS STREET (APN 017-165-007) TO 18-20 MILPAS INVESTORS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN THE HIGH BID AMOUNT OF \$570,000

WHEREAS, at its meeting of February 7, 2012, the City Council authorized the Public Works Director to sell the surplus real property located at 20 South Milpas Street (APN 017-165-007) at public auction;

WHEREAS, on July 19, 2012, pursuant to Santa Barbara Municipal Code Chapter 4.28 and as duly noticed, the City of Santa Barbara conducted a public auction for the sale of the property located at 20 South Milpas Street (APN 017-165-007);

WHEREAS, 18-20 Milpas Investors, LLC, a California Limited Liability Company was the winning highest bidder at \$570,000;

WHEREAS, 18-20 Milpas Investors, LLC, a California Limited Liability Company has executed and delivered a Land Purchase Agreement and Escrow Instructions to the City for the purchase of the property in the amount of \$570,000; and

WHEREAS, City Charter Section 520 requires that the sale of real property owned by the City be approved by the adoption of an ordinance.

NOW THEREFORE, THE COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN AS FOLLOWS:

SECTION 1. That the sale of the surplus real property located at 20 South Milpas Street (APN 017-165-007) to 18-20 Milpas Investors, LLC, a California Limited Liability Company, in the high bid amount of \$570,000 is approved.; and

SECTION 2. That upon the successful completion of escrow, and upon the effective date of this Ordinance, First American Title Co. Inc. is authorized to record the Grant Deed transferring the property located at 20 South Milpas Street to 18-20 Milpas Investors, LLC, a California Limited Liability Company, in the Official Records, in the office of the County Recorder, Santa Barbara County.



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** August 14, 2012

**TO:** Mayor and Councilmembers

**FROM:** City Administrator's Office

**SUBJECT:** Request from Councilmembers House and Murillo for Presentation on Current Housing Needs And Trends In Southern Santa Barbara County

**RECOMMENDATION:**

That Council consider a request from Councilmembers House and Murillo to hear a presentation from the Coastal Housing Coalition regarding current housing trends and needs in southern Santa Barbara County and the surrounding region.

**DISCUSSION:**

Attached is a memorandum from Councilmembers House and Murillo requesting that Council receive a presentation from the Coastal Housing Coalition with a summary from a recent housing conference that took place at UCSB on June 1, 2012.

**ATTACHMENT:** Memorandum from Councilmembers House and Murillo

**PREPARED BY:** Jennifer Jennings, Administrator's Office Supervisor

**SUBMITTED BY:** Jim Armstrong, City Administrator

**APPROVED BY:** City Administrator's Office



**City of Santa Barbara**  
City Administrator's Office

**Memorandum**

**DATE:** August 7, 2012

**TO:** Jim Armstrong, City Administrator

**FROM:** Council Members Cathy Murillo & Grant House

**SUBJECT:** Coastal Housing Coalition presentation regarding June 1, 2012 Housing Conference

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Pursuant to Council Resolution 05-073 regarding the Conduct of City Council Meetings, we request that an item be placed on the Santa Barbara City Council Agenda regarding current housing trends and needs in southern Santa Barbara County and the surrounding region.

- Summary of information to be presented:  
The Coastal Housing Coalition will provide the City Council with a summary of the Coastal Housing Coalition Housing Conference that took place at UCSB on June 1, 2012.
- Statement of Specific Action:  
City Council to receive a report from the recent housing conference that covered topics from changing local demographics and housing trends, post RDA financing of affordable housing, employer sponsored housing, limited equity co-ops, fair housing policies, current challenges, and more.
- Statement of the Reasons Why it is Appropriate and Within the Jurisdiction of the Council to Consider this Subject Matter and to Take the Requested Action:  
With the implementation of Plan Santa Barbara in process, City Council and community members will benefit from information provided at the conference.

We are requesting that this be scheduled for the August 14 Council meeting.

cc: Mayor and Council  
City Attorney  
Community Development Director



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** August 14, 2012

**TO:** Mayor and Councilmembers

**FROM:** City Administrator's Office

**SUBJECT:** Conference With Labor Negotiator

**RECOMMENDATION:**

That Council hold a closed session, per Government Code Section 54957.6, to consider instructions to City negotiator Kristy Schmidt, Employee Relations Manager, regarding negotiations with the Police Management Association and the new Fire Management Association, and regarding discussions with certain unrepresented managers about salaries and fringe benefits.

**SCHEDULING:** Duration, 45 minutes; anytime

**REPORT:** None anticipated

**PREPARED BY:** Kristy Schmidt, Employee Relations Manager

**SUBMITTED BY:** Marcelo López, Assistant City Administrator

**APPROVED BY:** City Administrator's Office



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** August 14, 2012  
**TO:** Mayor and Councilmembers  
**FROM:** City Attorney's Office  
**SUBJECT:** Conference With Legal Counsel - Potential Litigation

### RECOMMENDATION:

That Council hold a closed session to consider the possible initiation of litigation pursuant to subsection (c) of Section 54956.9 of the Government Code and take appropriate action as needed. (two potential cases)

**SCHEDULING:** Duration: 15 minutes - Anytime  
**REPORT:** None anticipated  
**SUBMITTED BY:** Stephen P. Wiley, City Attorney  
**APPROVED BY:** City Administrator's Office