

**CITY OF SANTA BARBARA
CITY COUNCIL**

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Mayor Pro Tempore
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Ordinance Committee Chair
Dale Francisco
Finance Committee Chair
Gregg Hart
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Bendy White



James L. Armstrong
City Administrator

Ariel Pierre Calonne
City Attorney

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

**SEPTEMBER 9, 2014
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: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the City Administrator's Office at 564-5305. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

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 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

CEREMONIAL ITEMS

- 1. Subject: Presentation By Santa Barbara/Puerto Vallarto Sister City Committee On Project Awarded Best Ovest Overall Program Award By Sister Cities International.**
- 2. 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 September 30, 2014.

CHANGES TO THE AGENDA

PUBLIC COMMENT

CONSENT CALENDAR

- 3. Subject: Minutes**

Recommendation: That Council waive further reading and approve the minutes of the regular meetings of July 29, 2014, and August 5, 2014, the regular meetings (cancelled) of August 12, 2014, August 19, 2014, August 26, 2014 and September 2, 2014.

CONSENT CALENDAR (CONT'D)

4. Subject: Adoption Of Ordinance For Purchase And Sale Agreement For Sale Of Land Located At 6100 Hollister Avenue (330.03)

Recommendation: Adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving and Authorizing the City Administrator to Execute the Purchase And Sale Agreement and Related Agreements between the City of Santa Barbara and Direct Relief, a California Nonprofit Public Benefit Corporation at a Base Price of \$25 Per Square Foot of Land Area.

5. Subject: Adoption Of Ordinance For A Lease Amendment To Lease Agreement No. 23,564, With Conway Vintners, Inc. (330.04)

Recommendation: That Council adopt, by reading of title only, an Ordinance of the Council of the City of Santa Barbara Approving Amendment One to Lease Agreement No. 23,564 with Conway Vineyards, Inc., at an Average Initial Base Rent of \$4,302.02 Per Month, Allocated Seasonally, or 10% of Gross Sales, Whichever is Greater, Effective October 9, 2014 and Continuing for the Remainder of the Lease Term of Five Years with Two, Five-Year Extension Options.

6. Subject: Records Destruction For Fire 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 Fire Department in the Administration Division.

7. Subject: July 2014 Investment Report (260.02)

Recommendation: That Council accept the July 2014 Investment Report.

8. Subject: Approval Of Parcel Map And Execution Of Agreements For 415 Alan Road (640.08)

Recommendation: That Council approve and authorize the City Administrator to execute and record Parcel Map Number 20,807 and standard agreements relating to the approved subdivision at 415 Alan Road, and authorize the City Engineer to record a recital document stating that the public improvements have been completed, and that the previously recorded Land Development Agreement may be removed from the chain of title once the public improvements are complete.

CONSENT CALENDAR (CONT'D)

9. Subject: Contract For Final Design Of El Estero Wastewater Treatment Plant Secondary Process Improvements Project - Phase 1 (540.13)

Recommendation: That Council authorize the Public Works Director to execute a City Professional Services contract with Brown and Caldwell in the amount of \$581,436 for Final Design Of the El Estero Wastewater Treatment Plant Secondary Process Improvements Project - Phase 1, and authorize the Public Works Director to approve expenditures of up to \$29,072 for extra services of Brown and Caldwell that may result from necessary changes in the scope of work.

10. Subject: Approval Of Emergency Purchase Orders For Groundwater Wells (540.10)

Recommendation: That Council:

- A. Approve an Emergency Purchase Order with Hose Solutions Incorporated in the amount of \$44,089.40; and
- B. Approve an Emergency Purchase Order with A & A Pump & Well Service in the amount of \$27,462.34.

11. Subject: Approve Quinn Corporation, Inc., For The Maintenance, Repair, Upgrades, And New Installation Of Caterpillar Generator Systems (540.01)

Recommendation: That Council:

- A. Find it to be in the City's best interest to approve Quinn Corporation, Inc., as the vendor for maintenance, repair, upgrades, and new installation of Caterpillar generators at the City's water resources facilities, without bids, as authorized by Municipal Code Section 4.52.070 (L); and
- B. Authorize the Public Works Director to award purchase order contracts to Quinn, Inc., in accordance with approved budgets for such services and equipment as needed for the next five-year period.

12. Subject: Approve Severn Trent Services As The Filter Media Vendor For The Ortega Groundwater Treatment Plant (540.10)

Recommendation: That Council:

- A. Find it to be in the City's best interest to waive the formal bidding process as authorized by Municipal Code Section 4.52.070 (L), and approve Severn Trent Services as the filter media vendor for the Ortega Groundwater Treatment Plant; and

(Cont'd)

CONSENT CALENDAR (CONT'D)

12. (Cont'd)

- B. Authorize the General Services Manager to award purchase order contracts to Severn Trent Services for iron media in an amount not to exceed \$1,000,000 for Fiscal Year 2015, and within approved budgets for the next four years, ending September 2018.

13. **Subject: Approval Of Energy Efficiency Revolving Fund Award Agreement With Southern California Edison (630.06)**

Recommendation: That Council:

- A. Authorize the Public Works Director to enter into an agreement with Southern California Edison for grant funding in the amount \$52,250, to fund the feasibility study of an Energy Efficiency fund;
- B. Authorize the Public Works Director to enter into an agreement with Cadmus Group in the amount of \$51,750 for the Energy Efficiency Fund Feasibility Study; and
- C. Authorize the increase of estimated revenues and appropriations in the Facilities Management Fund in the amount of \$52,250.

14. **Subject: Contract For Construction Of The Fiscal Year 2014 Sidewalk Access Ramps Project (530.04)**

Recommendation: That Council waive minor bid irregularities, reject the bid protest of Lash Construction, and award a contract with DPM Construction Company, in their low bid amount of \$118,200 for construction of the Fiscal Year 2014 Sidewalk Access Ramp Project, Bid No. 3708; and authorize the Public Works Director to execute the contract and approve expenditures up to \$17,730 to cover any cost increases that may result from contract change orders for extra work and differences between estimated bid quantities and actual quantities measured for payment.

15. **Subject: Introduction Of Ordinance For The Assignment And Grant Of Easements To The County Flood Control District (330.03)**

Recommendation: That Council introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving the Assignment of Existing City Easement Interests on Private Properties and the Granting of Easements on City Owned Properties to the County of Santa Barbara Flood Control and Water Conservation District for Flood Control and All Related Purposes, and Authorizing the City Administrator to Execute as Necessary the Assignment and Grant Deeds in a Form Approved by the City Attorney.

CONSENT CALENDAR (CONT'D)

16. Subject: Police Department Explorer Program Funds (520.04)

Recommendation: That Council accept a donation of \$5,000 from the Santa Barbara Police Foundation for the Explorer Program and thereby increase appropriations and estimated revenues by \$5,000 in the Police Department Miscellaneous Grants Fund.

17. Subject: Affordable Housing Policies and Procedures (660.04)

Recommendation: That Council consider and approve recommended changes to the Affordable Housing Policies and Procedures Manual.

18. Subject: Affordable Housing Fund Appropriation (660.04)

Recommendation: That Council appropriate \$31,568 to the Affordable Housing Operating Fund from the Housing Reserve Fund to preserve a City affordable housing unit.

19. Subject: State Of California Office Of Traffic Safety - Selective Traffic Enforcement Program Grant (520.04)

Recommendation: That Council:

- A. Accept a grant from the State of California, Office of Traffic Safety in the amount of \$213,000, and authorize the Chief of Police to execute the grant agreement; and
- B. Increase appropriations and estimated revenues by \$213,000 in the Miscellaneous Grants Fund for Fiscal Year 2015 for the Selective Traffic Enforcement Program.

20. Subject: Bureau Of Justice Assistance, Edward Byrne Memorial Grant - Santa Barbara Regional Narcotic Enforcement Team (520.04)

Recommendation: That Council:

- A. Accept \$27,766 in funding from the County of Santa Barbara for partial funding of an officer position assigned to the Santa Barbara Regional Narcotic Enforcement Team; and
- B. Increase appropriations and estimated revenues by \$27,766 in the Miscellaneous Grants Fund for Fiscal Year 2015.

CONSENT CALENDAR (CONT'D)

21. Subject: Central Library Custom Furniture Purchase (570.04)

Recommendation: That Council:

- A. Approve and authorize the Library Director to execute a sole source award of a purchase order in the amount of \$79,187.60, plus an additional \$6,000 for extra services, to Yamada Enterprises for custom furniture purchase at the Central Library at 40 E. Anapamu St; and
- B. Authorize the increase of Estimated Revenues and Appropriations in Fiscal Year 2015 Library Support Services Program in the General Fund by \$85,187.60 from the Fenton Davison Trust Fund to purchase custom furniture from Yamada Enterprises.

22. Subject: Professional Services Contract With Questa Engineering Corporation To Conduct Technical Studies And Develop Conceptual Design Plans For The Arroyo Burro Restoration At Barger Canyon (570.05)

Recommendation: That Council:

- A. Approve and authorize the Parks and Recreation Director to execute a professional services agreement with Questa Engineering Corporation in the amount of \$72,180 to prepare conceptual design plans for the Arroyo Burro Restoration at Barger Canyon and;
- B. Authorize the Parks and Recreation Director to approve expenditures of up to \$7,200 to cover any cost increases that may result from necessary changes in the scope of work.

23. Subject: Renewal Of The South Coast Santa Barbara Tourism Business Improvement District (290.00)

Recommendation: Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Declaring Its Intention to Renew the Santa Barbara South Coast Tourism Business Improvement District (SBTBID) and Fixing the Time and Place of the Public Hearings Thereon and Giving Notice Thereof.

CONSENT CALENDAR (CONT'D)

24. Subject: Set A Date For Public Hearing Regarding Appeal Of Single Family Design Board Approval For 215 La Jolla Drive

Recommendation: That Council:

- A. Set the date of September 30, 2014, at 2:00 p.m. for hearing the appeal filed by Marc Chytilo, Attorney representing Rhonda Seiter, of the Single Family Design Board approval of an application for property owned by Frank Bucy and located at 215 La Jolla Drive, Assessor's Parcel No. 041-363-004, E-3 One-Family Residence/SD-3 Coastal Overlay Zones, General Plan Designation: Residential, 5 units per Acre. The project proposes a major façade and interior remodel to an existing 1,533 square-foot, one-story residence located on a 6,000 square-foot lot within the non-appealable jurisdiction of the Coastal Zone. The project includes one- and two-story additions, remodel, and the demolition and re-construction of the existing garage; and
- B. Set the date of September 29, 2014, at 1:30 p.m. for a site visit to the property located at 215 La Jolla Drive.

25. Subject: Set A Date For Public Hearing Regarding Appeal Of Historic Landmarks Commission Conditional Approval For 901 Chapala Street

Recommendation: That Council:

- A. Set the date of October 14, 2014, at 2:00 p.m. for hearing the appeal filed by Juan Jimenez, manager of the Cajun Kitchen Restaurant located at 901 Chapala Street, of the Historic Landmarks Commission decision to deny the application to approve an "as-built" mural located on the restaurant's northerly elevation (parking lot side); and
- B. Set the date of October 13, 2014, at 1:30 p.m. for a site visit to the property located at 901 Chapala Street.

NOTICES

- 26. The City Clerk has on Thursday, September 4, 2014, 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.

CONSENT CALENDAR (CONT'D)

NOTICES (Cont'd)

27. Recruitment For City Advisory Groups:

Recommendation:

- A. The City Clerk's Office will accept applications through Monday, October 13, 2014, at 5:30 p.m. to fill scheduled vacancies on various City Advisory Groups and the unscheduled vacancies resulting from resignations received in the City Clerk's Office through Wednesday, September 22, 2014;
- B. The City Council will conduct interviews of applicants for vacancies on various City Advisory Groups on Tuesday, October 21, 2014, at 4:00 p.m. (Estimated Time), Tuesday, October 28, 2014, at 4:00 p.m. (Estimated Time), and Tuesday, November 11, 2014, at 6:00 p.m.; and
- C. The City Council will make appointments to fill vacancies on various City Advisory Groups on Tuesday, December 9, 2014.

28. That pursuant to Government Code Section 87306, the City of Santa Barbara will be updating its Conflict of Interest Code no later than December 23, 2014.

29. Received a Notice from the Housing Authority of the City of Santa Barbara that it will be updating its Conflict of Interest Code pursuant to Government Code Section 87306.

This concludes the Consent Calendar.

CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS

PUBLIC WORKS DEPARTMENT

30. Subject: Contract For Construction Of The Mason Street Bridge Replacement Project (530.04)

Recommendation: That Council:

- A. Award a contract with Lash Construction, Inc., in their low bid amount of \$6,658,081 for construction of the Mason Street Bridge Replacement Project, Bid No. 3588; and authorize the Public Works Director to execute the contract and approve expenditures of up to \$622,628 to cover any cost increases that may result from contract change orders for extra work and differences between estimated bid quantities and actual quantities measured for payment;

(Cont'd)

CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS (CONT'D)

PUBLIC WORKS DEPARTMENT (Cont'd)

30. (Cont'd)

- B. Accept Federal Highway Administration Grant funding in the total amount of \$7,100,000 to cover the cost of construction;
- C. Increase appropriations and estimated revenues by \$200,000 to reflect grant funding approved and received for the design and right-of-way phases of the project that were not previously appropriated;
- D. Increase appropriations and estimated revenues related to the Federal Highway Administration Grant by \$7,100,000 in the Fiscal Year 2015 Streets Capital Fund for the Mason Street Bridge Replacement Project, of which \$6,098,913 will be used for the construction contract with Lash Construction, Inc., and the balance will be used to cover other construction related contracts and costs subject to subsequent Council approval;
- E. Increase appropriations and estimated revenues by \$1,181,795.75 in the Fiscal Year 2015 Streets Capital Fund representing the County's share of the construction contract for the Mason Street Bridge Replacement Project pursuant to an existing cost-sharing agreement between the City and County; and
- F. Receive a presentation regarding the upcoming construction projects in the Lower State Street area, including the area near Mason Street and Cabrillo Boulevard.

31. **Subject: State Street Safety Guide Pilot Program (530.10)**

Recommendation: That Council approve the Scope of Work and authorize release of the Request for Proposals for a State Street Safety Guide Pilot Program.

AIRPORT DEPARTMENT

32. **Subject: Introduction of Ordinance For Airline Terminal Solar Photovoltaic Power Purchase Agreement at 500 Fowler Road (560.09)**

Recommendation: That Council introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving and Authorizing the Airport Director to Execute a Power Purchase Agreement with SunEdison to Develop, Own, Operate and Maintain a Solar Photovoltaic Generating System at the Airport, and Sell All Power Generated to the Airport.

COUNCIL AND STAFF COMMUNICATIONS

COUNCILMEMBER COMMITTEE ASSIGNMENT REPORTS

CLOSED SESSIONS

33. Subject: Public Employment/Public Employee Appointment (170.01)

Recommendation: That Council hold a closed session, per Government Code Section 54957(b)(1), to discuss the appointment for the position of Acting City Administrator and, if appropriate, make a decision regarding that appointment.

34. Subject: Conference with City Attorney - Pending Litigation (160.03)

Recommendation: That Council hold a closed session to consider pending litigation pursuant to subsection (d)(1) of section 54956.9 of the Government Code and take appropriate action as needed. The pending litigation is *Tony Denunzio v. City of Santa Barbara, et al.*, USDC Case No. CV-13-06542 GW (MANx).

Scheduling: Duration, 15 minutes; anytime

Report: None anticipated

35. Subject: Conference With City Attorney - Pending Litigation (160.03)

Recommendation: That Council hold a closed session to consider pending litigation pursuant to subsection (d)(1) of section 54956.9 of the Government Code and take appropriate action as needed. The pending litigation is *Brittney Cotledge vs. City of Santa Barbara, et. al.*, USDC Case No. CV 12-08623 MRW.

Scheduling: Duration, 15 minutes; anytime

Report: None anticipated

ADJOURNMENT



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: September 9, 2014

TO: Mayor and Councilmembers

FROM: City Administrator's Office

SUBJECT: Employee Recognition – Service Award Pins

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 September 30, 2014.

DISCUSSION:

Since 1980, the City Employees' Recognition Program has recognized length of City Service. Service award pins are presented to employees for every five years of service. Those employees achieving 25 years of service or more are eligible to receive their pins in front of the City Council.

Attached is a list of those employees who will be awarded pins for their service through September 30, 2014.

ATTACHMENT: September 2014 Service Awards

PREPARED BY: Myndi Hegeman, Administrative Specialist

SUBMITTED BY: Kristine Schmidt, Administrative Services Director

APPROVED BY: City Administrator's Office

SEPTEMBER 2014 SERVICE AWARDS

September 9, 2014 Council Meeting

10 YEARS

John Martony, Payroll Supervisor, Finance Department
Elizabeth Scott, Parking Enforcement Officer, Police Department
Frederick Fulmer, Streets Manager, Public Works Department
Cheryle Pearson, Library Assistant I, Library Department

15 YEARS

Jeffrey Burns, Fire Engineer, Fire Department
Kell Hardin, Fire Captain, Fire Department
Kevin Hokom, Fire Captain, Fire Department
Justin Williams, Firefighter, Fire Department
Jose Delgado, Water Distribution Lead Operations Technician, Public Works Department
Joaquin Ortega, Senior Treatment Plant Technician, Public Works Department
Jose Rodriguez, Custodian, Airport Department

25 YEARS

Daniel Kato, Senior Planner II, Community Development Department
Timothy Gaasch, Supervising Engineer, Public Works Department

30 YEARS

Owen Thomas, Supervising Engineer, Public Works Department



CITY OF SANTA BARBARA CITY COUNCIL MINUTES

REGULAR MEETING July 29, 2014 COUNCIL CHAMBER, 735 ANACAPA STREET

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., and 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, Gregg Hart, Frank Hotchkiss, Cathy Murillo, Randy Rowse, Bendy White, Mayor Schneider.

Councilmembers absent: None.

Staff present: City Administrator James L. Armstrong, City Attorney Ariel Pierre Calonne, Deputy City Clerk Deborah L. Applegate.

PUBLIC COMMENT

Speakers: Linda Mathews, Toba Sister City Representative; Benji Shorb, Toba Sister City Exchange Student Representative; Sprit of Fiesta Flowergirls; Phil Walker; Dorothy Dent, Nature and the Vulnerable; Lee Moldaver; Scott Wenz, Cars Are Basic; Ethan Shenkman.

ITEMS REMOVED FROM CONSENT CALENDAR

16. Subject: Municipal Code Amendments For Implementation Of Senate Bill 2 Related To Emergency Shelter Zoning (640.09)

Recommendation: That Council adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Establishing Regulations for Emergency Shelters As a Permitted Use in the C-M Zone (Option 2).

(Cont'd)

16. (Cont'd)

Documents:

Proposed Ordinance.

The title of the ordinance was read.

Motion:

Councilmembers White/House to approve the recommendation; Ordinance No. 5662.

Vote:

Majority roll call vote (Noes: Councilmember Murillo).

CONSENT CALENDAR (Item Nos. 1 – 15, 17)

The titles of the resolutions related to Consent Calendar items were read.

Motion:

Councilmembers White/Murillo to approve the Consent Calendar as recommended.

Vote:

Unanimous roll call vote.

1. Subject: Minutes

Recommendation: That Council waive further reading and approve the minutes of the regular meetings of July 15, and July 22, 2014.

Action: Approved the recommendation.

2. Subject: Cancellation Of The August 12, 2014, City Council Meeting (120.02)

Recommendation: That Council cancel the August 12, 2014, City Council meeting.

Action: Approved the recommendation (July 29, 2014, report from the Assistant City Administrator).

3. Subject: Classification and Compensation Adjustments (410.06)

Recommendation: That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Amending Resolution No. 14-046, the Position and Salary Control Resolution for Fiscal Year 2015, To Implement Two Position Reclassifications and Two Classification Salary Adjustments Effective July 26, 2014.

(Cont'd)

3. **(Cont'd)**

Action: Approved the recommendation; Resolution No.14-059 (July 29, 2014, report from the Administrative Services Director; proposed resolution).

4. **Subject: Statement Of Investment Policy And Delegation Of Investment Authority For Fiscal Year 2015 (260.01)**

Recommendation: That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Adopting the Investment Policy for the City and Rescinding Resolution No. 13-058.

Action: Approved the recommendation; Resolution No. 14-060 (July 29, 2014, report from the Finance Director; proposed resolution).

5. **Subject: June 30, 2014, Investment Report And June 30, 2014, Fiscal Agent Report (260.01)**

Recommendation: That Council:

- A. Accept the June 30, 2014, Investment Report; and
- B. Accept the June 30, 2014, Fiscal Agent Report.

Action: Approved the recommendations (July 29, 2014, report from the Finance Director).

6. **Subject: Professional Services Agreement With Aon Hewitt For Actuarial Services (210.01)**

Recommendation: That Council authorize the Finance Director to execute a professional services agreement with Aon Hewitt to perform actuarial services in connection with the City's Post Retirement Health Benefits, Sick Leave Benefits, and Article XV and XVA Safety Retirement Plans in amount of \$37,000, and authorize the Finance Director to approve additional services if needed totaling \$5,000.

Action: Approved the recommendation; Agreement No. 24,925 (July 29, 2014, report from the Finance Director).

7. **Subject: Request For Consent Of Participating Jurisdictions To Renew The Santa Barbara South Coast Tourism Business Improvement District (290.00)**

Recommendation: That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Requesting Consent of the Cities of Carpinteria and Goleta, and the County of Santa Barbara, to Renew the Santa Barbara Tourism Business Improvement District.

(Cont'd)

7. (Cont'd)

Action: Approved the recommendation; Resolution No. 14-061 (July 29, 2014, report from the Finance Director; proposed resolution).

8. Subject: Police Department Explorer Program Funds (520.04)

Recommendation: That Council accept a donation of \$200 from Montecito Firefighters Fund for the Explorer Program and increase appropriations and estimated revenues in the Police Department Miscellaneous Grants Fund for the Explorer Program by \$200.

Action: Approved the recommendation (July 29, 2014, report from the Chief of Police).

9. Subject: Agreements For Afterschool Programs (570.06)

Recommendation: That Council:

- A. Authorize the Parks and Recreation Director to enter into three agreements with the Santa Barbara Unified School District (SBUSD) for the Recreation Afterschool Program (RAP), Afterschool Opportunities for Kids (A-OK), and Junior High Afterschool Sports Program; and
- B. Increase appropriations and estimated revenues in the Fiscal Year 2015 Parks and Recreation Department Miscellaneous Grants Fund in the amount of \$3,879.

Action: Approved the recommendations; Agreement Nos. 24,926, 24,927, and 24,928 (July 29, 2014, report from the Parks and Recreation Director).

10. Subject: City And School District Agreement For Joint Use, Programming, Maintenance, And Development (570.07)

Recommendation: That Council approve and authorize the City Administrator to execute a five-year agreement between the City and Santa Barbara Unified School District (District) for Joint Use, Programming, Maintenance, and Development.

Action: Approved the recommendation: Agreement No. 24,929 (July 29, 2014, report from the Parks and Recreation Director).

11. Subject: City And School District Joint Use Park Ranger Patrol Services Agreement (570.05)

Recommendation: That Council:

- A. Authorize the City Administrator to enter into a one-year agreement with the Santa Barbara Unified School District (District) for Park Ranger Patrol Services at District properties at a cost of \$31,420; and

(Cont'd)

11. (Cont'd)

- B. Increase the Parks and Recreation Fiscal Year 2015 estimated revenues and appropriations by \$11,420.

Action: Approved the recommendations; Agreement No. 24,930 (July 29, 2014, report from the Parks and Recreation Director).

12. Subject: Lease Agreements For The Westside Neighborhood Center And Louise Lowry Davis Center (580.04)

Recommendation: That Council:

- A. Authorize the Parks and Recreation Director to execute a one-year lease agreement with Special Olympics for facility space at the Westside Neighborhood Center for an annual rate of \$17,062.56;
- B. Authorize the Parks and Recreation Director to execute a one-year lease agreement with UCP/Work Inc., for facility space at the Westside Neighborhood Center for an annual rate of \$51,925.68; and
- C. Authorize the Parks and Recreation Director to execute a one-year lease agreement with United Cerebral Palsy Association of Los Angeles, Ventura, and Santa Barbara Counties, for facility space at the Louise Lowry Davis Center for an annual rate of \$2,553.48.

Action: Approved the recommendations; Agreement Nos. 24,931, 24,932, and 24,933 (July 29, 2014, report from the Parks and Recreation Director).

13. Subject: Sole Source Vendor For Clean Air Express Passes (670.01)

Recommendation: That Council:

- A. Authorize the City's General Services Manager to issue a Purchase Order in the amount of \$30,000 for Fiscal Year 2015 to the City of Lompoc, to purchase Clean Air Express Passes for the Work Trip Reduction Incentive Program pursuant to the sole source provisions of Santa Barbara Municipal Code Section 4.52.070(k); and
- B. Authorize the City Administrator, subject to future appropriations, to approve renewal of the purchase order or other similar contract for the five years ending in 2019.

Action: Approved the recommendations (July 29, 2014, report from the Public Works Director).

14. Subject: Increase In Construction Change Order Authority For The Punta Gorda Street Bridge Replacement Project (530.04)

Recommendation: That Council:

- A. Authorize an increase in the Public Works Director's change order Authority to approve expenditures for extra work for the Punta Gorda Street Bridge Replacement Project, Contract No. 24,514, in the amount of \$148,000, for a total Project expenditure authority of \$3,580,037;
- B. Increase appropriations in the amount of \$148,000 from Measure A reserves to transfer to the Streets Fund for the Punta Gorda Street Bridge Replacement Project, Contract No. 24,514; and
- C. Increase estimated revenue and appropriations in the amount of \$148,000 in the Streets Fund for the transfer of Funds from the Measure A Fund to cover the cost of the Punta Gorda Street Bridge Replacement Project.

Action: Approved the recommendations (July 29, 2014, report from the Public Works Director).

15. Subject: Community Promotion Contract With Summer Solstice Celebration, Inc. (180.02)

Recommendation: That Council authorize the City Administrator to execute an annual community promotion contract with Summer Solstice Celebration, Inc. in the amount of \$64,000 to support year-round administrative expenses for the community event.

Action: Approved the recommendation; Agreement No. 24,934 (July 29, 2014, report from the Assistant to the City Administrator).

NOTICES

- 17. The City Clerk has on Thursday, July 24, 2014, 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 Finance Committee met to review the June 30, 2014, Investment and Fiscal Agent Reports and the Statement of Investment Policy and Delegation of Investment Authority for Fiscal Year 2015. Both items were approved by the full Council as part of this Agenda's Consent Calendar (Item Nos. 4 and 5).

CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS

PUBLIC WORKS DEPARTMENT

18. Subject: Capital Improvement Projects: Annual Report For Fiscal Year 2014 (230.01)

Recommendation: That Council receive the City's Capital Improvement Projects Fourth Quarter and Annual Report for Fiscal Year 2014.

Documents:

- July 29, 2014, report from the Public Works Director.
- PowerPoint presentation prepared and made by staff.

Speakers:

Staff: Assistant Public Works Director City Engineer Pat Kelly.

By consensus, the Council received the report and their questions were answered.

19. Subject: Increase In Professional Services For Reactivation Of The Charles E. Meyer Desalination Facility (540.10)

Recommendation: That Council:

- A. Appropriate \$643,959 from the Water Fund reserves for the transfer of funds to the Water Drought Fund for reactivation of the Charles E. Meyer Desalination Facility;
- B. Increase estimated revenues and appropriations in the Drought Fund in the amount of \$643,959 for the Charles E. Meyer Desalination Facility;
- C. Authorize an increase in the extra services amount with Carollo Engineers, Inc., Professional Services Contract for Preliminary Design Services for Recommissioning the Charles E. Meyer Desalination Facility, City Agreement No. 24,833, in the amount of \$343,959, for a total contract expenditure authority of \$1,164,587; and
- D. Authorize the City Attorney to negotiate and execute a Professional Services contract with Latham & Watkins LLP, in an amount not to exceed \$200,000, for legal support services related to the City's existing Coastal Development Permit for the Charles E. Meyer Desalination Facility.

Documents:

- July 29, 2014, report from the Public Works Director.
- PowerPoint presentation prepared and made by staff.

Speakers:

- Staff: Water Resources Manager Joshua Haggmark.
- Members of the Public: Ben Pitterle, Santa Barbara Channelkeeper; Phil Walker.

19. (Cont'd)

Motion:

Councilmembers Hart/White to approve the recommendations; Agreement No. 24,935.

Vote:

Unanimous voice vote.

20. Subject: Contract For Drought Related Water Rate Modeling Services (540.10)

Recommendation: That Council:

- A. Appropriate \$42,397 from the Water Fund reserves to the Water Drought Fund for expenses related to the Desalination Financing and Water Rate Modeling Study; and
- B. Authorize the Public Works Director to execute a Professional Services contract with Raftelis Financial Consultants, Inc., in the amount of \$33,917 for services related to the Desalination Financing and Water Rate Modeling Study, and authorize the Public Works Director to approve expenditures of up to \$8,480 for extra services that may result from necessary changes in the scope of work.

Documents:

- July 29, 2014, report from the Public Works Director.
- PowerPoint presentation prepared and made by staff.

Speakers:

- Staff: Water Resources Supervisor Kelley Dyer, Water Resources Manager Joshua Haggmark.

Motion:

Councilmembers Hart/Murillo to approve the recommendations; Agreement No. 24,936.

Vote:

Unanimous voice vote.

COUNCILMEMBER COMMITTEE ASSIGNMENT REPORTS

Information:

- Councilmember Hart reported on his attendance at the Transportation and Circulation Committee meeting where they discussed potential regulation of valet parking within City limits.
- Councilmember Murillo reported on her attendance at the following meetings/events: 1) City of Santa Barbara Community Clean Up event and 2) The Independent Living Resources celebration recognizing the anniversary of the Americans with Disabilities Act.

(Cont'd)

COUNCILMEMBER COMMITTEE ASSIGNMENT REPORTS (CONT'D)

Information (cont'd):

- Councilmember White reported on his attendance at 1) Sustainability Committee meeting; and 2) meeting of the Infrastructure subcommittee.
- Mayor Schneider reported on her visit with the Sister City Group from Puerto Vallarta, Mexico. She acknowledged Nina Johnson, Assistant to the City Administrator, who received an award from the Citizen's Planning Association.

RECESS

The Mayor recessed the meeting at 4:22 p.m. in order for the Council to reconvene in closed session for Item No. 21. She stated that no reportable action is anticipated.

CLOSED SESSIONS

21. 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 Kristine Schmidt, Administrative Services Director, regarding negotiations with the Treatment and Patrol Bargaining Unit.

Scheduling: Duration, 30 minutes; anytime

Report: None anticipated

Documents:

July 29, 2014, report from the Administrative Services Director.

Time:

4:22 p.m. – 4:37 p.m.

No report made.

ADJOURNMENT

Mayor Schneider adjourned the meeting at 4:37 p.m.

SANTA BARBARA CITY COUNCIL

SANTA BARBARA
CITY CLERK'S OFFICE

HELENE SCHNEIDER
MAYOR

ATTEST: _____
DEBORAH L. APPLGATE
DEPUTY CITY CLERK



CITY OF SANTA BARBARA CITY COUNCIL MINUTES

REGULAR MEETING August 5, 2014 COUNCIL CHAMBER, 735 ANACAPA STREET

CALL TO ORDER

Mayor Pro Tempore Cathy Murillo called the meeting to order at 2:01 p.m. (The Finance and Ordinance Committees, which ordinarily meet at 12:30 p.m., did not meet on this date.)

PLEDGE OF ALLEGIANCE

Mayor Pro Tempore Murillo.

ROLL CALL

Councilmembers present: Dale Francisco, Gregg Hart, Frank Hotchkiss, Randy Rowse, Mayor Pro Tempore Murillo.

Councilmembers absent: Bendy White, Mayor Helene Schneider.

Staff present: City Administrator James L. Armstrong, City Attorney Ariel Pierre Calonne, 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, 2014.

Documents:

August 5, 2014, report from the Administrative Services Director.

Councilmember White entered the meeting at 2:07 p.m.; Mayor Schneider entered at 2:09 p.m.

Speakers:

Staff: City Administrator James Armstrong, Award Recipients Stacey Wilson, Judd Conley.

(Cont'd)

1. (Cont'd)

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

10-Year Pin

Deborah Bush, Executive Assistant, Mayor and Council Office
Daniel Trejo, Warehouse Lead, Public Works Department
Clare Turner, Human Resources Analyst, Administrative Services Department
Juan Ramirez, Senior Water Distribution Operator, Public Works Department

15-Year Pin

Brandon Beaudette, Administrative Analyst III, Public Works Department
Bradley Klein, Maintenance Worker II, Public Works Department
Frederic Dewitt, Heavy Equipment Technician, Public Works Department
Anne Van Belkom, Administrative Assistant, Public Works Department

20-Year Pin

Leanna Pencek, Legal Office Supervisor, City Attorney's Office
John Ornelas, Senior Water Distribution Operator, Public Works Department
Pete Concepcion, Jr., Airport Maintenance Supervisor, Airport Department

25-Year Pin

Anastasia Wilson, Associate Transportation Planner, Public Works Department
Juan R. Gutierrez, Maintenance Worker II, Public Works Department

30-Year Pin

Judd Conley, Waterfront Maintenance Supervisor, Waterfront Department

PUBLIC COMMENT

Speakers: Chris Caci; Mike Woods, Service Employees International Union Local 620; Rick Hubbard; Ryan Kelly; Karl Halamicsek; Thomas Welche and Jason Guy, Service Employees International Union Local 620; Clint Orr; Phil Walker; Scott Wenz, Cars Are Basic; Wanda Livernois; Jose Arturo Ortiz de Martinez-Gallegos; Shella DuMong, Chance Inc.; Chris Benedict.

ITEM REMOVED FROM CONSENT CALENDAR

10. Subject: Contract For Final Design Of The Las Positas Road At Cliff Drive Roundabout Project (530.04)

Recommendation: That Council authorize the Public Works Director to execute a City Professional Services contract with Kittelson & Associates, Inc., in the amount of \$149,238 for final design services of the Las Positas Road at Cliff Drive Roundabout Project, and authorize the Public Works Director to approve expenditures of up to \$29,500 for extra services of Kittelson & Associates, Inc., that may result from necessary changes in the scope of work.

(Cont'd)

10. (Cont'd)

Documents:

August 5, 2014, report from the Public Works Director.

Speakers:

Public: Scott Wenz, Cars Are Basic.

Motion:

Councilmembers Hart/White to approve the recommendation; Contract No. 24,944.

Vote:

Majority voice vote (Noes: Councilmember Francisco).

CONSENT CALENDAR (Item Nos. 2 – 9 and 11 – 21)

The title of the ordinance related to Item No. 2 was read.

Motion:

Councilmembers Murillo/White to approve the Consent Calendar as recommended.

Vote:

Unanimous voice vote.

2. Subject: Introduction Of Ordinance For An Amendment To Lease Agreement No. 23,564 With Conway Vineyards, Inc. (330.04)

Recommendation: That Council introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving Amendment One to Lease Agreement No. 23,564 with Conway Vineyards, Inc., at an Average Initial Base Rent of \$4,302.02 Per Month, Allocated Seasonally, or 10% of Gross Sales, Whichever is Greater, Effective October 9, 2014, and Continuing for the Remainder of the Lease Term of Five Years, With Two Five-Year Extension Options.

Action: Approved the recommendation (August 5, 2014, report from the Waterfront Director; proposed ordinance).

3. Subject: Water Distribution Metering Facility Emergency Wall And Roof Repair (540.06)

Recommendation: That Council:

- A. Approve a sole source award of a purchase order in the amount of \$68,904, plus an additional \$13,780 for extra services, to Qwik Response for the emergency wall and partial roof repair at the Water Distribution Metering Facility at 625 Laguna Street; and

(Cont'd)

3. (Cont'd)

- B. Approve a sole source award of a purchase order in the amount of \$7,594, plus an additional \$1,519 for extra services, to Bob Cambron Roofing for the emergency roof repair at the Water Distribution Metering Facility at 625 Laguna Street.

Action: Approved the recommendations (August 5, 2014, report from the Public Works Director).

4. Subject: Professional Services Agreement With Questa Engineering Corporation To Conduct A Feasibility Analysis For The Mid-Arroyo Burro Restoration Project (540.14)

Recommendation: That Council:

- A. Approve a transfer of \$24,870 from the Creeks Operating Fund reserves to the Creeks Capital Fund;
- B. Increase appropriations and estimated revenues in the Creeks Capital Fund for the Mid-Arroyo Burro Restoration Project funded from a transfer from the Creeks Operating Fund;
- C. Approve and authorize the General Services Manager to execute a sole source professional services agreement with Questa Engineering Corporation in the amount of \$23,370 to conduct a feasibility analysis for the Mid-Arroyo Burro Restoration Project; and
- D. Authorize the General Services Manager to approve expenditures of up to \$1,500 to cover any cost increases that may result from necessary changes in the scope of work.

Action: Approved the recommendations; Agreement No. 24,940 (August 5, 2014, report from the Parks and Recreation Director).

5. Subject: Contract For Design Of The Fiscal Year 2015 Bridge Preventive Maintenance Program Project (530.04)

Recommendation: That Council:

- A. Accept a grant from the Federal Highway Administration for an amount not to exceed \$82,072 for design of the Fiscal Year 2015 Bridge Preventive Maintenance Program Project;
- B. Authorize the increase of estimated revenues and appropriations in the Fiscal Year 2015 Streets Grant Fund by \$82,072 for the Bridge Preventive Maintenance Program Project; and
- C. Authorize the Public Works Director to execute a City Professional Services contract with Wallace Group in the amount of \$49,870 for design services of the Fiscal Year 2015 Bridge Preventive Maintenance Program Project, and authorize the Public Works Director to approve expenditures of up to \$5,000 for extra services of Wallace Group that may result from necessary changes in the scope of work.

(Cont'd)

5. **(Cont'd)**

Action: Approved the recommendations; Contract No. 24,941 (August 5, 2014, report from the Public Works Director).

6. **Subject: Airport Marketing Agreement With BBM&D Strategic Branding (560.01)**

Recommendation: That Council approve and authorize the Airport Director to execute an Agreement with BBM&D Strategic Branding for design and production of Airport marketing and advertising campaign concepts for the Airport in an amount not to exceed \$32,136.

Action: Approved the recommendation; Agreement No. 24,942 (August 5, 2014, report from the Airport Director).

7. **Subject: Contract With InterVISTAS Consulting, LLC, For Air Service Development (560.01)**

Recommendation: That Council authorize the Airport Director to execute a contract with InterVISTAS Consulting, LLC, for specialized air service development support for the Santa Barbara Airport, in an amount not to exceed \$50,000.

Action: Approved the recommendation; Contract No. 24,943 (August 5, 2014, report from the Airport Director).

8. **Subject: Amendment To Agreement With Kaplan, Kirsch & Rockwell, LLP, For Legal Services (560.04)**

Recommendation: That Council:

- A. Authorize the Airport Director to execute an amendment to Contract No. 24,535 with Kaplan, Kirsch & Rockwell, LLP, to amend the Compensation and Costs provision, increasing the contract amount from \$45,000 to \$50,000; and
- B. Approve the allocation of Fiscal Year 2014 appropriations from the Runway 15R-33L Pavement Rehab Project to fund the reimbursement of disallowed FAA grant expenditures totaling \$83,268.22.

Action: Approved the recommendations; Contract No. 24,535.2 (August 5, 2014, report from the Airport Director).

9. Subject: Software Maintenance For Regional Law Enforcement Data Sharing (520.04)

Recommendation: That Council find it in the City's best interest to waive the bidding process as provided in Municipal Code Section 4.52.070(k) and authorize the General Services Manager to issue a change order to IBM for the estimated amount of \$30,128, for software maintenance and services for Fiscal Year 2015.

Action: Approved the recommendation; Agreement No. 24,802C (August 5, 2014, report from the Chief of Police).

11. Subject: Contract For Development Of City's Five-Year Consolidated Plan (610.05)

Recommendation: That Council authorize the Community Development Director to execute a Professional Services contract with Karen Warner and Associates, Inc., in the amount of \$33,895 for the preparation and submittal of the City's Five-Year Consolidated Plan for Program Years 2015 through 2019.

Action: Approved the recommendation; Contract No. 24,945 (August 5, 2014, report from the Community Development Director).

12. Subject: Assistance To Firefighters 2013 Grant Funds For Breathing Apparatus (520.03)

Recommendation: That Council:

- A. Accept a grant for \$591,311 from the United States Department of Homeland Security Fiscal Year 2013 Assistance to Firefighters Grant Program for the purchase of eighty-five complete Self Contained Breathing Apparatus packs; and
- B. Increase Fiscal Year 2015 estimated revenues and appropriations by \$591,311 in the Miscellaneous Grants Fund.

Speakers:

Staff: City Administrator James Armstrong.

Action: Approved the recommendations (August 5, 2014, report from the Fire Chief).

13. Subject: License Agreement With The Santa Barbara Swim Club (330.08)

Recommendation: That Council:

- A. Authorize the Parks and Recreation Director to execute the renewal of a two-year license agreement with the Santa Barbara Swim Club for the use of Los Baños del Mar Swimming Pool; and

(Cont'd)

13. (Cont'd)

- B. Increase appropriations and estimated revenues in the Fiscal Year 2015 Parks and Recreation Department, General Fund, budget in the amount of \$28,170 to reflect the cost and fees for lifeguard services added to the License Agreement with the Swim Club.

Action: Approved the recommendations; Agreement No. 24,946 (August 5, 2014, report from the Parks and Recreation Director).

14. Subject: Independent Living Resource Center Lease Agreement For The Westside Neighborhood Center (330.04)

Recommendation: That Council authorize the Parks and Recreation Director to execute a one-year lease agreement with the Independent Living Resource Center for facility space at the Westside Neighborhood Center for an annual rate of \$51,158.16.

Action: Approved the recommendation; Agreement No. 24,947 (August 5, 2014, report from the Parks and Recreation Director).

15. Subject: Proposed Five-Year License Agreement With Commercial Fishermen Of Santa Barbara, Inc., At Cabrillo Landing (330.08)

Recommendation: That Council approve a five-year license agreement with Commercial Fishermen of Santa Barbara, Inc., for the berthing of commercial fishing boats on the north side of Cabrillo Landing, in the Santa Barbara Harbor.

Action: Approved the recommendation; Agreement No. 24,948 (August 5, 2014, report from the Waterfront Director).

16. Subject: Library Plaza Renovation Final Design Services Contract (570.04)

Recommendation: That Council:

- A. Appropriate \$42,225 from the Fenton Davison Trust for final design costs of the Library Plaza Renovation Project; and
- B. Authorize the Library Director to execute a Professional Design Services Agreement with Campbell & Campbell in a base amount not to exceed \$106,750, for final design services for Library Plaza Renovation, and authorize the Library Director to approve expenditures of up to \$10,675 for extra services that may result from necessary changes in the scope of work.

Speakers:

Staff: Library Director Irene Macias.

(Cont'd)

16. (Cont'd)

Action: Approved the recommendations; Agreement No. 24,949 (August 5, 2014, report from the Library Director).

17. Subject: Appropriation Of Grant Funds For Rehabilitation Of Runway 15L/33R (560.04)

Recommendation: That Council increase appropriations and estimated revenue by \$2,871,406 in the Airport's Grants Fund for rehabilitation of Runway 15L/33R, including runway incursion markings and apron rehabilitation, to be funded from Federal Aviation Administration Airport Improvement Program (AIP) Grant No. 03-06-0235-47 in the amount of \$2,603,216, coupled with the City's 9.34% match, \$268,190, to be funded from Airport Capital Fund.

Action: Approved the recommendation (August 5, 2014, report from the Airport Director).

18. Subject: Contract For Construction Of Runway 15L-33R, Terminal Ramp, And General Aviation Ramps Pavement Rehabilitation Project (560.04)

Recommendation: That Council:

- A. Award a contract with Granite Construction, in their low bid amount of \$2,164,834 for construction of the Pavement Rehabilitation of Runway 15L-33R, Terminal Ramp, South General Aviation and Signature Ramp, Bid No. 3730, and authorize the Public Works Director to execute the contract and approve expenditures up to \$216,483 to cover any cost increases that may result from contract change orders for extra work and differences between estimated bid quantities and actual quantities measured for payment; and
- B. Authorize the Public Works Director to execute a contract with Kimley-Horn and Associates in the amount of \$238,975 for construction support services, and approve expenditures of up to \$12,000 for extra services of Kimley-Horn and Associates that may result from necessary changes in the scope of work.

Action: Approved the recommendations; Contract Nos. 24,950 and 24,951 (August 5, 2014, report from the Public Works Director).

19. Subject: Casa Esperanza Shelter Agreement (660.04)

Recommendation: That Council authorize the Community Development Director to execute an Agreement with Casa Esperanza for the operation of a homeless shelter for \$202,100.

Action: Approved the recommendation; Agreement No. 24,952 (August 5, 2014, report from the Community Development Director).

NOTICES

20. The City Clerk has on Thursday, July 31, 2014, 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.
21. Cancellation of the regular City Council meetings of August 12, August 19, August 26, and September 2, 2014.

This concluded the Consent Calendar.

CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS

AIRPORT DEPARTMENT

22. Subject: Introduction Of Ordinance For Purchase And Sale Agreement For Sale Of Land Located at 6100 Hollister Avenue (330.03)

Recommendation: That Council introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving and Authorizing the City Administrator to Execute the Purchase and Sale Agreement and Related Agreements Between the City of Santa Barbara and Direct Relief, a California nonprofit public benefit corporation, at a base price of \$25 per square foot of land area.

Documents:

- August 5, 2014, report from the Airport Director.
- Proposed Ordinance.
- PowerPoint presentation prepared and made by Staff.

The title of the ordinance was read.

Speakers:

- Staff: Airport Director Hazel Johns, City Administrator James Armstrong.
- Direct Relief International: President and CEO Thomas Tighe.

Motion:

Councilmembers Hart/Francisco to approve the recommendation.

Vote:

Unanimous voice vote.

PUBLIC WORKS DEPARTMENT

23. Subject: Stage Two Drought Update (540.05)

Recommendation: That Council receive an update on the status of the current drought.

Documents:

- August 5, 2014, report from the Public Works Director.
- PowerPoint presentation prepared and made by Staff.

Speakers:

- Staff: Public Works Director Rebecca Bjork, Acting Water Resources Manager Joshua Haggmark, Water Conservation Coordinator Madeline Ward.
- Members of the Public: Phil Walker; Ben Pitterle, Santa Barbara Channelkeeper.

By consensus, the Council received the report and their questions were answered.

COUNCILMEMBER COMMITTEE ASSIGNMENT REPORTS

Information:

Mayor Schneider commended Old Spanish Days, law enforcement, and the Spirit and Junior Spirit dancers for a successful Fiesta celebration.

CLOSED SESSIONS

24. Subject: Conference With City Attorney - Pending Litigation (160.03)

Recommendation: That Council hold a closed session to consider pending litigation pursuant to Government Code section 54956.9(d)(1) and take appropriate action as needed. The pending litigation is *People of the State of California, City of Santa Barbara v. Eastside, Westside, et al.*, SBSC Case No. 1379826.

Scheduling: Duration, 30 minutes; anytime
Report: None anticipated

Documents:

August 5, 2014, report from the City Attorney.

Speakers:

Members of the Public: Valeska Castaneda; Brandon Morse and Juan Sandon, Trail for Humanity; Kathy Swift, PODER.

25. Subject: Conference With City Attorney - Pending Litigation (160.03)

Recommendation: That Council hold a closed session to consider pending litigation pursuant to subsection (d)(1) of section 54956.9 of the Government Code and take appropriate action as needed. The pending litigation is *Frank Banales, Sebastian Aldana, Jr., Jacqueline Inda, Cruzito Herrera Cruz, and Benjamin Cheverez, v. City of Santa Barbara, et al.*, SBSC Case No.1468167.

Scheduling: Duration, 15 minutes; anytime

Report: None anticipated

Documents:

August 5, 2014, report from the City Attorney.

Speakers:

Members of the Public: Brandon Morse.

RECESS

Mayor Schneider recessed the meeting at 4:35 p.m. in order for the Council to reconvene in closed session for Item Nos. 24 and 25.

CLOSED SESSIONS (CONT'D)

24. (Cont'd)

Time:

4:38 p.m. – 5:02 p.m.

25. (Cont'd)

Time:

5:02 p.m. – 5:35 p.m.

Recess: 5:35 p.m. – 5:36 p.m.

Announcement:

Mayor Schneider reported that by unanimous vote, the Council will not appeal the court's decision in *People of the State of California, City of Santa Barbara v. Eastside, Westside, et al.* (Agenda Item No. 24). No report was made regarding Agenda Item No. 25.

RECESS

Mayor Schneider recessed the meeting at 5:36 p.m. in order for the Council to reconvene in closed session for Item No. 26. She stated that no reportable action is anticipated.

26. 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 Kristine Schmidt, Administrative Services Director, regarding negotiations with the Treatment and Patrol Bargaining Unit.

Scheduling: Duration, 30 minutes; anytime

Report: None anticipated

Documents:

August 5, 2014, report from the Administrative Services Director.

Time:

5:38 p.m. – 6:10 p.m. Councilmember Hart was absent.

No report made.

ADJOURNMENT

Mayor Schneider adjourned the meeting at 6:10 p.m.

SANTA BARBARA CITY COUNCIL

SANTA BARBARA
CITY CLERK'S OFFICE

ATTEST:

HELENE SCHNEIDER
MAYOR

SUSAN TSCHECH, CMC
DEPUTY CITY CLERK



**CITY OF SANTA BARBARA
CITY COUNCIL MINUTES**

**REGULAR MEETING
AUGUST 12, 2014
COUNCIL CHAMBER, 735 ANACAPA STREET**

The regular meeting of the City Council, scheduled for 2:00 p.m. on August 12, 2014, was cancelled by the Council on August 5, 2014.

The next regular meeting of the City Council is scheduled for September 9, 2014, at 2:00 p.m. in the Council Chamber.

SANTA BARBARA CITY COUNCIL

SANTA BARBARA
CITY CLERK'S OFFICE

HELENE SCHNEIDER
MAYOR

ATTEST: _____
GWEN PEIRCE, CMC
CITY CLERK SERVICES MANAGER



**CITY OF SANTA BARBARA
CITY COUNCIL MINUTES**

**REGULAR MEETING
AUGUST 19, 2014
COUNCIL CHAMBER, 735 ANACAPA STREET**

The regular meeting of the City Council, scheduled for 2:00 p.m. on August 19, 2014, was cancelled by the Council on November 12, 2013.

The next regular meeting of the City Council is scheduled for September 9, 2014, at 2:00 p.m. in the Council Chamber.

SANTA BARBARA CITY COUNCIL

SANTA BARBARA
CITY CLERK'S OFFICE

HELENE SCHNEIDER
MAYOR

ATTEST: _____
GWEN PEIRCE, CMC
CITY CLERK SERVICES MANAGER



**CITY OF SANTA BARBARA
CITY COUNCIL MINUTES**

**REGULAR MEETING
AUGUST 26, 2014
COUNCIL CHAMBER, 735 ANACAPA STREET**

The regular meeting of the City Council, scheduled for 2:00 p.m. on August 26, 2014, was cancelled by the Council on November 12, 2013.

The next regular meeting of the City Council is scheduled for September 9, 2014, at 2:00 p.m. in the Council Chamber.

SANTA BARBARA CITY COUNCIL

SANTA BARBARA
CITY CLERK'S OFFICE

HELENE SCHNEIDER
MAYOR

ATTEST: _____
GWEN PEIRCE, CMC
CITY CLERK SERVICES MANAGER



**CITY OF SANTA BARBARA
CITY COUNCIL MINUTES**

**REGULAR MEETING
September 2, 2014
COUNCIL CHAMBER, 735 ANACAPA STREET**

The regular meeting of the City Council, scheduled for 2:00 p.m. on September 2, 2014, was cancelled by the Council on November 12, 2013.

The next regular meeting of the City Council is scheduled for September 9, 2014, at 2:00 p.m. in the Council Chamber.

SANTA BARBARA CITY COUNCIL

SANTA BARBARA
CITY CLERK'S OFFICE

HELENE SCHNEIDER
MAYOR

ATTEST: _____
GWEN PEIRCE, CMC
CITY CLERK SERVICES MANAGER

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA APPROVING AND AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE THE PURCHASE AND SALE AGREEMENT AND RELATED AGREEMENTS BETWEEN THE CITY OF SANTA BARBARA AND DIRECT RELIEF, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, AT A BASE PRICE OF \$25 PER SQUARE FOOT OF LAND AREA.

THE COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN AS FOLLOWS:

SECTION 1. In accordance with the provisions of Section 520 of the Charter of the City of Santa Barbara, that certain Purchase and Sale Agreement and those certain agreements related thereto, by and between the City of Santa Barbara and Direct Relief, A California Non-profit Public Benefit Corporation, regarding the sale of certain real property located at 6100 Hollister Avenue and legally described in Exhibit "A," attached hereto and incorporated herein by this reference, are hereby approved.

SECTION 2. The City Administrator, or designee, is hereby directed and authorized to execute all such documents as approved by the City Attorney and as necessary to carry out such transaction.

SECTION 3. Upon close of escrow, and upon the effective date of this Ordinance, Fidelity National Title Company, is authorized to record the Grant Deed in the Official Records, in the office of the County Recorder, Santa Barbara County.

POR. RANCHO LOS DOS PUEBLOS

073-08

CURVE TABLE		
NO.	RADIUS	LENGTH
C10	34.01	19.61
C11	25.00	16.92
C12	25.00	9.42
C13	25.00	22.22
C14	25.00	11.56
C15	411.97	25.00
C16	25.00	14.63
C17	25.00	20.89
C18	60	35.15
C19	60	57.19
C20	60	52.27
C21	60	68.00
C22	25.00	10.67
C23	25.00	8.13

CURVE TABLE		
NO.	RADIUS	LENGTH
C24	25	17.74
C25	25.00	14.61
C26	25.00	5.44
C27	60.00	44.10
C28	60	75.19
C29	60	69.20
C30	117.99	31.93
C31	181.90	7.66
C32	181.90	46.69
C33	5639.65	1.86
C34	487.98	52.93
C35	487.97	44.33

77
23

77
24

77
17

U. S. HWY. 101



NOTE: All bearings in parentheses from PM 54/63 are grid north

1" = 300 scale

CURVE TABLE		
NO.	RADIUS	LENGTH
C1	40.00	59.25
C2	20.00	11.71
C3	454.31	99.64
C4	454.31	108.77
C5	454.31	126.80
C6	454.31	61.95
C7	32	33.67
C8	34.00	30.49
C9	31.25	18.94

LINE TABLE		
NO.	BEARING	DISTANCE
L10	S4°47'30"E	102.08
L11	N89°56'40"E	280.13
L12	S4°47'30"E	103.43
L13	N89°56'40"E	211.01
L14	S0°03'20"E	1.91
L15	N89°56'40"E	60.59
L16	S89°56'40"W	67.24
L17	N0°03'43"W	105.00
L18	N89°56'40"E	149.99
L19	N89°56'40"E	61.03
L20	S89°56'40"W	85.70
L21	N89°56'40"E	211.03
L22	S89°56'40"W	8.41
L23	N65°32'17"E	95.64
L24	S53°30'14"E	107.17
L25	N60°40'11"E	123.10
L26	S0°19'00"W	20.44
L27	N6°31'26"W	66.09
L28	S89°41'00"E	71.56
L29	S6°31'26"E	47.06
L30	S0°28'01"E	45.81
L31	S29°49'00"E	81.74
L32	S56°44'00"W	21.23
L33	S60°11'00"W	10.27
L34	N1°00'47"E	27.84
L35	S88°56'22"W	4.90
L36	N63°53'56"W	4.92
L37	S72°53'56"W	8.80

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N89°56'40"E	154.75
L2	N0°03'20"W	68.52
L3	N0°03'20"W	65.37
L4	N0°03'43"W	6.11
L5	S83°11'50"W	290.55
L6	S83°12'00"W	73.52
L7	S3°28'36"E	93.26
L8	S3°28'36"E	6.98
L9	N89°56'40"E	75.87

LINE TABLE		
NO.	BEARING	DISTANCE
L38	(S5°48'03"E)	2.25
L39	(S61°12'13"W)	2.83
L40	(S33°48'17"E)	8.17
L41	(N0°54'49"W)	12.00
L42	(N0°54'49"W)	2.00
L43	(S5°56'18"E)	9.95
L44	(S24°57'50"W)	9.95
L45	(S72°47'23"E)	9.95
L46	(S18°43'28"E)	9.95
L47	(S41°09'15"W)	9.95
L48	(N5°54'40"W)	9.95
L49	(N32°05'20"E)	9.95
L50	(N52°38'58"W)	9.95
L51	(S42°51'45"E)	7.92
L52	(N39°07'01"E)	9.95
L53	(N42°51'45"E)	9.95
L54	(S17°11'09"W)	108.14
L55	(S77°05'20"W)	25.35
L56	(S77°05'20"W)	33.75
L57	(N73°57'22"W)	1.03
L58	(S77°05'20"W)	14.06
L59	(S48°08'02"W)	1.03
L60	(S77°05'20"W)	36.70

NOTICE
Assessor Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

EXHIBIT A

City & Vicinity of Santa Barbara Assessor's Map Bk, 073-Pg, 08 County of Santa Barbara, Calif.

06/00 03.35-36 into 41-73

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA APPROVING AMENDMENT ONE TO LEASE AGREEMENT NO. 23,564 WITH CONWAY VINEYARDS, INC., AT AN AVERAGE INITIAL BASE RENT OF \$4,302.02 PER MONTH, ALLOCATED SEASONALLY, OR 10% OF GROSS SALES, WHICHEVER IS GREATER, EFFECTIVE OCTOBER 9, 2014, AND CONTINUING FOR THE REMAINDER OF THE LEASE TERM OF FIVE YEARS, WITH TWO FIVE-YEAR EXTENSION OPTIONS.

THE CITY COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN AS FOLLOWS:

SECTION 1. In accordance with the provisions of Section 521 of the Charter of the City of Santa Barbara, An Ordinance of the Council of the City of Santa Barbara Approving a Lease With Conway Vineyards, Inc., Effective October 9, 2014, is hereby approved.



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: September 9, 2014

TO: Mayor and Councilmembers

FROM: Administration Division, Fire Department

SUBJECT: Records Destruction For Fire 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 Fire Department in the Administration Division.

DISCUSSION:

The City Council adopted Resolution No. 14-006 on February 11, 2014, 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 Fire Chief 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 Fire Chief requests the City Council to approve the destruction of the Fire Department records in the Administration Division 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: Carol Lupo, Executive Assistant

SUBMITTED BY: Patrick McElroy, Fire Chief

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 FIRE DEPARTMENT IN THE ADMINISTRATION DIVISION

WHEREAS, the City Council adopted Resolution No. 14-006 on February 11, 2014, 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 Fire Chief submitted a request for the destruction of records held by the Fire 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 Fire Chief, or his designated representative, is authorized and directed to destroy the Records without retaining a copy.

FIRE DEPARTMENT – ADMINISTRATION DIVISION

<u>Records Series</u>	<u>Date(s)</u>
Personnel Medical Records	1929-1982
Time Sheets	1997-2006



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: September 9, 2014
TO: Mayor and Councilmembers
FROM: Treasury Division, Finance Department
SUBJECT: July 2014 Investment Report

RECOMMENDATION:

That Council accept the July 2014 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, 2014.

ATTACHMENT: July 2014 Investment Report
PREPARED BY: Genie Wilson, Treasury Manager
SUBMITTED BY: Robert Samario, Finance Director
APPROVED BY: City Administrator's Office

CITY OF SANTA BARBARA
Activity and Interest Report
 July 31, 2014

INVESTMENT ACTIVITY

PURCHASES OR DEPOSITS

7/9 Federal Farm Credit Bank (FFCB)	\$ 2,000,000
7/28 Federal Home Loan Mortgage Corp (FHLMC)	2,000,000
Total	\$ 4,000,000

SALES, MATURITIES, CALLS OR WITHDRAWALS

7/10 Federal National Mortgage Association (FNMA) - Call	\$ (2,000,000)
7/11/ LAIF Withdrawal - City	(4,000,000)
7/25 Federal Home Loan Mortgage Corp (FHLMC) - Call	(2,000,000)
Total	\$ (8,000,000)

ACTIVITY TOTAL

\$ (4,000,000)

INVESTMENT INCOME

POOLED INVESTMENTS

Interest Earned on Investments	\$ 162,377
Amortization	(10,357)
Total	\$ 152,021

INCOME TOTAL

\$ 152,021

CITY OF SANTA BARBARA

Investment Portfolio

July 31, 2014

DESCRIPTION	PURCHASE DATE	MATURITY DATE	QUALITY RATING		STATED RATE	YIELD AT 365	FACE VALUE	BOOK VALUE	MARKET VALUE	BOOK GAIN/(LOSS)	COMMENTS
			MOODY'S	S & P							
LOCAL AGENCY INVESTMENT FUNDS											
LOCAL AGENCY INVESTMENT FUND	-	-	-	-	0.244	0.244	26,000,000.00	26,000,000.00	26,000,000.00	0.00	
Subtotal, LAIF							26,000,000.00	26,000,000.00	26,000,000.00	0.00	
CERTIFICATES OF DEPOSIT											
MONTECITO BANK & TRUST	11/18/13	11/18/15	-	-	0.600	0.600	2,000,000.00	2,000,000.00	2,000,000.00	0.00	
UNION BANK	08/31/12	08/31/15	-	-	1.230	1.247	2,000,000.00	2,000,000.00	2,000,000.00	0.00	
UNION BANK	08/31/12	08/31/17	-	-	1.490	1.511	4,000,000.00	4,000,000.00	4,000,000.00	0.00	
Subtotal, Certificates of deposit							8,000,000.00	8,000,000.00	8,000,000.00	0.00	
TREASURY SECURITIES - COUPON											
U S TREASURY NOTE	10/25/12	03/15/15	Aaa	AA+	0.375	0.342	2,000,000.00	2,000,405.42	2,003,440.00	3,034.58	
U S TREASURY NOTE	10/25/12	10/31/15	Aaa	AA+	1.250	0.397	2,000,000.00	2,021,161.44	2,025,940.00	4,778.56	
U S TREASURY NOTE	02/22/13	05/15/16	Aaa	AA+	5.125	0.442	2,000,000.00	2,166,125.58	2,166,560.00	434.42	
U S TREASURY NOTE	02/22/13	08/31/16	Aaa	AA+	1.000	0.502	2,000,000.00	2,020,526.58	2,016,880.00	(3,646.58)	
U S TREASURY NOTE	02/22/13	02/28/17	Aaa	AA+	0.875	0.607	2,000,000.00	2,013,645.19	2,001,100.00	(12,545.19)	
Subtotal, Treasury Securities							10,000,000.00	10,221,864.21	10,213,920.00	(7,944.21)	
FEDERAL AGENCY ISSUES - COUPON											
FED AGRICULTURAL MTG CORP	10/03/13	10/03/18	-	-	1.720	1.720	2,000,000.00	2,000,000.00	2,002,400.00	2,400.00	
FED AGRICULTURAL MTG CORP	12/12/13	12/12/18	-	-	1.705	1.705	2,000,000.00	2,000,000.00	2,013,220.00	13,220.00	
FEDERAL FARM CREDIT BANK	07/09/14	07/09/18	Aaa	AA+	1.470	1.470	2,000,000.00	2,000,000.00	1,987,120.00	(12,880.00)	Callable 07/09/15, then continuous
FEDERAL FARM CREDIT BANK	08/15/12	08/15/17	Aaa	AA+	0.980	0.980	2,000,000.00	2,000,000.00	1,990,760.00	(9,240.00)	Callable, continuous
FEDERAL FARM CREDIT BANK	09/18/13	09/18/17	Aaa	AA+	1.550	1.550	2,000,000.00	2,000,000.00	2,026,580.00	26,580.00	
FEDERAL FARM CREDIT BANK	02/16/11	02/16/16	Aaa	AA+	2.570	2.570	2,000,000.00	2,000,000.00	2,067,200.00	67,200.00	
FEDERAL FARM CREDIT BANK	07/17/13	07/17/17	Aaa	AA+	1.300	1.300	2,000,000.00	2,000,000.00	2,019,560.00	19,560.00	
FEDERAL HOME LOAN BANK	08/05/10	09/12/14	Aaa	AA+	1.375	1.375	2,000,000.00	2,000,000.00	2,002,880.00	2,880.00	
FEDERAL HOME LOAN BANK	09/13/13	09/14/18	Aaa	AA+	2.000	1.910	2,000,000.00	2,007,032.10	2,032,980.00	25,947.90	
FEDERAL HOME LOAN BANK	04/17/14	04/17/17	Aaa	AA+	1.000	1.000	2,000,000.00	2,000,000.00	1,999,200.00	(800.00)	Callable, 04/17/15 once
FEDERAL HOME LOAN BANK	01/16/13	01/16/18	Aaa	AA+	1.000	1.000	4,000,000.00	4,000,000.00	3,949,280.00	(50,720.00)	Callable 10/16/14, then qtrly
FEDERAL HOME LOAN BANK	01/17/14	04/17/18	Aaa	AA+	1.480	1.480	2,000,000.00	2,000,000.00	2,001,700.00	1,700.00	
FEDERAL HOME LOAN BANK	05/28/14	05/28/19	Aaa	AA+	1.375	2.288	2,000,000.00	2,000,000.00	1,989,320.00	(10,680.00)	SU 1.375%-6% Call 11/28/14, then qtrly
FEDERAL HOME LOAN BANK	06/26/14	06/26/19	Aaa	AA+	1.250	2.062	2,000,000.00	1,996,777.78	1,993,440.00	(3,337.78)	SU 1.25%-6% Call 12/26/14, then qtrly
FEDERAL HOME LOAN BANK	06/27/13	06/27/18	Aaa	AA+	1.250	1.493	2,000,000.00	2,000,000.00	1,991,780.00	(8,220.00)	SU 1.125%-2.5% Call 09/27/14, then qtrly
FEDERAL HOME LOAN BANK	04/15/14	04/15/19	Aaa	AA+	2.070	2.070	1,000,000.00	1,000,000.00	995,570.00	(4,430.00)	Callable, continuous
FEDERAL HOME LOAN BANK	05/22/14	05/22/17	Aaa	AA+	1.000	1.000	2,000,000.00	2,000,000.00	1,999,100.00	(900.00)	Callable 08/22/14, then continuous
FEDERAL HOME LOAN BANK	02/09/11	01/29/15	Aaa	AA+	1.750	1.750	2,000,000.00	2,000,000.00	2,016,180.00	16,180.00	
FEDERAL HOME LOAN BANK	04/15/11	05/27/15	Aaa	AA+	2.000	2.000	2,000,000.00	2,000,000.00	2,029,380.00	29,380.00	
FEDERAL HOME LOAN BANK	12/16/13	12/14/18	Aaa	AA+	1.750	1.650	2,000,000.00	2,008,346.17	2,002,800.00	(5,546.17)	
FEDERAL HOME LOAN BANK	06/18/14	06/09/17	Aaa	AA+	1.000	1.003	2,000,000.00	1,999,808.03	1,997,520.00	(2,288.03)	
FEDERAL HOME LOAN MTG CORP	06/26/13	06/26/18	Aaa	AA+	1.400	1.400	2,000,000.00	2,000,000.00	1,980,720.00	(19,280.00)	Callable 09/26/14, then qtrly
FEDERAL HOME LOAN MTG CORP	12/18/13	12/18/18	Aaa	AA+	1.500	1.839	1,000,000.00	1,000,000.00	1,001,840.00	1,840.00	SU 1.5%-2.75% Call 09/18/14, then qtrly
FEDERAL HOME LOAN MTG CORP	12/31/13	12/31/18	Aaa	AA+	1.825	1.825	1,000,000.00	1,000,000.00	1,004,880.00	4,880.00	Callable 12/31/14, once
FEDERAL HOME LOAN MTG CORP	04/23/12	04/17/15	Aaa	AA+	0.500	0.534	2,000,000.00	1,999,518.51	2,004,440.00	4,921.49	
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	1,995,640.00	(4,360.00)	Callable 10/24/14, then qtrly
FEDERAL HOME LOAN MTG CORP	04/24/14	04/24/19	Aaa	AA+	2.100	2.100	2,000,000.00	2,000,000.00	2,005,600.00	5,600.00	Callable 10/24/14, then qtrly

CITY OF SANTA BARBARA

Investment Portfolio

July 31, 2014

DESCRIPTION	PURCHASE DATE	MATURITY DATE	QUALITY RATING MOODY'S	S & P	STATED RATE	YIELD AT 365	FACE VALUE	BOOK VALUE	MARKET VALUE	BOOK GAIN/(LOSS)	COMMENTS
FEDERAL HOME LOAN MTG CORP	06/30/14	06/30/17	Aaa	AA+	1.000	1.000	2,000,000.00	2,000,000.00	1,994,000.00	(6,000.00)	Callable 06/30/15, once
FEDERAL HOME LOAN MTG CORP	09/12/12	09/12/17	Aaa	AA+	1.000	1.000	2,000,000.00	2,000,000.00	1,994,640.00	(5,360.00)	Callable 09/12/14, then qtrly
FEDERAL HOME LOAN MTG CORP	01/16/13	01/16/18	Aaa	AA+	1.050	1.050	4,000,000.00	4,000,000.00	3,978,040.00	(21,960.00)	Callable 10/16/14, then qtrly
FEDERAL HOME LOAN MTG CORP	11/26/13	11/26/18	Aaa	AA+	1.000	1.793	1,000,000.00	1,000,000.00	1,001,870.00	1,870.00	SU 1%-2% Callable 11/26/14, once
FEDERAL HOME LOAN MTG CORP	07/28/14	04/28/17	Aaa	AA+	1.000	1.000	2,000,000.00	2,000,000.00	1,996,960.00	(3,040.00)	Callable 10/28/14, then qtrly
FEDERAL HOME LOAN MTG CORP	06/26/13	06/26/18	Aaa	AA+	1.500	1.500	2,000,000.00	2,000,000.00	1,993,340.00	(6,660.00)	Callable 09/26/14, then qtrly
FEDERAL HOME LOAN MTG CORP	11/20/13	09/29/17	Aaa	AA+	1.000	1.030	1,000,000.00	999,066.00	993,780.00	(5,286.00)	
FEDERAL NATL MORTGAGE ASSN	01/30/13	01/30/18	Aaa	AA+	1.030	1.030	3,000,000.00	3,000,000.00	2,959,170.00	(40,830.00)	Callable 10/30/14, then qtrly
FEDERAL NATL MORTGAGE ASSN	11/17/10	11/17/14	Aaa	AA+	1.300	1.300	2,000,000.00	2,000,000.00	2,007,060.00	7,060.00	
FEDERAL NATL MORTGAGE ASSN	12/12/12	12/12/17	Aaa	AA+	1.000	1.000	2,000,000.00	2,000,000.00	1,975,440.00	(24,560.00)	Callable 09/12/14, then qtrly
FEDERAL NATL MORTGAGE ASSN	06/19/13	12/19/16	Aaa	AA+	0.750	0.750	2,000,000.00	2,000,000.00	1,992,300.00	(7,700.00)	Callable 09/19/14, then qtrly
FEDERAL NATL MORTGAGE ASSN	11/15/13	10/26/17	Aaa	AA+	0.875	1.062	2,000,000.00	1,988,177.83	1,968,540.00	(19,637.83)	
FEDERAL NATL MORTGAGE ASSN	12/11/13	11/27/18	Aaa	AA+	1.625	1.606	2,000,000.00	2,001,568.20	1,993,640.00	(7,928.20)	
FEDERAL NATL MORTGAGE ASSN	11/08/12	11/08/17	Aaa	AA+	1.000	1.000	2,000,000.00	2,000,000.00	1,978,440.00	(21,560.00)	Callable 08/08/14, then qtrly
FEDERAL NATL MORTGAGE ASSN	11/08/12	11/08/17	Aaa	AA+	1.000	1.000	2,000,000.00	2,000,000.00	1,978,440.00	(21,560.00)	Callable 08/08/14, then qtrly
FEDERAL NATL MORTGAGE ASSN	12/26/12	12/26/17	Aaa	AA+	1.000	1.000	4,000,000.00	4,000,000.00	3,944,560.00	(55,440.00)	Callable 09/26/14, 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	2,040,120.00	40,120.00	
FEDERAL NATL MORTGAGE ASSN	12/10/10	10/26/15	Aaa	AA+	1.625	2.067	2,000,000.00	1,989,650.46	2,033,760.00	44,109.54	
FEDERAL NATL MORTGAGE ASSN	02/05/13	02/05/18	Aaa	AA+	1.000	1.000	2,000,000.00	2,000,000.00	1,971,340.00	(28,660.00)	Callable 02/05/15, then qtrly
FEDERAL NATL MORTGAGE ASSN	11/20/13	10/26/17	Aaa	AA+	0.875	1.070	2,000,000.00	1,987,658.90	1,968,540.00	(19,118.90)	
Subtotal, Federal Agencies							<u>96,000,000.00</u>	<u>95,977,603.98</u>	<u>95,865,070.00</u>	<u>(112,533.98)</u>	
CORPORATE/MEDIUM TERM NOTES											
BERKSHIRE HATHAWAY FIN	12/15/10	12/15/15	Aa2	AA	2.450	2.530	2,000,000.00	1,997,941.67	2,052,600.00	54,658.33	
BERKSHIRE HATHAWAY INC	11/29/13	02/09/18	Aa2	AA	1.550	1.550	2,000,000.00	2,000,000.00	1,996,160.00	(3,840.00)	
GENERAL ELECTRIC CAPITAL CORP	11/10/10	11/09/15	A1	AA+	2.250	2.250	2,000,000.00	2,000,000.00	2,041,440.00	41,440.00	
GENERAL ELECTRIC CAPITAL CORP	01/14/14	01/14/19	A1	AA+	2.300	2.250	2,000,000.00	2,004,185.61	2,027,360.00	23,174.39	
PROCTOR & GAMBLE	09/20/11	11/15/15	Aa3	AA-	1.800	1.085	2,000,000.00	2,017,970.30	2,033,640.00	15,669.70	
TOYOTA MOTOR CREDIT	09/26/11	09/15/16	Aa3	AA-	2.000	1.800	2,000,000.00	2,008,079.87	2,047,460.00	39,380.13	
Subtotal, Corporate Securities							<u>12,000,000.00</u>	<u>12,028,177.45</u>	<u>12,198,660.00</u>	<u>170,482.55</u>	
SB AIRPORT PROMISSORY NOTE (LT)											
SANTA BARBARA AIRPORT	07/14/09	06/30/29	-	-	3.500	4.195	5,336,966.90	5,336,966.90	5,336,966.90	0.00	
Subtotal, SBA Note							<u>5,336,966.90</u>	<u>5,336,966.90</u>	<u>5,336,966.90</u>	<u>0.00</u>	
CHECKING ACCOUNT											
Union Bank Checking Account	-	-	-	-	0.400	0.400	15,278,637.53	15,278,637.53	15,278,637.53	0.00	
Subtotal, Checking Account							<u>15,278,637.53</u>	<u>15,278,637.53</u>	<u>15,278,637.53</u>	<u>0.00</u>	
TOTALS							<u>172,615,604.43</u>	<u>172,843,250.07</u>	<u>172,893,254.43</u>	<u>50,004.36</u>	

Market values have been obtained from the City's safekeeping agent, Union Bank The Private Bank (UBTPB). UBTPB uses Interactive Data Pricing Service, Bloomberg and DTC.



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: September 9, 2014

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Work Department

SUBJECT: Approval Of Parcel Map And Execution Of Agreements For 415 Alan Road

RECOMMENDATION:

That Council approve and authorize the City Administrator to execute and record Parcel Map Number 20,807 and standard agreements relating to the approved subdivision at 415 Alan Road, and authorize the City Engineer to record a recital document stating that the public improvements have been completed, and that the previously recorded Land Development Agreement may be removed from the chain of title once the public improvements are complete.

DISCUSSION:

A Tentative Map for the subdivision located at 415 Alan Road (Attachment 1), with conditions of approval to be recorded concurrently with the Parcel Map (Attachment 2), was approved by City Council Resolution No. 13-084, on January 31, 2012. The project was approved for a two-lot subdivision, with no immediate plans for development of the newly created lot, and required minor public improvements. The Agreement for Land Development Improvements, along with the bonding, guarantees installation of these public improvements. Staff has reviewed the Parcel Map (Map) and has found it to be in substantial compliance with the previously approved Tentative Map, the Conditions of Approval, the State Subdivision Map Act, and the City's Subdivision Ordinance.

In accordance with Council approval, the Owner(s) (Attachment 3) have signed and submitted the Map and required Agreements to the City, tracked under Public Works Permit Number PBW2014-00533. Council Approval is required if Council agrees with the staff determination that the Map conforms to all the requirements of the Subdivision Map Act and the Municipal Code applicable at the time of the approval of the Tentative Map (Municipal Code, Chapter 27.09-060, City Council Action).

Staff recommends that Council authorize the City Administrator to execute the required Agreement Relating to Subdivision Map Conditions Imposed on Real Property and the Agreement for Land Development Improvements. The Agreement Assigning Water Extraction Rights does not require Council approval and will be signed by the Public Works Director in accordance with City Council Resolution Number 02-131.

THE PARCEL MAP IS AVAILABLE FOR REVIEW IN THE CITY CLERK'S OFFICE.

ATTACHMENT(S):

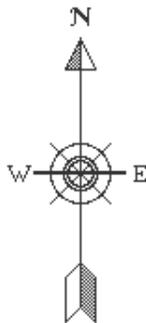
1. Vicinity Map
2. Conditions required to be recorded concurrent with Parcel Map Number 20,807, by the City Council Conditions of Approval, Resolution Number 13-084.
3. List of Owners/Trustees

PREPARED BY: John Ewasiuk, Principal Civil Engineer/TS/kts

SUBMITTED BY: Rebecca J. Bjork, Public Works Director

APPROVED BY: City Administrator's Office

Vicinity Map
415 Alan Road



Not to Scale

CONDITIONS REQUIRED TO BE RECORDED CONCURRENT WITH PARCEL MAP NUMBER 20,807 BY CITY COUNCIL CONDITIONS OF APPROVAL, RESOLUTION NO. 13-084

415 Alan Road

Said approval is subject to the following conditions:

1. **Approved Development.** The development of the Real Property approved by the City Council on January 31, 2012 is limited to a two lot subdivision, creating one 45,056 square foot lot, with an existing single family residence remaining on this lot, and one 14,601 square foot lot, which would be vacant. No additional development is proposed, as shown on the tentative subdivision map signed by the Mayor of the City Council on said date and on file at the City of Santa Barbara.
2. **Future Development.** All future development on Proposed Parcel B shall be subject to the following conditions:
 - a. All future construction shall comply with the applicable conditions of approval contained in Sections F. "Requirements Prior to Permit Issuance."
 - b. All future development shall be located between the forty foot contour line and the public street.
 - c. Future development of the lot shall be limited to following: 1) A single story residence not to exceed 2,000 square feet, 2) A garage not to exceed 500 square feet, 3) A driveway providing access to the development and 4) hardscape, landscaping and other at grade type of uses (e.g. pool).
3. **Inclusionary Housing Fee.** The Owner shall pay the required Inclusionary Housing Fee (calculated at \$15,500 at the time of City Council Approval) to the Community Development Department prior to issuance of a Certificate Of Occupancy for the future development of proposed Parcel B.
4. **Uninterrupted Water Flow.** The Owner shall provide for the continuation of any historic uninterrupted flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.

ATTACHMENT 3

415 ALAN ROAD

Andrew M. Seybold and Linda M. Seybold, trustees of the Seybold 1997 Trust
Dated December 11, 1997

LIST OF OWNERS

Andrew M. Seybold

Linda M. Seybold



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: September 9, 2014

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Contract For Final Design Of El Estero Wastewater Treatment Plant Secondary Process Improvements Project – Phase 1

RECOMMENDATION:

That Council authorize the Public Works Director to execute a City Professional Services contract with Brown and Caldwell in the amount of \$581,436 for Final Design of the El Estero Wastewater Treatment Plant Secondary Process Improvements Project – Phase 1, and authorize the Public Works Director to approve expenditures of up to \$29,072 for extra services of Brown and Caldwell that may result from necessary changes in the scope of work.

DISCUSSION:

BACKGROUND

The El Estero Wastewater Treatment Plant (El Estero) processes approximately 8 million gallons of wastewater each day. El Estero was originally constructed in 1952; however, a majority of its current infrastructure was constructed in 1978 to meet 1972 Clean Water Act requirements.

Although subsequent capital improvements have been completed in past years, El Estero has longstanding issues with highly variable secondary effluent quality, operational inflexibility, energy inefficiency, and secondary treatment capacity. On June 29, 2010, Council awarded a contract to Brown and Caldwell (B&C) to prepare an Assessment Report to evaluate and develop recommendations to improve the secondary treatment process at El Estero. B&C, working with staff, evaluated several operational alternatives for improving the secondary treatment process, which resulted in staff's recommendation to pursue the Final Design of the El Estero Wastewater Treatment Plant Secondary Process Improvements Project – Phase 1 (Project).

On October 11, 2011, Council awarded a contract with B&C to prepare a Preliminary Design Report (PDR) for the Project, and subsequently awarded a contract for a second phase PDR on January 15, 2013. Combined, these two PDRs form the basis for the final design.

PROJECT DESCRIPTION

The final design work consists of modifications to El Estero's secondary treatment processes to a nitrification/denitrification system, upgrades to the existing aeration and secondary clarifier sludge withdrawal systems, and implementation of nitrate return to address odor and clarifier performance issues.

FUNDING

The City has submitted an application for a \$20 million State Revolving Fund (SRF) loan to finance design and construction of this Project. Staff initiated the SRF financing application process in 2012 and anticipates having an executed agreement with the State of California within the next few months. Staff recommends approval of the Final Design Phase I contract now since City funds are available to do so. Staff will return to Council to seek approval of the Final Design Phase II Contract after the SRF funding agreement has been executed later this year.

Staff recommends that Council authorize the Public Works Director to execute a contract with B&C in the amount of \$581,436 for the Final Design Phase I Contract, and \$29,072 for potential extra services, for a total amount of \$610,508.

B&C was selected as the most qualified firm through a competitive Request for Proposal process. Staff reviewed the costs and the scope of work for the final design phase 1 contract work proposed by B&C and determined that both are appropriate for the size and complexity of the Project.

The following summarizes all estimated total Project costs:

ESTIMATED TOTAL PROJECT COST

Assessment Report (by Contract)	\$267,820
Project Administration (by Staff)	\$40,646
Subtotal	\$308,466
Preliminary Design Report Phase 1 (by Contract)	\$398,886
Preliminary Design Report Phase 2 (by Contract)	\$285,136
Project Administration (by Staff)	\$63,471

Environmental Review and Permitting	\$36,194
Subtotal	\$783,687
Final Design Phase I (by Contract)	\$610,508
Final Design Phase II (by Contract)	\$1,021,413
Project Administration (by Staff)	\$104,060
Subtotal	\$1,735,981
Estimated Construction Contract w/Change Order Allowance	\$17,600,000
Estimated Construction Management/Inspection (by Contract)	\$1,600,000
Estimated Construction Support Services (by Contract)	\$640,000
Estimated Project Administration (by Staff)	\$161,550
Subtotal	\$20,001,550
TOTAL PROJECT COST	\$22,829,684

There are sufficient funds in the Wastewater Capital Fund to cover the Professional Services final design Phase 1 contract work.

This item was presented to the City’s Water Commission at its meeting on August 11, 2014. The Water Commissioners voted 5-0-0 in favor of staff’s recommendation.

SUSTAINABILITY IMPACT:

These processes will improve water quality for both recycled water production and treated effluent discharge into the ocean. They will also provide more energy efficient equipment at El Estero as the blowers, the number one energy demand for El Estero, will be updated to a more energy efficient model.

PREPARED BY: Lisa Arroyo, Supervising Civil Engineer/mh

SUBMITTED BY: Rebecca J. Bjork, Public Works Director

APPROVED BY: City Administrator’s Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: September 9, 2014

TO: Mayor and Councilmembers

FROM: Water Resources Division, Public Works Department

SUBJECT: Approval Of Emergency Purchase Orders For Groundwater Wells

RECOMMENDATION: That Council:

- A. Approve an Emergency Purchase Order with Hose Solutions Incorporated in the amount of \$44,089.40; and
- B. Approve an Emergency Purchase Order with A & A Pump & Well Service in the amount of \$27,462.34.

DISCUSSION:

Santa Barbara is experiencing a severe and prolonged drought. It is essential that the City uses groundwater supplies to augment dwindling surface water supplies to best manage the City's overall water supplies. The City has nine groundwater wells and the Ortega Groundwater Treatment Plant, which treats the water for the City's three downtown wells, two of which recently experienced mechanical failures. The two wells are the City Hall Well, located in the parking lot of City Hall, and the Vera Cruz Well, located on Cota Street, between Anacapa and Santa Barbara Streets.

To expedite repairs, two Emergency Purchase Orders were issued to purchase the necessary equipment and materials to repair both the City Hall Well and the Vera Cruz Well. One Emergency Purchase Order, in the amount of \$44,089.40, was issued to Hose Solutions Incorporated, for Boreline and related equipment to replace the rigid column pipe used to pump water out of the City Hall and Vera Cruz Wells. Once Boreline is installed, Water Resources staff will be able to perform future maintenance activities without a crane, thus minimizing downtime associated with scheduling work with a private contractor.

A second Emergency Purchase Order Service in the amount of \$27,462.34 was issued to A & A Pump & Well Service, for the purchase of two Hitachi submersible deep well motors; one was a 50-horsepower motor for the City Hall Well, and the other was a 60-horsepower motor for the Vera Cruz Well. Included in this Purchase Order was the related equipment necessary for the installation and operation of both motors.

Staff is recommending that Council retroactively approve Emergency Purchase Orders Nos. 31500364 and 31500368, which were issued by the General Services Manager on July 24, 2014.

Two separate well drilling companies are currently under contract to make the repairs to the Vera Cruz and City Hall Wells. Repairs to Vera Cruz Well were completed at the end of August 2014. Repairs to the City Hall Well will take longer, as the well also needs to be video-inspected and cleaned; This work will be completed in early September. Findings from the inspection will determine if any additional work needs to be performed on the City Hall Well.

BUDGET/FINANCIAL INFORMATION:

There are sufficient funds in the Water Fund to cover the cost of the two Emergency Purchase Orders.

PREPARED BY: Catherine Taylor, Water System Manager/mh

SUBMITTED BY: Rebecca J. Bjork, Public Works Director

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: September 9, 2014

TO: Mayor and Councilmembers

FROM: Water Resources Division, Public Works Department

SUBJECT: Approve Quinn Corporation, Inc., For The Maintenance, Repair, Upgrades, And New Installation Of Caterpillar Generator Systems

RECOMMENDATION: That Council:

- A. Find it to be in the City's best interest to approve Quinn Corporation, Inc., as the vendor for maintenance, repair, upgrades, and new installation of Caterpillar generators at the City's water resources facilities, without bids, as authorized by Municipal Code Section 4.52.070 (L); and
- B. Authorize the Public Works Director to award purchase order contracts to Quinn, Inc., in accordance with approved budgets for such services and equipment, as needed, for the next five-year period.

DISCUSSION:

The City's Water Resources Division has maintained generators at its critical facilities since the early 1980's. Water Resources has made an effort to standardize generators to maximize both efficiency and cost savings. Caterpillar generators are known for their durability and reliability, both important qualities for emergency backup generators. Standardizing generators has allowed staff to keep a small parts inventory and minimal specialized tools for maintaining the generators. It also allows staff to focus their training on a single generator system.

Quinn Corporation, Inc. (Quinn), is the only locally certified dealer that is authorized to supply and maintain Caterpillar generators. Using a local dealer provides the City with a quick response time for maintenance and repairs of the generators. Additionally, Quinn's service, coupled with Caterpillar equipment, has proven to be invaluable during times when emergency power has been needed. Section 4.52.070 (L) of the Municipal Code authorizes Council to purchase supplies, equipment and services without complying with the formal bid procedure when it is found to be in the best interest of the City. Quinn has provided reliable repair and maintenance services to the City since 1993. Staff

Council Agenda Report

Approve Quinn Corporation, Inc., For The Maintenance, Repair, Upgrades, And New Installation Of Caterpillar Generator Systems

September 9, 2014

Page 2

recommends that Council approve Quinn as the provider of Caterpillar generators and service for Water Resources facilities for a period of five years.

In the event that a new local company that is certified and authorized to maintain, repair, and install Caterpillar generators becomes available, the City reserves the right to obtain a competitive quote for labor and maintenance costs and issue purchase orders to the new company, provided that they can offer an economical alternative for the Water Resources Division.

BUDGET/FINANCIAL INFORMATION:

Water Resources expenditures on Quinn Purchase Orders will not exceed the amounts Council has approved in the budget. At their meeting on August 11, 2014, the Board of Water Commissioners voted 5/0/0 to concur with staff's recommendation.

PREPARED BY: Catherine Taylor, Water System Manager/mh

SUBMITTED BY: Rebecca J. Bjork, Public Works Director

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: September 9, 2014

TO: Mayor and Councilmembers

FROM: Water Resources Division, Public Works Department

SUBJECT: Approve Severn Trent Services As The Filter Media Vendor For The Ortega Groundwater Treatment Plant

RECOMMENDATION: That Council:

- A. Find it to be in the City's best interest to waive the formal bidding process as authorized by Municipal Code Section 4.52.070 (L), and approve Severn Trent Services as the filter media vendor for the Ortega Groundwater Treatment Plant; and
- B. Authorize the General Services Manager to award purchase order contracts to Severn Trent Services for iron media in an amount not to exceed \$1,000,000 for Fiscal Year 2015, and within approved budgets for the next four years, ending September 2018.

DISCUSSION:

The City's Ortega Groundwater Treatment Plant (OGTP) treats groundwater produced from the City's downtown wells. The treated groundwater is then put into the water distribution system to supplement the surface water supplies. The OGTP is an important water facility, especially during times of drought when surface water supplies are dwindling.

The OGTP has two iron media vessels which serve to remove hydrogen sulfide from the groundwater. Hydrogen sulfide can produce off-smelling drinking water, e.g., sulfur or rotten eggs. During the design of the OGTP, extensive bench-scale and pilot-scale studies were performed to determine how to best treat the City's groundwater. In those studies, staff evaluated iron media from two suppliers, Severn Trent Services and Siemens. The type of iron media that can meet the sulfide removal requirements is unique to these two suppliers. Through these studies, the iron media provided by Severn Trent Services proved to be the best performing media with regard to hydrogen sulfide removal and cost. Staff continues to look for alternative media from other suppliers that can perform equally well.

Based on the exhaustive bench and pilot-scale studies, and in the absence of a viable alternative media, staff recommends that Council find it to be in the City's best interest to waive the formal bidding process, as authorized by Municipal Code Section 4.52.070 (L), and approve Severn Trent Services as the iron media and support gravel vendor for the OGTP, and authorize the City General Services Manager to issue purchase order contracts to Severn Trent Services for iron media and support gravel for the OGTP, in accordance with Council-approved budgets.

Through the water treatment process at the OGTP, iron media is gradually exhausted and eventually becomes ineffective at removing hydrogen sulfide, at which time it must be replaced. The frequency of iron media replacement depends on the volume of groundwater treated and the level of hydrogen sulfide present in the groundwater. If the drought persists, it is anticipated that the groundwater wells will be pumped at greater than normal rates to supplement surface water supplies. Greater volumes of treated groundwater will require the iron media to be replaced more frequently.

BUDGET/FINANCIAL INFORMATION:

Water treatment chemical costs were anticipated to be \$1.7 million for Fiscal Year 2015. This is based on treating an estimate of one million gallons per day at the OGTP. However, if the drought persists, the groundwater wells will need to be pumped more often than anticipated. There are sufficient funds in the Water Fund to cover these costs.

PREPARED BY: Catherine Taylor, P.E., Water System Manager/CT/mh

SUBMITTED BY: Rebecca J. Bjork, Public Works Director

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: September 9, 2014

TO: Mayor and Councilmembers

FROM: Facilities Division, Public Works Department

SUBJECT: Approval Of Energy Efficiency Revolving Fund Award Agreement With Southern California Edison

RECOMMENDATION: That Council:

- A. Authorize the Public Works Director to enter into an agreement with Southern California Edison for grant funding in the amount \$52,250, to fund the feasibility study of an Energy Efficiency fund;
- B. Authorize the Public Works Director to enter into an agreement with Cadmus Group in the amount of \$51,750 for the Energy Efficiency Fund Feasibility Study; and
- C. Authorize the increase of estimated revenues and appropriations in the Facilities Management Fund in the amount of \$52,250.

DISCUSSION:

Southern California Edison (SCE) awarded \$52,250 in strategic planning funds to the City to conduct a feasibility study (Study) on an Energy Efficiency (EE) fund. The City is eligible for the funds through the South Coast EE Partnership, which provides funding for EE and conservation projects. Council authorized the receipt of these funds on August 13, 2013, and the City is now prepared to enter into an agreement with SCE for the use of these funds.

The City issued Request For Proposals to qualified firms to put together the Energy Efficiency Feasibility Study. Staff selected Cadmus Group (Cadmus) based on their thorough proposal and previous experience. Cadmus will analyze options to account for all energy savings - conservation and rate restructuring - and develop a set of approaches to continuously reinvest a portion of those savings in new energy conservation and efficiency projects. Cadmus will also identify opportunities to generate savings from energy conservation and efficiency projects and rate restructuring activities. The Study will also provide metrics for energy savings and provide methods to identify and rank potential energy saving measures in City facilities.

Once the Study is completed, staff will bring the proposed fund structure and implementation plan to Council for discussion and possible approval.

Currently, the City spends \$3.5 million per year on energy in total, including a General Fund building use of \$1.3 million. The objective of the Study is to provide options to ensure ongoing funding of energy conservation projects that provide reduced energy use and cost to City operations.

BUDGET/FINANCIAL INFORMATION:

The table below outlines the budget for this project:

Meet with Stakeholders	\$16,560
Develop EE Strategies (criteria, process, benchmarks, measurement and evaluation procedures)	\$18,945
Develop Project Report, Implementation Forecast and Report	\$10,300
Assessment Report	\$4,185
Develop EE Strategies White Paper	\$1,760
Administration (City Staff)	\$500
TOTAL PROJECT COST	\$52,250

SCE will reimburse the City after the City pays the vendor invoices.

SUSTAINABILITY IMPACT:

Analyzing the approaches to better capture the potential cost and energy benefits from EE projects will allow the City to better manage General Fund energy expenditures and recover energy savings that will be reinvested in future energy saving projects. The findings of the Study will be shared with other local governments to help them develop best practice strategies in EE funding. EE projects save operating costs and reduce green house gas emissions.

PREPARED BY: Jim Dewey, Facilities & Energy Manager/AP/mh

SUBMITTED BY: Rebecca J. Bjork, Public Works Director

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: September 9, 2014

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Contract For Construction Of The Fiscal Year 2014 Sidewalk Access Ramps Project

RECOMMENDATION:

That Council waive minor bid irregularities, reject the bid protest of Lash Construction, and award a contract with DPM Construction Company, in their low bid amount of \$118,200 for construction of the Fiscal Year 2014 Sidewalk Access Ramp Project, Bid No. 3708; and authorize the Public Works Director to execute the contract and approve expenditures up to \$17,730 to cover any cost increases that may result from contract change orders for extra work and differences between estimated bid quantities and actual quantities measured for payment.

DISCUSSION:

PROJECT DESCRIPTION

The work consists of constructing twelve new sidewalk access ramps at four intersections throughout the City. These intersections include the following: Calle Rosales at Calle Laureles, Salida Del Sol at Via Carisma, Gillespie Street at Alberta Avenue, and Cota Street at Laguna Street (see Attachment).

The locations chosen for the Fiscal Year 2014 Sidewalk Access Ramp Project (Project) were identified on the City's Access Ramp Prioritization List and supported by the Access Advisory Committee. The City has applied for and received Measure A funds that will contribute to the completion of these important pedestrian sidewalk features.

CONTRACT BIDS

A total of eight (8) bids were received for the subject work, ranging as follows:

	BIDDER	BID AMOUNT
1.	DPM Construction Company Camarillo, CA	\$118,200.00*
2.	Draper Construction Somis, CA	\$128,785.00
3.	Lash Construction, Inc. Santa Barbara, CA	\$129,395.00
4.	Moras Equipment & Construction Pico Rivera, CA	\$139,275.00*
5.	V. Lopez Jr. & Sons Santa Maria, CA	\$147,221.00
6.	Tierra Contracting Goleta, CA	\$181,300.00
7.	Toro Enterprises, Inc. Oxnard, CA	\$185,109.00
8.	Berry General Engineering Contractors, Inc. Ventura, CA	\$195,960.00

*corrected bid total

The low bid of \$118,200, submitted by DPM Construction Company, is an acceptable bid that is responsive to and meets the requirements of the bid specifications.

The change order funding recommendation of \$17,730, or 15 percent, is typical for this type of work and size of project.

BID PROTEST

The bid opening for the Fiscal Year 2014 Sidewalk Access Ramps Project was on July 10, 2014, and DPM Construction Company (DPM) was the apparent low bidder. On July 14, 2014, City staff contacted DPM Construction to verify self-performance of all of the work since no subcontractors were listed. David Gonzalez, DPM's owner, confirmed that DPM would be self-performing all portions of the job; including all work exceeding one-half of one percent of the total amount of the bid that must be performed by DPM.

On July 22, 2014, a bid protest was filed by the third apparent low bidder, Lash Construction, Inc. (Lash). Lash protests that neither DPM nor Draper Construction

(Draper), the second lowest bidder, listed a subcontractor to perform the survey portion of the work. Additionally, DPM did not list a striping subcontractor to perform Bid Item No. 11 – Pavement Delineation and Signage.

The City's review of the bid protest found that a surveyor, as a licensed professional who does not fabricate or install a portion of the work or improvement per Public Contract Code Section 4100 et seq., is not required to be named as a subcontractor. Additionally, the specifications did not call for a striping license to complete the project work, which is limited to simply restriping conforms. Based on the limited nature of the striping work, DPM and Draper can self-perform this portion of the work. Therefore, City staff recommends that the bid protest be rejected and that the Project be awarded to the lowest bidder, DPM.

COMMUNITY OUTREACH

In August 2014, staff mailed notifications to the property owners and residents that are located near the Project. Prior to construction, the contractor will be responsible for the final notice, given via door hangers, 72 hours prior to construction.

FUNDING

This Project is funded by Streets and Measure A funds. There are sufficient funds in the Streets Fund to cover the City's cost of this Project.

The following summarizes the expenditures recommended in this report:

CONSTRUCTION CONTRACT FUNDING SUMMARY

	Basic Contract	Change Funds	Total
DPM Construction Company	\$118,200	\$17,730	\$135,930
TOTAL RECOMMENDED AUTHORIZATION			\$135,930

The following summarizes all Project design costs, construction contract funding, and other Project costs:

ESTIMATED TOTAL PROJECT COST

**Cents have been rounded to the nearest dollar in this table.*

	Measure A Share	City Share	Total
City Staff Costs (Design)	\$0	\$15,915	\$15,915
Subtotal	\$0	\$15,915	\$15,915
Construction Contract	\$22,354	\$95,846	\$118,200
Construction Change Order Allowance	\$0	\$17,730	\$17,730
Subtotal	\$22,354	\$113,576	\$135,930
Other Construction Costs (Survey)	\$0	\$1,500	\$1,500
Construction Management/Inspection (by City Staff)	\$0	\$33,000	\$33,000
Subtotal	\$0	\$34,500	\$34,500
TOTAL PROJECT COST	\$22,354	\$163,991	\$186,345

SUSTAINABILITY IMPACT:

The Project will improve safety and accessibility for pedestrians and will, therefore; contribute to the City's sustainability goals by encouraging more people to walk, reducing energy consumption and air pollution.

Copies of correspondence related to the bid protest are available for review by the public at the City Clerk's Office and available to Councilmembers in the City Council's reading file.

ATTACHMENT(S): Fiscal Year 2014 Sidewalk Access Ramp Project Locations Map

PREPARED BY: John Ewasiuk, Principal Civil Engineer/BD/sk

SUBMITTED BY: Rebecca J. Bjork, Public Works Director

APPROVED BY: City Administrator's Office



FY 2014 SIDEWALK ACCESS RAMPS PROJECT
COUNCIL AGENDA REPORT
 PROJECT LOCATIONS

DATE	<u>8/5/14</u>
DRAWN	<u>LY</u>
BID NO.	<u>3708</u>
SCALE	<u>NTS</u>
SHEET	<u>1</u> OF <u>1</u>



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: September 9, 2014

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Introduction Of Ordinance For The Assignment And Grant Of Easements To The County Flood Control District

RECOMMENDATION:

That Council introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving the Assignment of Existing City Easement Interests on Private Properties and the Granting of Easements on City Owned Properties to the County of Santa Barbara Flood Control and Water Conservation District for Flood Control and All Related Purposes, and Authorizing the City Administrator to Execute as Necessary the Assignment and Grant Deeds in a Form Approved by the City Attorney.

DISCUSSION:

The City of Santa Barbara has acquired various easements for demolition and construction purposes related to the Haley De La Vina and Ortega Bridge Replacement Projects. The City has also acquired fee ownership of three property parcels related to these Projects. Both bridge replacement projects have been completed.

The City and the County of Santa Barbara Flood Control and Water Conservation District (SBFCD) have historically worked together to improve water conveyance and flood control for the Lower Mission Creek, and they continue to do so as the City completes scheduled bridge replacement projects.

In conjunction with City bridge replacement projects and SBFCD creek improvement and flood control projects, both parties have assisted each other in the completion of their respective projects. It has been the intent that when City bridge projects are completed, any real property rights acquired by the City that are determined to be beneficial to SBFCD creek flood control projects would be assigned or granted to and accepted by SBFCD.

The easements listed below are being offered to SBFCF for acceptance, as beneficial to their ongoing interests, to be utilized for flood control and all related purposes.

For Ortega Street Bridge (see Attachment 1):

1. Assignment of permanent easement at 306 W. Ortega Street
2. Assignment of permanent easement at 314 W. Ortega Street
3. Assignment of permanent easement at 627 Bath Street
4. Assignment of permanent easement at 631 Bath Street
5. Grant of permanent easement on City owned parcel at 303 W. Ortega Street

For Haley-De La Vina Streets Bridge (see Attachment 2):

1. Assignment of permanent easement at 513 De La Vina Street
2. Assignment of permanent easement at 208 W. Haley Street
3. Grant of permanent easement on City owned parcel at 434 De La Vina Street
4. Grant of permanent easement on City owned parcel within Mission Creek at the intersection of Haley and De La Vina Streets

Consideration for the assignment and granting of these easements is the mutual benefit to both the City and the County in improving water conveyance and flood control for the Lower Mission Creek, reducing the risk of flooding and potential damages.

City staff has reviewed these actions in conjunction with County staff and recommends that Council approve the introduction and subsequent adoption of this Ordinance.

ATTACHMENT(S): 1. Ortega Bridge Easement Assignment Map
2. Haley De La Vina Easement Assignment Map

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

SUBMITTED BY: Rebecca J. Bjork, Public Works Director

APPROVED BY: City Administrator's Office

ORTEGA BRIDGE EASEMENT ASSIGNMENT MAP

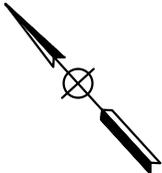
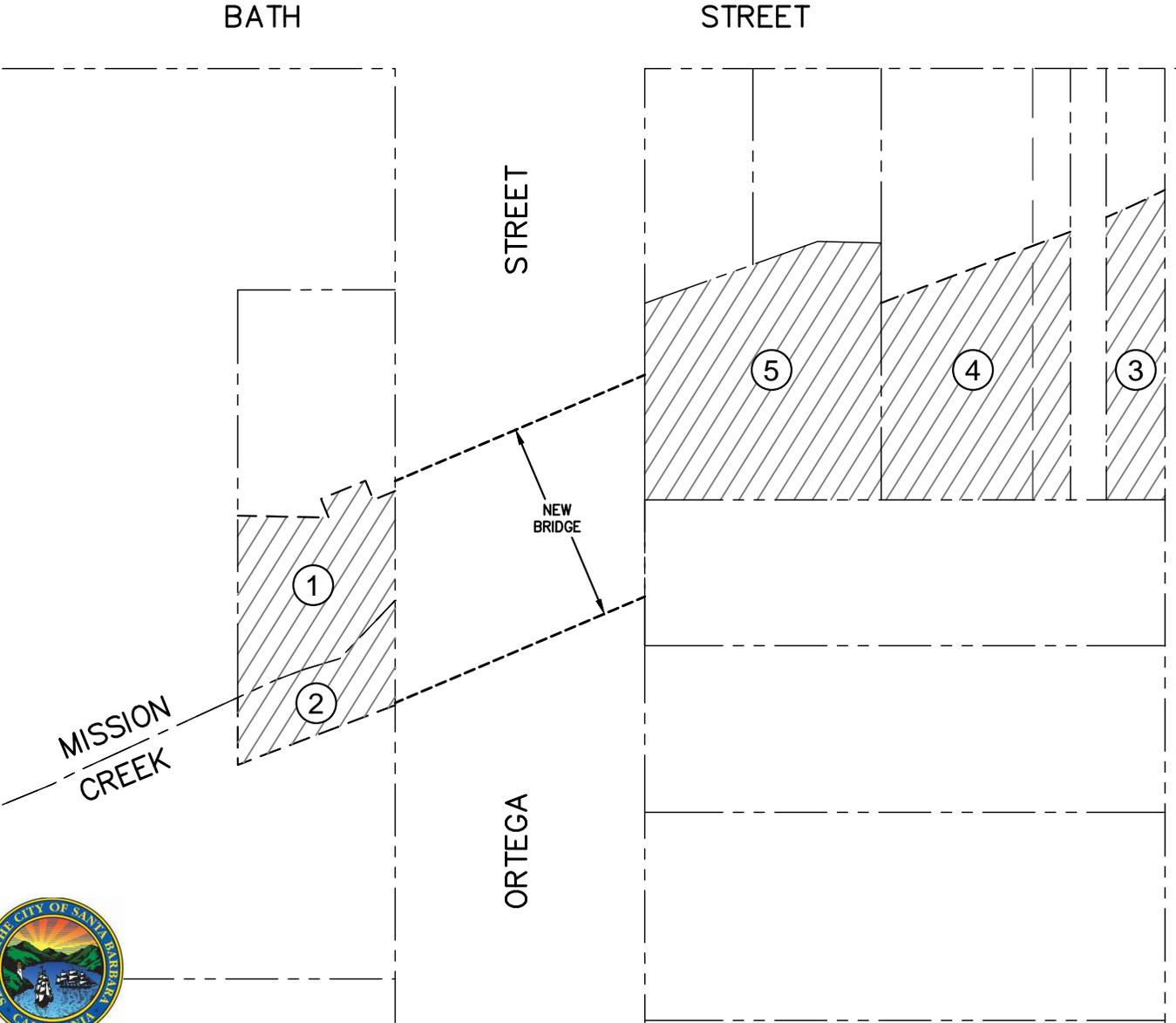
EASEMENTS

PERMANENT EASEMENTS TO BE ASSIGNED TO SBFC:

- ① 306 W. ORTEGA ST.
O.R. 2013-0063569
- ② 314 W. ORTEGA ST.
O.R. 2010-0031774
- ③ 627 BATH ST.
O.R. 2010-0031772
- ④ 631 BATH ST.
O.R. 2010-0031773

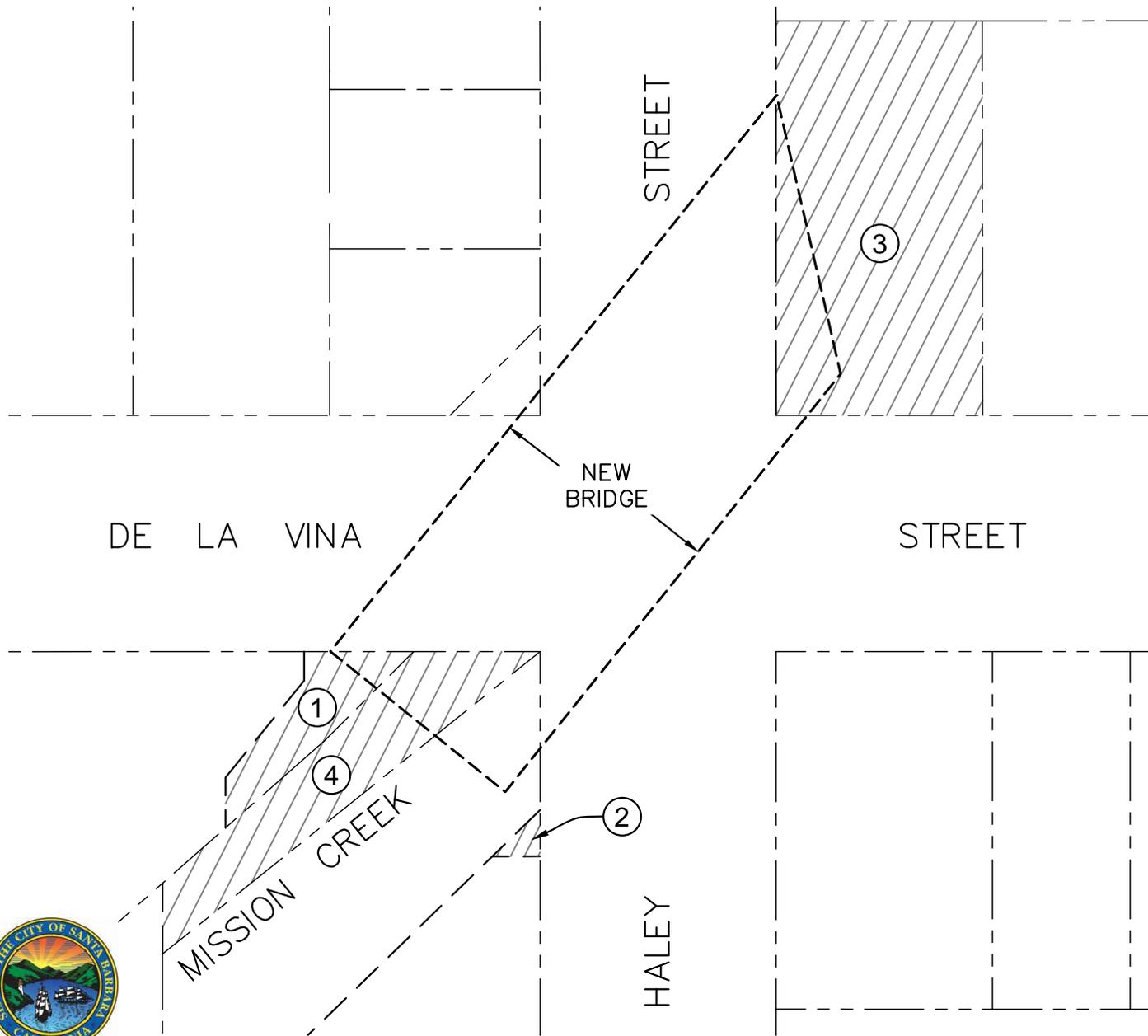
PERMANENT EASEMENTS TO BE GRANTED TO SBFC:

- ⑤ 303 W. ORTEGA ST.
(CITY OWNED)
O.R. 2007-0025392



SCALE: 1" = 40'

HALEY DE LA VINA BRIDGE EASEMENT ASSIGNMENT MAP



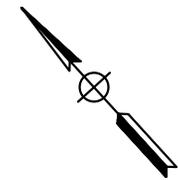
EASEMENTS

PERMANENT EASEMENTS TO BE ASSIGNED TO SBFC:

- ① 513 DE LA VINA ST
O.R. 2009-0017852
- ② 208 W. HALEY ST
O.R. 2008-0059391

PERMANENT EASEMENTS TO BE GRANTED TO SBFC:

- ③ 434 DE LA VINA ST
(CITY OWNED)
O.R. 2008-0029561
- ④ PARCEL WITHIN MISSION CREEK AT THE INTERSECTION OF HALEY AND DE LA VINA ST
(CITY OWNED)
O.R. 2014-0010021



SCALE: 1" = 40'

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA APPROVING THE ASSIGNMENT OF EXISTING CITY EASEMENT INTERESTS ON PRIVATE PROPERTIES AND THE GRANTING OF EASEMENTS ON CITY OWNED PROPERTIES TO THE COUNTY OF SANTA BARBARA FLOOD CONTROL AND WATER CONSERVATION DISTRICT FOR FLOOD CONTROL AND ALL RELATED PURPOSES, AND AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE AS NECESSARY THE ASSIGNMENT AND GRANT DEEDS IN A FORM APPROVED BY THE CITY ATTORNEY

THE COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN AS FOLLOWS:

WHEREAS, the City of Santa Barbara (City) has acquired various easement interests on private properties as necessary for the completion of the Haley De La Vina and Ortega Street Bridge Replacement Projects; and

WHEREAS, the City has also acquired fee ownership of properties that were necessary for the completion of the Haley De La Vina and Ortega Street Bridge Replacement Projects; and

WHEREAS, the City has completed construction and replacement of the bridges at Haley De La Vina and Ortega Streets; and

WHEREAS, the City and the County of Santa Barbara Flood Control and Water Conservation District (SBFCD) are working jointly to improve water conveyance and flood control within a portion of Mission Creek, beginning at Canon Perdido Street and continuing to Cabrillo Boulevard, known as the Lower Mission Creek Flood Control Project (LMCFCP), as originally designed by the US Army Corp of Engineers; and

WHEREAS, the intent between both the City and SBFCD has been to permanently assign all easements and or other property rights acquired by the City that may allow for enhanced access and flood control purposes by SBFCD within Mission Creek, and that the City and SBFCD have agreed to transfer and accept those certain easement interests as particularly described by the respective Assignment and Grant Deeds to be executed by both parties subsequent to the approval of this Ordinance.

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

SECTION 1. That the easement interests being assigned to SBFCD and transferred from the City by Assignment Deed include existing City easements filed as Instruments Nos. 2008-0059391, dated October 16, 2008; 2009-0017852, dated April 2, 2009; 2010-0031772, dated June 16, 2010; 2010-0031773, dated June 16, 2010; 2010-0031774, dated June 16, 2010; and 2013-0063569, dated September 25, 2013, of Official Records, in the Office of the County Recorder, County of Santa Barbara, State of California.

SECTION 2. That the City hereby grants to SBFCD easements for access, flood control and related purposes on the City fee-owned properties as particularly described and shown in the existing Grant Deeds to City, filed as Instruments Nos. 2007-0025392, dated April 6, 2007, 2008-0029561, dated May 29, 2008, and the property acquired by the City under Notice of Entry of Judgment, Case No. 1337858, recorded March 5, 2014 as Instrument No. 2014-0010021 of Official Records in the Office of County of the County Recorder, County of Santa Barbara, State of California.

SECTION 3. That the City Administrator is authorized to execute, in the form approved by the City Attorney, the above referenced Easement Assignment and Easement Grant Deeds, and other related documents as may be necessary.

SECTION 4. Following the effective date of this ordinance and the effective date of acceptance of said easements by SBFCD, the City Clerk is hereby authorized to cause the recordation of said Easement Assignment and Easement Grant Deeds in the Official Records in the Office of the County Recorder, County of Santa Barbara, State of California.



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: September 9, 2014

TO: Mayor and Councilmembers

FROM: Community and Media Relations, Police Department

SUBJECT: Police Department Explorer Program Funds

RECOMMENDATION:

That Council accept a donation of \$5,000 from the Santa Barbara Police Foundation for the Explorer Program and thereby increase appropriations and estimated revenues by \$5,000 in the Police Department Miscellaneous Grants Fund.

DISCUSSION:

The primary objective of the Santa Barbara Police Department's Explorer Post is to prepare local youth for future careers in law enforcement. This program is supported by donations and fundraising efforts like the Menudo Festival. The Santa Barbara Police Foundation is donating \$5,000 to the Explorer Program, which is consistent with their goal to support the purchase of necessary equipment not provided for in the department budget.

This money will be used to pay for uniforms and equipment, as well as travel and expenses associated with participation in multi-agency competitions and attendance in an Explorer Academy.

The Santa Barbara Police Department's Explorer Post currently has 28 Police Explorers, ages 15-20.

BUDGET/FINANCIAL INFORMATION:

This donation will be used to cover costs associated with the Explorer Program.

PREPARED BY: Riley Harwood, Sergeant/LSP

SUBMITTED BY: Camerino Sanchez, Chief of Police

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: September 9, 2014

TO: Mayor and Councilmembers

FROM: Administration, Housing and Human Services Division, Community Development

SUBJECT: Affordable Housing Policies And Procedures

RECOMMENDATION:

That Council consider and approve recommended changes to the Affordable Housing Policies and Procedures Manual.

EXECUTIVE SUMMARY:

This report summarizes the recommended changes to the City's Affordable Housing Policies and Procedures Manual (AHPP). The AHPP was last revised in 2007 and updated in 2010 as part of the Housing Element. Proposed changes to the existing policy are grouped into the following three general categories:

- A. Incorporation of Multi-family Housing Rehab Loan Program (HRLP)
- B. Incorporation of Tenant Based Rental Assistance (TBRA)
- C. Affordable Requirements for Ownership Units

The changes are outlined in the attached "summary matrix" which is provided to help the reader keep track of the recommended changes. For purposes of comparison, the most recent AHPP (without the proposed changes) can be accessed at the City's site <http://www.santabarbaraca.gov/services/hhs/housing/reports.asp>.

DISCUSSION:

Several new State statutes have been enacted since the preparation of the last AHHP. Of greatest importance, is the dissolution of the City's Redevelopment Agency. This AHHP policy update will be the first since the dissolution of the City's Redevelopment Agency. In accordance with the Assembly Bill 1X 26 (the Redevelopment Agency Dissolution Act), on January 10, 2012, the Santa Barbara City Council designated the City of Santa Barbara as the Successor Housing Entity to the Redevelopment Agency of the City of Santa Barbara

and on November 20, 2012, the City adopted Resolution No. 12-083 and assumed all right, title, and interest in all housing assets of the former Redevelopment Agency.

State Senate Bill 341 became effective in January 2014. This bill applies primarily to the unencumbered Housing Asset Funds (HAF) and provides that these funds must be used as was previously required for monies in the Low and Moderate Income Housing Fund established under Community Redevelopment Law. Assembly Bill 471 became effective in February 2014. This Bill implements new reporting requirements for housing successors. The updated AHPP implements the new state statutory requirements.

A. Incorporation of Multi-family Housing Rehab Loan Program (HRLP)

Historically, HRLP program funding was primarily used for single-family housing units and a separate policy manual covered that program's policies and procedures. Due to a reduction of owners' participation, funding, and staff, the single-family program is in the process of being phased out. During the past several years, the program has been limited to emergency rehabilitation of substandard low to moderate-income single-family units on an as-needed basis. There have been no emergency requests during this time, and the program will be completely phased out beginning in Fiscal Year 2016. The City does however continue to utilize HRLP loan repayment funds for multi-family low income rental unit rehabilitation, which ensures the preservation of safe, attractive, and affordable rental housing.

Recommended change: The AHPP manual would incorporate relevant HRLP policies and procedures for multi-family low income rental unit rehabilitation.

B. Incorporation of Tenant Based Rental Assistance (TBRA)

The City has been utilizing a portion of its federal Home Investment Partnership program funds for a Tenant Based Rental Assistance program since 2010 in accordance with Housing and Urban Development (HUD) regulations. This program is nearly identical to Section 8 assistance in that participants receive a rental subsidy that is used to rent apartments that tenants select that meet specified requirements.

HUD regulations governing TBRA allow jurisdictions to define the service area covered to facilitate participants leasing more affordable units and sustaining their housing after assistance has ended. On June 10, 2014, Council approved a housing provider with a TBRA program that allowed tenants to rent units throughout the South Coast region of Santa Barbara County (from Gaviota to the Ventura County line).

Recommended changes: The geographic expansion would be included in the City's TBRA general policy and the TBRA policy would be attached as an appendix to the AHPP.

C. Affordability Requirements for Ownership Units

Affordability requirements for ownership units begin during predevelopment of a project and compliance monitoring and enforcement continues until the end of the affordable period. Projects providing affordable ownership units go through the same planning process as market-rate units. Every potential purchaser of a City affordable unit must meet the City's income and occupancy requirements; obtain approved financing and execute City-required documentation including the City's "Affordable Covenant and Option to Purchase" (ACOP). To more effectively administer the City's ownership program, staff is recommending the following changes which, if approved, will be incorporated into AHHP and its governing document, the Affordable Covenant and Option to Purchase.

1. Initial Price Calculation for Affordable Units

a. The initial maximum sale price for affordable sale units is determined according to the previously approved formula. The initial sale price calculation is very sensitive to changes in mortgage interest. The higher the interest rate, the lower the mortgage a given monthly loan payment will support. If the initial sale price is calculated at a time that interest rates are unusually low, subsequent buyers will have difficulty affording the unit if interest rates have increased substantially in the interim.

Recommended change: To further the goal of long-term affordability, in order to smooth out interest-rate fluctuations, the City would annually set the interest rate to be used in its sale price calculations by using the average rate charged by local institutional lenders on a zero point 30-year fixed rate mortgage.

b. Most buyers of affordable units cannot afford a 20% down payment. In recognition of this, the City assumes a 10% down payment in its affordable price calculations. However, if a borrower is putting less than 20% as a down payment, conventional mortgage lenders may require the borrower to either obtain private mortgage insurance (PMI) or obtain a second deed of trust loan (at a higher interest rate) for the amount of financing above 80% of value. Either of these options increases the costs to the borrower. These extra costs have not been included in the City's affordable price calculations. Staff estimates that these added costs would be equivalent to a 0.25% increase to the interest rate.

Recommended change: To offset Private Mortgage Insurance premiums, the City would include a 0.25% increase to interest rate in the calculation of initial sale prices.

c. The sales price calculation is also sensitive to changes in homeowner association (HOA) fees. Annually, local HOA fees are averaged to determine the amount to use in the sales price calculation. Since the AHPP was last updated, there have been new developments with affordable ownership units that have higher than average HOA dues. It is often difficult for households within a defined income range to actually qualify to buy a unit when the HOA fees are higher than average. The higher the HOA fees, the lower amount of the buyers' income that is available for mortgage payments.

Recommended change: Developers of new affordable ownership units would be encouraged to voluntarily include their proposed method of calculating the amount of Homeowner's Association dues applied to the designated affordable housing units. This calculation would include consideration for long-term affordability to unit owners.

2. Qualification Documents

At the time of an occupant purchaser's application to participate in the process of purchasing an affordable property, the occupant purchaser's annual gross household income (from all sources) must not exceed the maximum for the specified income category (such as moderate income, middle income, etc.). Income from all adults who will occupy the property full-time is included in the household income. All information and documentation provided to the City is subject to third-party verification. If an applicant has not purchased a home within a reasonable time frame, updated documentation should be submitted.

Recommended change: Documentation submitted to the City for qualification purposes would be valid for a 90-day period.

3. Limit on assets

Community redevelopment law requires that moderate-income purchasers' minimum housing expenses (including property taxes and HOA fees) be at least 28% of the occupant purchasers' income. This requirement helps to assure that the occupant purchasers who benefit from assistance are those who are in need of the assistance. For projects restricted to middle or upper-middle income purchasers, or for projects not subject to community redevelopment law, staff recommends that an applicant's assets should not be in an amount that would enable them to afford an entry-level market rate unit.

Recommended change: Affordable ownership applicants' non-retirement assets would not exceed three (3) times the purchase price of the affordable property.

4. Excess Down Payment or Cash Purchase

Current policy stipulates that an applicant's down payment must not be less than 5% or exceed 40% of the purchase price of the affordable property. Occasionally a purchaser has cash for a larger down payment or an all-cash purchase (perhaps from an inheritance or divorce settlement).

Recommended change: Subject to a written waiver from the Community Development Director, an applicant with a down-payment in excess of 40% would still be able to apply for a housing award. These applicants would remain subject to all other qualification requirements including verification that they have sufficient monthly income to support the required 40% housing cost-to-income ratio under a theoretical 60% LTV 30-year fully amortized mortgage.

5. Debt to Income Ratio

Current policy stipulates that an occupant purchasers' housing expenses, including mortgage loan payment, taxes, insurance and HOA fees, shall not exceed 40% of the occupant purchaser's gross household income. To ensure that the occupant purchaser can afford to buy and avoid default, it is also important that the purchaser's total debt to income be determined.

Recommended change: An occupant purchasers' total debt to income ratio would not exceed 50%.

6. Adjustable Rate Loans

Current policy stipulates that when purchasers obtain an adjustable rate mortgage to purchase an affordable unit, the mortgage loan payment is calculated using fully indexed interest rate rather than an introductory rate. To assure affordability regardless of fluctuations of interest rates, the mortgage loan payment should be calculated using the fully indexed rate or the start rate, whichever is higher.

Recommended change: In the case of an adjustable rate mortgage, the mortgage loan payment would be calculated using the fully indexed rate or the start rate, whichever is greater.

7. Resale Price Calculation

a. Upon resale during the affordability period, affordable units must remain affordable to households within the approved income level. Affordability is assured upon the sale of any affordable unit through the covenant, which provides the formula for calculating the maximum allowable price upon resale. The formula uses the current Area Median Income (AMI) in effect at the time of the calculation. Depending upon fluctuations in the AMI and the number of years the property was owned, there is a remote possibility that an owner's resale price could be less than their purchase price.

Recommended change: For owners in good standing and not in violation of the Covenant, the City-calculated maximum resale price would not be less than the owner's purchase price; however, the City-calculated maximum resale price would not be a guarantee that the owner will be able to sell for that price due to market conditions or due to specific project requirements.

b. Occasionally, affordable housing Homeowner's Associations (HOA) must levy special assessments to preserve the project. Upon prior written approval by the City, the amount of the special assessment allocated to each affordable owner is added to that owner's resale price upon payment in full of the assessment. This increase is only applied upon resale and cannot be used for refinancing purposes. Due to the City's aging

affordable housing stock, special assessments could be assessed on a more frequent basis and therefore the AHHP should be updated to further clarify policy.

Recommended change: Under no circumstances would an affordable unit's maximum sales price be increased by the amount of monthly HOA dues/assessments or the conversion of an increase of HOA dues to a Special Assessment. Resale price increases requested due to a Special HOA assessment imposed on a City affordable housing project would be considered on a project-by-project basis, subject to prior notice to the City by the HOA Board and prior-to-assessment approval by the Community Development Director or designee.

8. Purchase Upon Default

In the event of default, the City has the option to purchase the affordable unit at a 'default' purchase price as previously approved. The default purchase price is further reduced by costs to repair and resale the unit. Previously, the policy reduced the default purchase price by six percent (6%) to cover the City's resale costs.

Recommended change: The default purchase price would be reduced by ten percent (10%) to cover the City's resale costs.

9. Owner's Improvements

Current policy provides that no price increase or other reimbursement will be allowed for property improvements made by an owner of a City-affordable unit. Exceptions to the policy are considered on a case-by-case basis by the Community Development Director or designee. Administration of the current policy has led to misunderstandings in cases where the owner has made improvements that did not conform to policy requirements.

Recommended change: Revise the affordability covenant as follows:

No price increase or other reimbursement would be allowed for property improvements made by an owner of a City-affordable unit. Exceptions to the policy would be considered on a case-by-case basis by the Community Development Director or designee. The minimum cost threshold for exception consideration would be \$2,000 and the following would apply:

1. The improvements must be new, permanent and substantial (maintenance repairs would not be considered). Only new permanent and substantial improvements to the kitchen and/or bathroom(s) or upgrade of flooring would be considered.
2. Improvements that are considered decorative, luxury, nonessential, or maintenance would not be considered. Examples include, but are not limited to painting, wall coverings, window coverings, replacement of carpeting, and lighting.

3. Owners would be required to contact the City to obtain program policy regarding owner improvements prior to the commencement work.
4. Owners would be required to document that improvements would be completed with all required City permits and that the improvements would meet the requirements imposed by their Homeowners Association and recorded CC&Rs.

In order for the City to consider an Owners request for an exception to allow for a price increase for improvements made by the Owner, the Owner would be required to submit the following documentation:

- a. Before and after photos
- b. Proof of payment for the work that was completed, such as paid invoices or receipts
- c. A copy of any necessary permits, if required; and
- d. An approval letter from the HOA (if required)

The allowed price increase for approved improvements would not exceed the lower of the following:

1. Fifty percent (50%) of the actual out-of-pocket cost of approved improvements paid by owner (as verified by paid receipts and/or contractor lien releases); or
2. Ten percent (10%) of the current calculated maximum affordable sale price prior to improvements.

10. Payment of Commissions

Previous policy covering the payment of commissions was confusing and often misinterpreted by buyers and sellers of affordable units. An affordable owner may not require a qualified purchaser to pay any commissions or other costs of sale typically paid by sellers of residential real property. For various reasons, many City-affordable owners have elected to sell without listing their property with a real estate broker. If a seller does elect to list with a broker and the listing agreement provides for payment to a 'cooperating' (occupant purchaser's) broker, then the full commission is paid by the seller to their broker and their broker cooperates by paying the occupant purchaser's agent from the total commission paid.

Recommended change: The seller could not require the purchaser to pay the listing broker; likewise, the purchaser could not require the seller to pay the selling (purchaser's) agent. Absent a 'cooperating' provision in the listing agreement, an occupant purchaser of a City affordable unit may contract with a real estate broker for representation and pay the negotiated fee for this service.

11. Cash-out Refinance

Current policy states that the City will generally approve a refinancing of the first mortgage loan if no additional cash is taken out other than the loan costs, and the terms of the new loan are more favorable. If the owner wishes to take out cash, the City will consider the request on a case-by-case basis.

Recommended change: If the City approves a cash-out refinance to enable the owner to pay off installment debt, the City would require that the debt payment would occur and be documented through the refinance escrow.

12. Authority

Future updates, as warranted, would reflect changes in the indexes used for calculation of income, rents and prices, new federal and state regulations, City Council action or administrative needs. The Community Development Director, or designee, would have the authority to approve administrative revisions subject to approval by the City Attorney.

CONCLUSION:

Council is requested to review the recommended changes to the City's Affordable Housing Policies and Procedures and adopt the changes that Council deems appropriate. A draft of the revised document is available for review by members of the public at the Community Development Department located at 630 Garden Street and the City Clerk's Office and by the Mayor and Council members in the Council reading file. The AHPP is also posted on the City's web site at <http://www.santabarbaraca.gov/services/hhs/housing/reports.asp>.

ATTACHMENT: Summary Matrix

PREPARED BY: Deirdre Randolph, Community Development Programs
Supervisor/SLG

SUBMITTED BY: George Buell, Community Development Director

APPROVED BY: City Administrator's Office

SUMMARY MATRIX:

Recommended Changes to the Affordable Housing Policy and Procedures Manual

A. Incorporation of Multi-family Housing Rehabilitation Loan Program (HRLP)
The AHPP manual would incorporate relevant HRLP policies and procedures for multi-family low income rental unit rehabilitation
B. Incorporation of Tenant Based Rental Assistance (TBRA)
The geographic expansion would be included in the City's TBRA general policy and the TBRA policy would be attached as an appendix to the AHPP.
C. Affordable Requirements for Ownership Units
1. Initial Price Calculation for Affordable Units
<p>a. To further the goal of long-term affordability, in order to smooth out interest-rate fluctuations, the City would annually set the interest rate to be used in its sale price calculations using the average rate charged by local institutional lenders on a zero point 30-year fixed rate mortgage.</p> <p>b. To offset Private Mortgage Insurance premiums, the City would include .25% increase to interest rate in the calculation of initial sale prices.</p> <p>c. Developers of new affordable ownership units would be encouraged to voluntarily include their proposed method of calculating the amount of Homeowner's Association dues applied to the designated affordable housing units. This calculation would include consideration for long-term affordability to unit owners.</p>
2. Qualification Documents
Documentation submitted to the City for qualification purposes would be valid for a 90-day period.
3. Limit On Assets
Affordable ownership applicants' non-retirement assets would not exceed three (3) times the purchase price of the affordable property.
4. Excess Down Payment or Cash Purchase
Subject to a written waiver from the Community Development Director, an applicant with a down-payment in excess of 40% would still be able to apply for a housing award. These applicants would remain subject to all other qualification requirements including verification that they have sufficient monthly income to support the required 40% housing cost-to-income ratio under a theoretical 60% LTV 30-year fully amortized mortgage.
5. Total Debt-to-Income Ratio
An occupant purchasers' total debt to income ratio would not exceed 50%.
6. Adjustable Rate Loans
In the case of an adjustable rate mortgage, the mortgage loan payment would be calculated using the fully indexed rate or the start rate, whichever is greater.

SUMMARY MATRIX:

Recommended Affordable Policy Changes

Page 2

<p>7. Resale Price Calculation</p> <p>a. For owners in good standing and not in violation of the Covenant, the City-calculated maximum resale price would not be less than the owner's purchase price; however, the City-calculated maximum resale price would not be a guarantee that the owner will be able to sell for that price due to market conditions or due to specific project requirements.</p> <p>b. Under no circumstances would an affordable unit's maximum sales price be increased by the amount of monthly HOA dues/assessments or the conversion of an increase of HOA dues to a Special Assessment. Resale price increases requested due to a Special HOA assessment imposed on a City affordable housing project would be considered on a project-by-project basis, subject to prior notice to the City by the HOA Board and prior-to-assessment approval by the Community Development Director or designee.</p>
<p>8. Purchase Upon Default</p> <p>The default purchase price would be reduced by ten percent (10%) to cover the City's resale costs.</p>
<p>9. Owner's Improvements</p> <p>Minimum threshold for consideration for exception would be \$2,000; improvements would be permanent and substantial to kitchen, bath, or upgrade of flooring; with prior approval by City; HOA and City Bldg requirements met; documentation would be submitted; Price increase, if approved, would be the lower of fifty percent (50%) of actual cost or ten percent (10%) of maximum sale price as calculated by City prior to improvements.</p>
<p>10. Payment of Commissions</p> <p>The seller could not require the purchaser to pay the listing broker; likewise, the purchaser could not require the seller to pay the selling (purchaser's) agent. Absent a 'cooperating' provision in the listing agreement, an occupant purchaser of a City affordable unit may contract with a real estate broker for representation and pay the negotiated fee for this service.</p>
<p>11. Cash-out Refinance</p> <p>If the City approves a cash-out refinance to enable the owner to pay off installment debt, the City would require that the debt payment would occur and be documented through the refinance escrow.</p>
<p>12. Authority</p> <p>Future updates, as warranted, would reflect changes in the indexes used for calculation of income, rents and prices, new federal and state regulations, City Council action or administrative needs. The Community Development Director, or their designee, would have the authority to approve administrative revisions subject to approval as to form by the City Attorney.</p>



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: September 9, 2014

TO: Mayor and Councilmembers

FROM: Administration, Housing And Human Services, Community Development

SUBJECT: Affordable Housing Fund Appropriation

RECOMMENDATION:

That Council appropriate \$31,568 to the Affordable Housing Operating Fund from the Housing Reserve Fund to preserve a City affordable housing unit.

DISCUSSION:

In August 2014, Housing Staff was notified that a moderate-income owner-occupied unit was in foreclosure, and therefore the City's affordable covenant and 2nd Deed of Trust were at risk of loss. Since the dissolution of the Redevelopment Agency, the City no longer receives housing set-aside funding; therefore, any resolution of the default needed to 1) preserve the affordability of the unit and 2) minimize depletion of the Affordable Housing Reserves.

Staff estimated that the Housing Reserve Fund could be depleted by at least \$150,000 if the City purchased, rehabilitated, and resold the unit. However, under the authority granted to the Redevelopment Agency through Resolution 842, and transferred to the Successor Housing Entity, a lesser amount of \$31,568 was advanced to cure the default, and this amount was added to the Owner's existing City loan. This loan, plus three percent (3%) interest, will be repaid to the City in monthly installments and will be secured by the affordable unit. In addition, the term of the Affordable Covenant due to expire in 2024 was extended an additional 25 years to expire in 2049.

BUDGET/FINANCIAL INFORMATION:

There are sufficient Successor Housing Entity reserve funds available (~\$700,000); however, the amount advanced (\$31,568) needs to be appropriated in the Fiscal Year 2015 operating budget.

ATTACHMENT(S): Attachment 1: August 4, 2014 Memorandum to Mayor and City Council
Attachment 2: Resolution 842

PREPARED BY: Deirdre Randolph, Community Development Programs Supervisor/SLG

SUBMITTED BY: George Buell, Community Development Director

APPROVED BY: City Administrator's Office



City of Santa Barbara
Community Development Department

Memorandum

DATE: August 4, 2014

TO: Mayor and City Council

FROM: Deirdre Randolph, Community Development Programs Supervisor
David Rowell, Project Planner

SUBJECT: 211 W. Gutierrez Street #16

The above moderate-income restricted unit is in foreclosure and therefore the City's affordable covenant and 2nd Deed of Trust are at risk of loss. The property's Homeowner's Association has recorded a Notice of Default and the 1st Deed of Trust is seriously delinquent and has been transferred to the lender's foreclosure department.

This memorandum is to inform you that, pursuant to the authority under Resolution 842, the City will advance ~\$31,078 to stop both foreclosure actions and protect its affordability covenant. This will avoid the need for the City to purchase and resale the unit. There are sufficient Successor Agency Housing reserve funds available (~\$700,000); however the total amount needed has not been appropriated in the Fiscal Year 2015 budget. The appropriation item will come before you in September for consent.

Background:

The Owner of this moderate-income restricted property was income qualified and purchased the El Zoco Artist Work/Live affordable studio for \$199,800 on October 21, 1994. The Owner obtained an approved purchase money loan in the amount of \$132,500 and an RDA second loan in the amount of \$57,250. In 2003, after obtaining required City pre-approval, the Owner refinanced the purchase money loan. The City's RDA loan is paid current and has been paid down to approximately \$32,000 (44% paid).

Unfortunately, in the past two years, due to numerous serious health concerns and resulting medical expenses, the Owner fell behind on first mortgage payments and HOA dues. Adult Protective Services has assigned a case worker to assist the Owner and make appropriate referrals for supportive services including "Age Well Fiduciary Services" which provides comprehensive elder care assistance and advocacy in the areas of health-care management, financial management, and fraud protection.

Authority

This is the first enforcement case post Redevelopment Agency (RDA) dissolution. In the past, RDA Housing set-aside funds were advanced to cure defaults to preserve affordable covenants. Staff acted under the authority granted by Resolution 842, under which Council approval is not required. This Resolution (and authority) transferred to the Successor Housing Entity along with all other former RDA assets and governing documents.

After the needed funds were advanced to cure a default, the City would start its own foreclosure which would force a resolution. Each enforcement case is unique; resolution *prior to Trustee's Sale and loss of City's interests* has been achieved in a number of ways, including but not limited to the following:

- 1) The defaulting owner would cure the default (repay the amount advanced by the City plus foreclosure fees); or
- 2) The Owner agreed (under threat of loss or litigation) to sell the property to a City-qualified buyer (the City loan was paid off upon transfer); or
- 3) The City would exercise its option and purchase the unit. During the City's ownership, it would continue to advance funds to pay any assumed mortgages, property taxes, HOA fees, and utilities until the unit was refurbished; and ultimately resold by lottery. The City may or may not recoup 100% of the funds advanced depending upon a number of factors, including the possibility of bankruptcy, funding needed for repairs, market conditions, etc. This case is estimated at roughly \$150,000.

Current Action:

City staff has the authority to cure the default and force a resolution as described above; however, this case allows for a less costly resolution because Owner has a 2nd mortgage with the City. Instead of depleting the affordable housing reserves by advancing funds of +/- \$150,000 to cure, defend, purchase, refurbish, hold and resale this unit, the City consistent with Resolution 842 can cure the default by advancing only the amount needed (~\$31,078) from reserve funds; extend the affordability by 25 years; and ensure Owner is timely on future payments. There are sufficient Successor Agency Housing reserve funds available (~\$700,000); however the amount needed has not been appropriated in the Fiscal Year 2015 budget.

As mentioned above, each enforcement case is unique. In this case, because the City already has a 2nd Deed of Trust on the property, securing advanced funds is a relatively simple process.

Under the authority of Resolution 842, the City will advance the above requested sums in order to avoid the need to purchase and resale the unit. In lieu of declaring its own default, the City will instead increase the existing 2nd City loan by the advanced amount. The City loan would be increased from its current balance of \$32,000 to approximately \$63,000. Monthly payments would be fully amortized based upon a 3% interest rate and a 30-year term.

The City will retain its second lien position on the property and the affordability will be extended from 2024 to 2049.

The property remains affordable to the Owner who has a fixed monthly income and, with a loan-to-value ratio of 65%; the City's risk of loss is low.

In Closing

This proposal preserves and extends the affordability of a City unit and prevents the loss of the City's 2nd mortgage loan. Although the aforementioned actions will be taking place immediately, this item will come to Council in September for consent. A new draft resolution that will better facilitate the preservation of affordable units by the Successor Housing Entity, post RDA, will be presented for ratification at a future date.

Please contact Deirdre Randolph at 564-5461 x 5511 should you have questions.

CC:
Jim Armstrong, City Administrator
Paul Casey, Assistant City Administrator
Ariel Calonne, City Attorney
Sarah Knecht, Assistant City Attorney
George Buell, Community Development Director
Sue Gray, Community Development Business Manager

RESOLUTION NO. 842

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA BARBARA AUTHORIZING STAFF TO EXPEND AGENCY FUNDS FROM THE AFFORDABLE HOUSING SET-ASIDE TO PURCHASE AND RESELL ANY AFFORDABLE UNIT WHICH IS IN DEFAULT OR FORECLOSURE, WHETHER INSIDE OR OUTSIDE THE CCRP, IN ORDER TO PREVENT THE LOSS OF THE AFFORDABILITY RESTRICTIONS ON SUCH UNIT.

WHEREAS, each of the affordable condominiums in the City is subject to recorded resale price controls which assure that the unit remains affordable to subsequent purchasers over the long term; and,

WHEREAS, these resale price controls contain language required by lenders which provides that in the event of foreclosure by a 1st trust deed mortgage lender the price controls will expire; and,

WHEREAS, the Redevelopment Agency may be able to preserve the long term affordability of a housing unit which is in default or in foreclosure by purchasing such unit prior to foreclosure or at the foreclosure sale, at a price not to exceed the maximum affordable sale price plus costs of purchase, and reselling the unit to an eligible purchaser at an affordable price; and,

WHEREAS, there is a need for affordable housing within the City of Santa Barbara, and it is in the interest of the City for the Redevelopment Agency to preserve the long term affordability of such a unit through the purchase and subsequent resale; and,

WHEREAS, pursuant to the authority of Health and Safety Code § 33334.2(g), the Redevelopment Agency of the City of Santa Barbara has authorized the expenditure of Agency funds outside the Central City Redevelopment Project (CCRP) Area for low and moderate income housing by Resolution No. 695 dated July 17, 1984,

NOW THEREFORE, BE IT RESOLVED by the Redevelopment Agency of the City of Santa Barbara as follows:

- A. The Redevelopment Agency Board approves administrative authority for staff to expend Agency funds from the affordable housing set-aside to purchase and resell any affordable unit which is in default or foreclosure, whether inside or outside the CCRP, in order to prevent the loss of the affordability restrictions on such unit, provided the following conditions are met:**
 - 1. The affordable unit is in the City of Santa Barbara (whether inside or outside the Central City Redevelopment Project area), and is subject to the City's affordability conditions.**

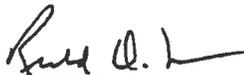
2. The owner is in default in the payments or conditions of a loan against the unit, and there is a chance that the City's resale price controls may be lost due to a foreclosure or tax sale.
3. There are adequate funds available for the purchase in the Agency's affordable housing set-aside.
4. Staff has determined that any risk of loss to the Agency's affordable housing set-aside funds, arising from the purchase and sale, is outweighed by the value to the Agency of retaining the affordability controls on the unit.
5. The purchase price paid by the Agency is as low as possible, and does not exceed the maximum resale price of that unit as determined by the City's recorded price controls, plus costs of purchase.
6. Immediately after the purchase the Agency shall market and sell the unit to an eligible buyer, at a price not to exceed the maximum resale price of that unit. The Agency may list the unit with a real estate broker to facilitate marketing. Any City or Agency loans on unit may be assumed by the purchaser.
7. The net proceeds from the sale of the unit are to be used to reimburse the Agency for the funds used for the purchase of the unit, and to bring current any City or Agency loans on the unit which were delinquent.
8. Any funds remaining after the Agency has been reimbursed for the costs to purchase the unit, and after any City or Agency loans are subtracted, shall be paid to the defaulting owner; this payment shall not exceed the owner's equity at the time of the Agency's purchase. However, if the defaulting owner had been in material breach of the City's recorded resale control covenant, the owner shall not be entitled to any payment from the Agency.

B. The Redevelopment Agency Board Authorizes the Deputy Director of the Agency to execute all documents necessary to purchase and resell any such affordable unit in conformance with the conditions contained in this Resolution.

BE IT FURTHER RESOLVED, that the foregoing Resolution No. 842 was adopted by the Redevelopment Agency of the City of Santa Barbara on the 27 day of April, 1993, by the following vote:

AYES 5 NAYS 0 ABSTAIN 0 ABSENT 2

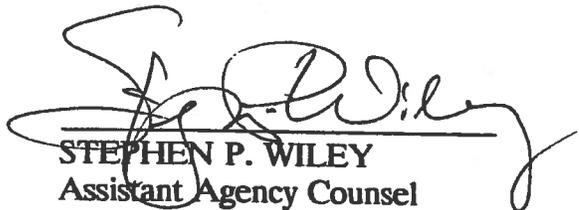
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
Redevelopment Agency of the City of Santa Barbara this 30 day of April, 1993.



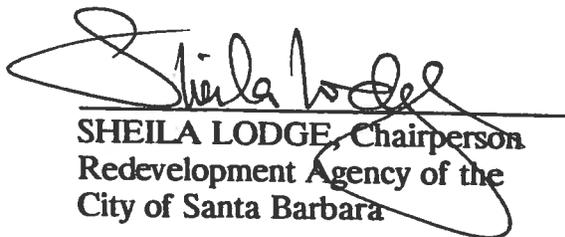
RICHARD D. THOMAS, Secretary
Redevelopment Agency of the
City of Santa Barbara

I hereby approve this Resolution No. 842 this 30 day of April, 1993.

Approved as to Form:



STEPHEN P. WILEY
Assistant Agency Counsel



SHEILA LODGE, Chairperson
Redevelopment Agency of the
City of Santa Barbara



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: September 9, 2014

TO: Mayor and Councilmembers

FROM: Patrol Division, Police Department

SUBJECT: State Of California Office Of Traffic Safety – Selective Traffic Enforcement Program Grant

RECOMMENDATION: That Council:

- A. Accept a grant from the State of California Office of Traffic Safety in the amount of \$213,000, and authorize the Chief of Police to execute the grant agreement; and
- B. Increase appropriations and estimated revenues by \$213,000 in the Miscellaneous Grants Fund for Fiscal Year 2015 for the Selective Traffic Enforcement Program.

DISCUSSION:

The Santa Barbara Police Department applied for and received funding from the State of California Office of Traffic Safety for the Selective Traffic Enforcement Program. The goals of this program are to reduce the number of victims killed and injured in alcohol-impaired collisions, as well as collisions that result from other common vehicle code violations.

The grant covers the period of October 1, 2014 - September 30, 2015. The grant funds will be used to cover overtime and benefits for first line supervisors, officers, and staff who are assigned to meet the grant reporting requirements.

BUDGET/FINANCIAL INFORMATION:

Use of the grant funds will require an increase in estimated revenue and related appropriations in the department's Miscellaneous Grants Fund by \$213,000.

PREPARED BY: Mike McGrew, Traffic Sergeant/LSP

SUBMITTED BY: Camerino Sanchez, Chief of Police

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: September 9, 2014

TO: Mayor and Councilmembers

FROM: Investigative Division, Police Department

SUBJECT: Bureau Of Justice Assistance, Edward Byrne Memorial Grant - Santa Barbara Regional Narcotic Enforcement Team

RECOMMENDATION: That Council:

- A. Accept \$27,766 in funding from the County of Santa Barbara for partial funding of an officer position assigned to the Santa Barbara Regional Narcotic Enforcement Team; and
- B. Increase appropriations and estimated revenues by \$27,766 in the Miscellaneous Grants Fund for Fiscal Year 2015.

DISCUSSION:

Santa Barbara County has received the Edward Byrne Memorial Justice Assistance Grant (JAG) Program funding for the previous 24 years. The JAG Program is a formula grant awarded to state and local governments and is administered by the Department of Justice, Bureau of Justice Assistance. The grant supports a broad range of activities to prevent and control crime and to enhance the justice system.

The Santa Barbara Regional Narcotic Enforcement Team (SBRNET) is a collaborative effort between the Bureau of Narcotic Enforcement and all local law enforcement agencies to apply specific strategies designed to reduce the flow of narcotics through the County. The project uses searches, buy-bust operations and street sweeps as some of the tactics to reduce narcotic distribution in Santa Barbara County.

The California Law Enforcement Chiefs (CLEC), acting as the SBRNET Steering Committee, have historically worked together to develop the allocation plan for these funds and have agreed on the distribution. The participating agencies have all re-affirmed their commitment to SBRNET's mission and have agreed on an allocation plan that allows all agencies to continue to deploy a staff member to the team.

BUDGET/FINANCIAL INFORMATION:

The funding will increase the department's Miscellaneous Grant fund estimated revenue and related appropriations by \$27,766.

PREPARED BY: Camerino Sanchez, Chief of Police

SUBMITTED BY: Camerino Sanchez, Chief of Police

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: September 9, 2014

TO: Mayor and Councilmembers

FROM: Administration, Library Department

SUBJECT: Central Library Custom Furniture Purchase

RECOMMENDATION: That Council:

- A. Approve and authorize the Library Director to execute a sole source award of a purchase order in the amount of \$79,187.60, plus an additional \$6,000 for extra services, to Yamada Enterprises for custom furniture purchase at the Central Library at 40 E. Anapamu St; and
- B. Authorize the increase of Estimated Revenues and Appropriations in Fiscal Year 2015 Library Support Services Program in the General Fund by \$85,187.60 from the Fenton Davison Trust Fund to purchase custom furniture from Yamada Enterprises.

DISCUSSION:

BACKGROUND:

When the Children's Library moves to the lower level, there will be an opportunity to reconfigure the vacated public space on the main floor. The goals of this reconfiguration will be to enhance the patron experience and create a more efficient service model at the same time. A service desk, two computer tables and eight display units will be purchased. The new service desk will be located more centrally, and will facilitate other changes on the main floor. The display units will improve the customer experience by making new and popular materials easier to locate, and the new computer tables will require significantly less floor space. This service model will allow staff to better assist patrons on the main floor.

Library staff has worked with three furniture companies; Agati Inc., TMC, and the Worden Company to identify designs that would best match the Spanish Revival décor of the Central Library. Worden provided the best pricing and designs to meet the library's needs. The display furniture pieces are custom designs that were modified from existing products. Yamada Enterprises is the vendor who represents The Worden Company, and assisted library staff with these designs based on our requirements.

FUNDING

The Fenton Davison Trust, a bequest to the Central Library, will provide the \$85,187.60

BUDGET/FINANCIAL INFORMATION:

ESTIMATED TOTAL COST

<u>Furniture Costs</u>	
1 Service Desk	\$16,895.00
2 Computer Tables	\$17,800.00
6 Display Gondolas	\$25,200.00
2 Display Tables	\$4,890.00
Custom Finish	\$180.00
	Subtotal
	\$64,965.00
Labor, Tax & Freight	\$14,222.60
TOTAL COST	\$79,187.60

PREPARED BY: Scott Love, Library Services Manager

SUBMITTED BY: Irene Macias, Library Director

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: September 9, 2014

TO: Mayor and Councilmembers

FROM: Creeks Division, Parks and Recreation Department

SUBJECT: Professional Services Contract With Questa Engineering Corporation To Conduct Technical Studies And Develop Conceptual Design Plans For The Arroyo Burro Restoration At Barger Canyon

RECOMMENDATION: That Council:

- A. Approve and authorize the Parks and Recreation Director to execute a professional services agreement with Questa Engineering Corporation in the amount of \$72,180 to prepare conceptual design plans for the Arroyo Burro Restoration at Barger Canyon; and
- B. Authorize the Parks and Recreation Director to approve expenditures of up to \$7,200 to cover any cost increases that may result from necessary changes in the scope of work.

DISCUSSION:

Project Description

The purpose of the restoration project at Barger Canyon is to improve degraded habitat and water quality along 2,100 linear feet of Arroyo Burro. The initial ideas for the site include re-grading the creek to its historic alignment and profile, correcting areas of erosion, removing obsolete in-stream structures, and revegetation with native plants and trees.

Currently, the creek and surrounding riparian areas are degraded due to past agricultural development. Because this section of creek is located in the upper watershed near existing open space and wildlife habitat, there is a unique opportunity to restore the site to pre-development conditions and create high quality native habitat.

The restoration will not only improve wildlife habitat but will improve water quality. Surrounding parcels within the watershed have been developed for agriculture, which can degrade water quality through sediment, nutrient, and pesticide runoff. Restoring the creek

channel and riparian zone will slow runoff, reduce erosion, and increase shade along the creek channel. This will help treat runoff through bio-filtration, decrease the quantity of

polluted runoff in the creek/ocean, recharge the groundwater basins, and reduce evaporation and water temperatures in the creek.

Consultant Selection

In May 2014, a request for proposals was distributed to 11 engineering and design firms located throughout California. Four consulting firms submitted proposals (NHC Engineering, Inc., Questa Engineering Corporation, Restoration Design Group, and Stillwater Sciences).

After careful review of the proposals, staff recommends Questa Engineering Corporation (Questa), a multi-disciplinary professional services firm located in Irvine, California. Questa has demonstrated experience with the engineering and design of creek restoration projects and has completed a number of successful creek restoration projects for public agencies, including successful work with the City of Santa Barbara, City of Agoura Hills, City of Calabasas, and the Ventura County Parks Department.

Timeline

It is anticipated the technical studies and concept design plans will take approximately six months to complete. With Council approval of the contract, the project will begin in September 2014 and concept design plans will be delivered by March 2015. Once concept design plans are completed, staff will review plans with stakeholders, resource agencies, and the Creeks Advisory Committee. Input from the various interest groups will be incorporated into the concept design plans prior to initiating environmental analysis and permitting. During calendar year 2015, grant applications will be submitted to obtain additional project funding and project permitting and approvals will be completed. Final design plans and construction bidding will be completed in 2016 with project construction estimated for the summer of 2016.

BUDGET/FINANCIAL INFORMATION:

The cost to prepare conceptual design plans is \$72,180. This amount includes hydraulic and hydrologic modeling, feasibility analysis, and design alternatives analysis. A ten percent contingency amount of \$7,200 is also included to cover any cost increases that may be required for additional modeling or analysis. Including contingency funds, the total cost for the Questa contract is \$79,380. The Creeks Division Fiscal Year 2015 capital budget includes \$250,000 for this project.

SUSTAINABILITY IMPACT:

The purpose of this project is to improve water quality and riparian habitat in Arroyo Burro. These efforts will contribute to local, regional, and federal objectives of improving water quality and riparian habitat.

PREPARED BY: Cameron Benson, Creek Restoration/Clean Water Manager

SUBMITTED BY: Nancy Rapp, Parks and Recreation Director

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: September 9, 2014

TO: Mayor and Councilmembers

FROM: Administration Division, Finance Department

SUBJECT: Renewal Of The Santa Barbara South Coast Tourism Business Improvement District

RECOMMENDATION:

Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Declaring Its Intention to Renew the Santa Barbara South Coast Tourism Business Improvement District (SBSCTBID) and Fixing the Time and Place of the Public Meeting and Public Hearing Thereon and Giving Notice Thereof.

DISCUSSION:

Introduction

On September 28, 2010 the Santa Barbara City Council approved resolution No.10-080 establishing the Santa Barbara South Coast Tourism Business Improvement District (TBID) and approved the TBID Management District Plan. The TBID is a benefit assessment district designed to increase tourism by creating a supplemental funding source for marketing the south coast region of Santa Barbara County. The TBID region includes the Cities of Santa Barbara, Goleta, and Carpinteria, and the nearby unincorporated areas of the County of Santa Barbara, with the City of Santa Barbara designated as the lead jurisdiction. The five year term of the TBID is set to expire on January 1, 2016.

Renewal Process

To renew the TBID, the formation/renewal proceedings specified in the Property and Business Improvement District Law of 1994, Streets and Highway Code Section 36600 (1994 Law) must be followed, including accepting petitions, adopting a resolution declaring intention to form the district, holding public hearings to allow for comments, and adopting a resolution forming the district. The public meeting and public hearing are proposed for September 30, 2014 and October 28, 2014, with adoption of the TBID on the date of the final public hearing.

In order to adopt the Resolution of Intention, the Council must receive signed petitions from lodging businesses that will pay more than fifty percent of the proposed assessment. The City Clerk has determined that petitions in support of the proposed TBID representing 65.88% of the proposed assessment have been received, in excess of the required 50.1%.

The 1994 Law allows for the formation/renewal of multi-jurisdictional improvement districts, with consent of the included jurisdictions being granted to one "lead" jurisdiction. In this case, the City of Santa Barbara has agreed to act as the lead jurisdiction, and on July 29, 2014 adopted the Resolution No. 14-061 requesting consent from the cities of Carpinteria and Goleta, and the County of Santa Barbara, to renew the TBID. Each of those jurisdictions must grant consent in order for lodging businesses in their jurisdiction to be included in the TBID renewal.

Background

The TBID is a benefit assessment district, which was formed pursuant to the 1994 Law. There are 85 districts of this type throughout California. The purpose of the TBID is to increase tourism in the southern coast Santa Barbara area, by marketing it to potential visitors. The TBID provides funding for marketing efforts, working to attract visitors to lodging establishments throughout the south coast Santa Barbara area. Funding provided by the TBID would be supplemental to current funding of Visit Santa Barbara (VSB). The 1994 Law requires creation of a management district plan, a guiding document for the TBID. A management district plan has been drafted and is attached. Key provisions of the management district plan are outlined below.

Assessment

If renewed, the TBID will place an assessment on lodging businesses, regardless of size or category, within the boundaries of the Cities of Santa Barbara, Carpinteria, and Goleta, and portions of the unincorporated southern Santa Barbara County. The current assessment rate varies from \$.50 per occupied room per night to \$2.00 per occupied room per night, based upon the average daily rate charged by each lodging business, as illustrated below. The assessment rate will be adjusted on an annual basis to reflect any changes in the prior years' average daily rates.

Average Daily Rate	Current Assessment Per Night	Proposed Assessment Per Night
Less than \$100	\$0.50	\$.75
Between \$100 and \$149	\$1.00	\$1.50
Between \$150 and \$199	\$1.50	\$2.25
Between \$200 and \$249	\$2.00	\$3.00
Between \$250 and \$300	\$2.00	\$3.50
Over \$300	\$2.00	\$4.00
Vacation Rentals	\$0	\$2.00

The new proposed assessment rates will vary from \$.75 to \$4.00 with two increases to the assessment rates in the six year term in order to keep pace with the rate of inflation, to remain competitive and to grow market share. The increases will be implemented on January 1st of the third and fifth years (2017 and 2019) of the TBID. These increases will be automatic unless the VSB Board votes not to implement them based upon the circumstances that they deem significant. In addition, a new assessment rate of \$2.00 has been added for vacation rentals which were not previously assessed.

Governance

The TBID funds are managed by a committee formed within VSB. The committee is comprised of a diverse group of representatives, including four representing Santa Barbara lodging businesses.

Term

If renewed, TBID will have a six-year term, unless terminated earlier. Business owners can petition for disestablishment of the TBID if they desire. The Santa Barbara City Council could also disestablish the TBID in certain cases of malfeasance or illegal activity. After six years, the petition and City Council approval process would have to be repeated to renew the TBID.

BUDGET/FINANCIAL INFORMATION:

The proposed TBID, if renewed, will continue work to bring visitors to the City, potentially increasing transient occupancy and sales tax revenues. Because the City will collect the TBID assessment from lodging businesses, it will be paid a fee equal to 3% of the assessment collected.

The proposed TBID will have an overall positive impact on the City, increasing tourism and potentially increasing City revenues. The current TBID generates approximately \$1.75 million for marketing outreach; the renewal will generate an additional \$1.40 million for marketing efforts.

ATTACHMENT: Santa Barbara South Coast Tourism Business Improvement District Management District Plan

PREPARED BY: Genie Wilson, Treasury Manager

SUBMITTED BY: Robert Samario, Finance Director

APPROVED BY: City Administrator's Office

2015-
2020

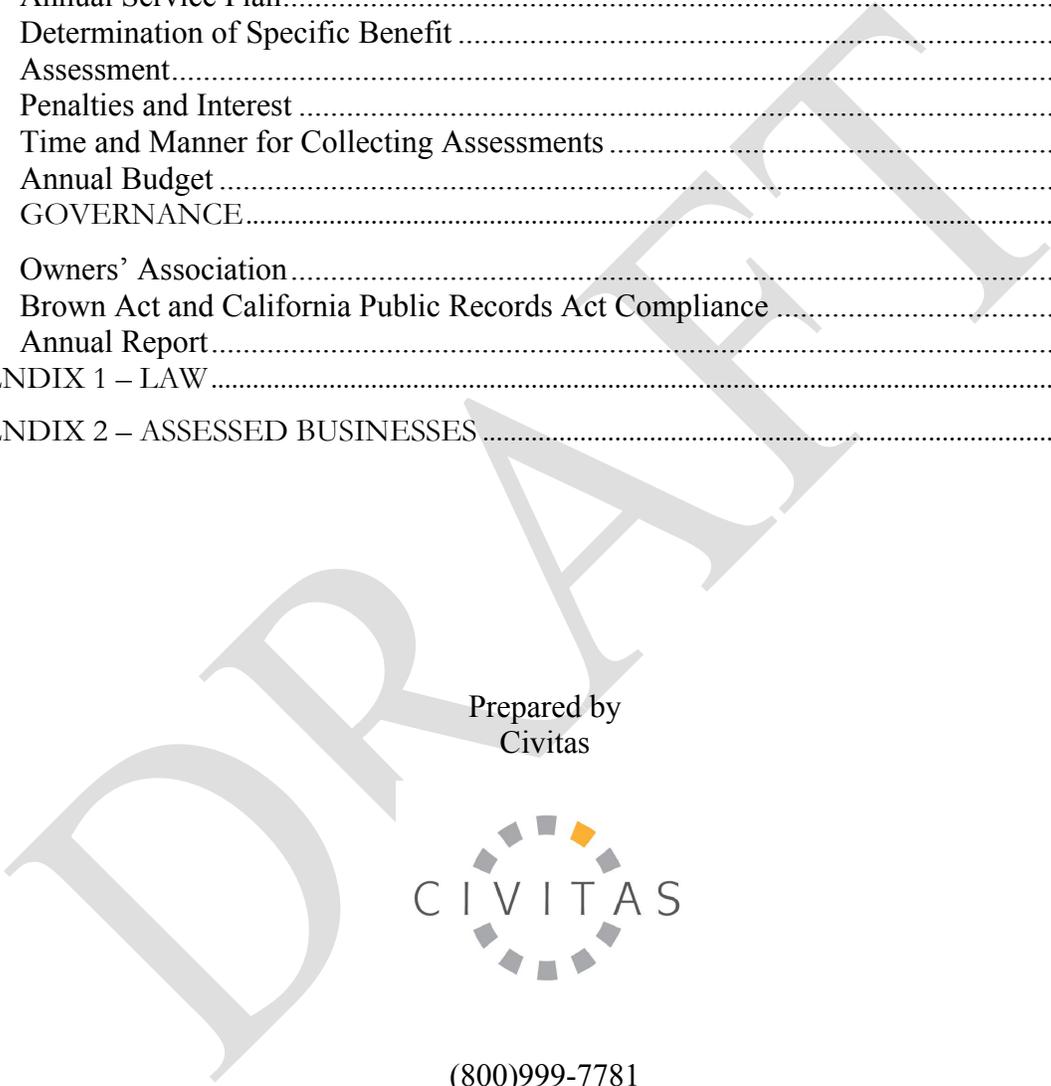
Management District Plan



August 6, 2014

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Prepared by
Civitas



(800)999-7781
www.civitasadvisors.com

I. OVERVIEW

Developed by Visit Santa Barbara (VSB), the Santa Barbara South Coast Tourism Business Improvement District (SBSCTBID) is an assessment district proposed to provide specific benefits to payors, by funding programs that specifically benefit assessed businesses. The SBSCTBID was created in 2011 for a five-year term; lodging businesses now wish to renew it for an additional six years.

Location: The proposed SBSCTBID includes all lodging businesses located within the boundaries of the cities of Santa Barbara, Carpinteria, and Goleta, and portions of unincorporated southern Santa Barbara County (as shown on the map in section IV).

Services: The SBSCTBID is designed to provide specific benefits directly to payors by increasing room night sales. Advertising and Communication, Sales and Marketing, and Local Destination Marketing will increase overnight tourism and market payors as tourist, meeting and event destinations, thereby increasing room night sales.

Budget: The total SBSCTBID annual budget for the initial year of its six (6) year operation is anticipated to be approximately \$3,136,255. Assessment rate increases in years three and five (2017 and 2019) of the District may result in budget increases as detailed in Section V.

Cost: The annual assessment rate for the first year of operation is as follows: hotels, inns, motels, studio hotels, bachelor hotels, lodging houses, rooming houses, dormitories, public or private clubs or similar structures shall be assessed a fixed amount per paid occupied room per night as shown in the table below. Tourist homes or houses, apartment houses, mobile homes, and house trailers, (hereinafter “vacation rentals”) shall be assessed a fixed amount on a per paid unit per night basis, rather than per room. Based on the benefit received, assessments will not be collected on stays of more than thirty (30) consecutive days. The ADR figures shall be updated annually. The assessment rates may be increased in 2017 and 2019 as described in Section V.

Average Daily Rate	Assessment Per Night
<\$100	\$0.75
\$100-\$149	\$1.50
\$150-\$199	\$2.25
\$200-\$249	\$3.00
\$250-\$299	\$3.50
≥\$300	\$4.00
Vacation rentals	\$2.00

Collection: The assessment will be collected on a monthly basis by the County and cities as described in Section V(E).

Duration: The proposed SBSCTBID will have a six (6)-year life, beginning January 1, 2015 through December 31, 2020. Once per year beginning on the anniversary of district renewal there is a 30-day period in which owners paying more than fifty percent (50%) of the assessment may protest and initiate a City Council hearing on district termination.

Management: Visit Santa Barbara (VSB) will continue to serve as the SBSCTBID's Owners' Association. The Owners' Association is charged with managing funds and implementing programs in accordance with this Plan, and must provide annual reports to the City Council.

DRAFT

II. ACCOMPLISHMENTS

VSB is initiating the TBID renewal process based upon the recommendations of the TBID advisory consultant and supported by the TBID Renewal Committee. Although there is still time remaining on the initial five year TBID term, VSB wants to ensure that the TBID funding stream is uninterrupted to seamlessly maintain marketing efforts.

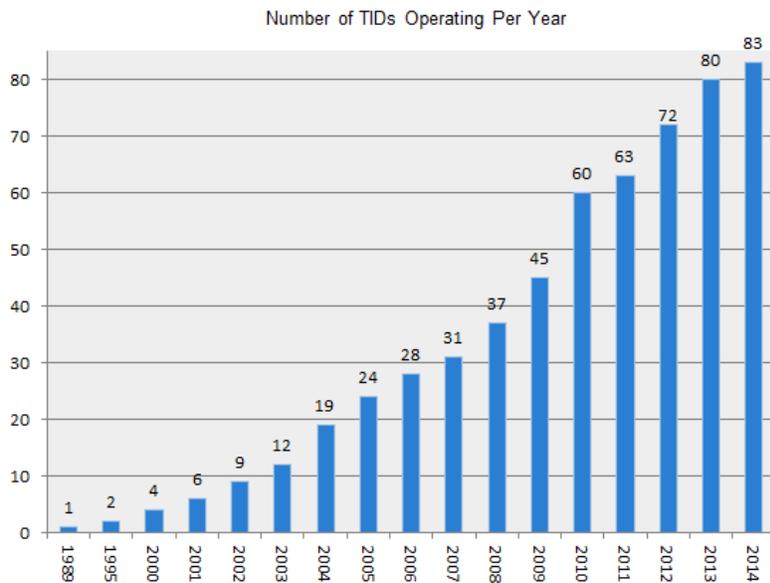
The TBID has had tangible success in its initial years. It has decisively contributed to the Santa Barbara South Coast's rising visitation numbers, resulting in substantial economic impact. Specifically, average daily rate (ADR) increased from \$166.45 in 2010 to \$195.00 in 2013 and occupancy rose by 5.5%. With the use of TBID funding, VSB-generated lodging revenue has increased from \$28 million in 2010/11 to a projected \$59 million in 2013/14.

DRAFT

III. BACKGROUND

TBIDs are an evolution of the traditional Business Improvement District. The first TBID was formed in West Hollywood, California in 1989. Since then, over eighty California destinations have followed suit. In recent years, other states have begun adopting the California model – Washington, Montana, and Texas have adopted TBID laws. Several other states are in the process of adopting their own legislation. And, some cities, like Portland, Oregon, have utilized their charter powers to

create TBIDs without a state law.



California's TBIDs collectively raise over \$150 million for local destination marketing. With competitors raising their budgets, and increasing rivalry for visitor dollars, it is important that Santa Barbara South Coast lodging businesses invest in stable, lodging-specific marketing programs.

TBIDs utilize the efficiencies of private sector operation in the market-based promotion of tourism districts. TBIDs allow

lodging business owners to organize their efforts to increase room night sales. Lodging business owners within the TBID pay an assessment and those funds are used to provide services that increase room night sales.

In California, TBIDs are formed pursuant to the Property and Business Improvement District Law of 1994. This law allows for the creation of a benefit assessment district to raise funds within a specific geographic area. *The key difference between TBIDs and other benefit assessment districts is that funds raised are returned to the private non-profit corporation governing the district.*

There are many benefits to TBID:

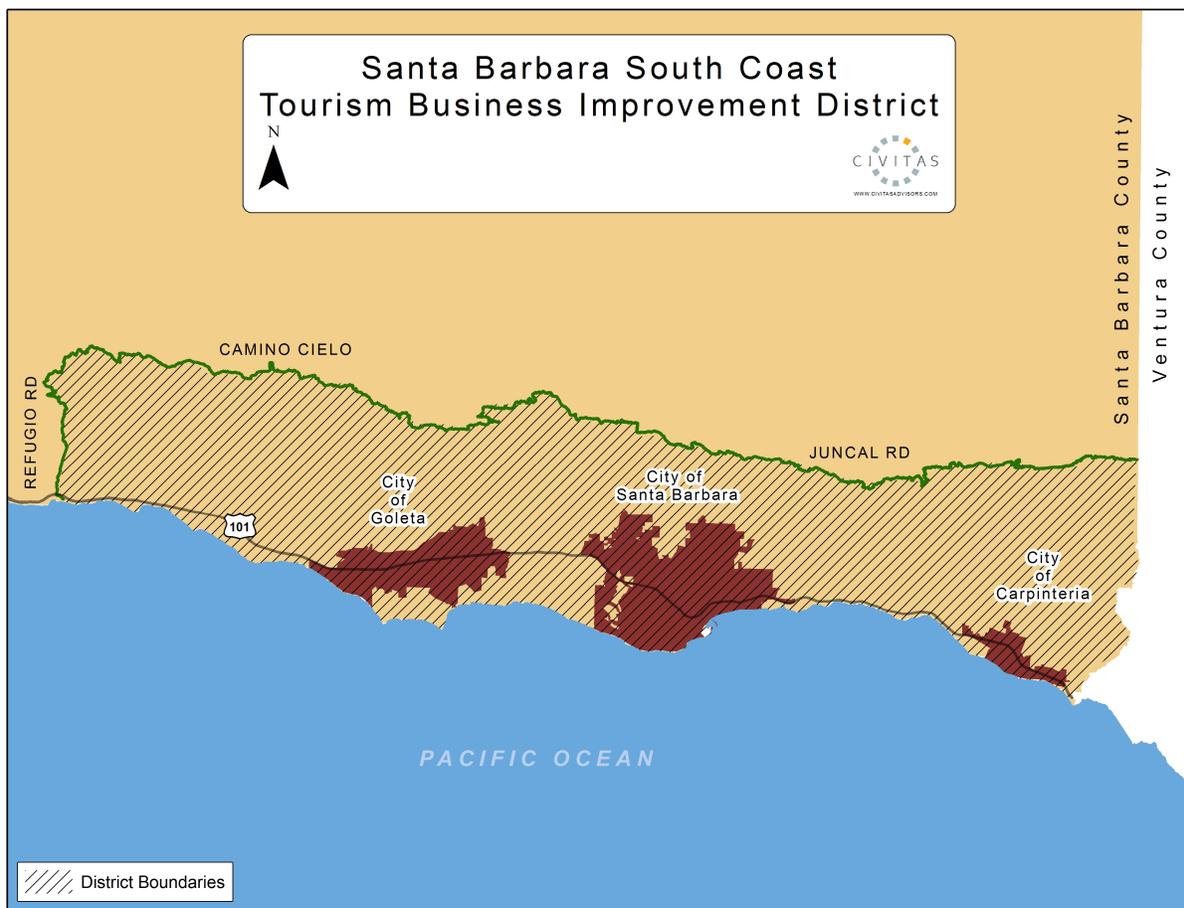
- Funds must be spent on services and improvements that provide a specific benefit only to those who pay;
- Funds cannot be diverted to general government programs;
- They are customized to fit the needs of payors in each destination;
- They allow for a wide range of services;
- They are *designed, created and governed by those who will pay* the assessment; and
- They provide a stable, long-term funding source for tourism promotion.

IV. BOUNDARY

The SBSCTBID will include all lodging businesses, existing and in the future, available for public occupancy within the boundaries of the cities of Santa Barbara, Carpinteria, and Goleta, and portions of unincorporated southern Santa Barbara County.

As used herein the term “lodging business” means any structure, or any portion of any structure, which is occupied or intended for occupancy by transients for dwelling, lodging or sleeping purposes, and includes any hotel, inn, tourist home or house, motel, studio hotel, bachelor hotel, lodging house, rooming house, apartment house, dormitory, public or private club, mobile home or house trailer at a fixed location, or other similar structure or portion thereof.

The boundary, as shown in the map below, currently includes 477 lodging businesses. A complete listing of lodging businesses within the proposed SBSCTBID can be found in Appendix 2. The boundaries of the district can be more particularly described as: Refugio Road being the western boundary, the Santa Barbara/Ventura County line being the eastern boundary, the Pacific Ocean being the southern boundary, and Camino Cielo/Juncal Road being the northern boundary.

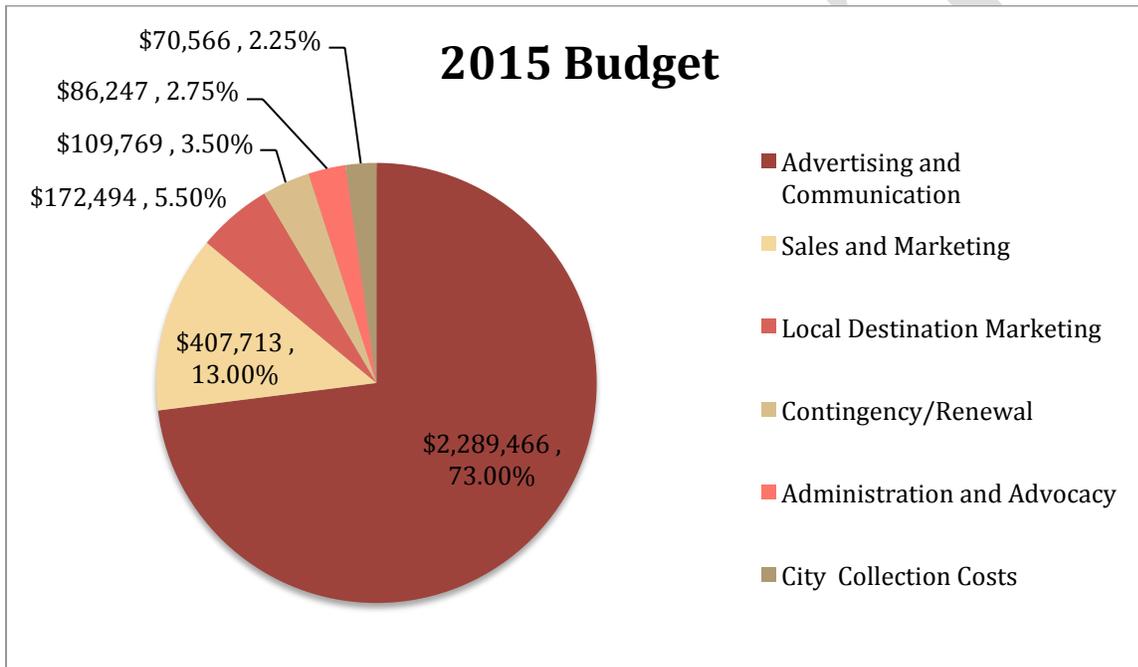


V. BUDGET AND SERVICES

A. Annual Service Plan

Assessment funds will be spent to provide specific benefits conferred or privileges granted directly to the payors that are not provided to those not charged, and which do not exceed the reasonable cost to the County and cities of conferring the benefits or granting the privileges. The privileges and services provided with the SBSCTBID funds are Advertising and Communication, Sales and Marketing, Local Destination Marketing, and promotional programs available only to assessed businesses.

A service plan budget has been developed to deliver services that benefit businesses throughout the District. A detailed annual budget will be developed and approved by the Owners' Association. The table below illustrates the initial annual budget allocations.



Although actual revenues will fluctuate due to market conditions, the proportional allocations of the budget shall remain the same. However, the VSB board shall have discretionary authority to adjust budget allocations between the categories, at any time, by no more than fifteen percent (15%) of the total budget per year. Any adjustments will be reported on in the Annual Report.

A description of the proposed improvements and activities for the initial year of operation is below. The same activities are proposed for subsequent years. In the event of a legal challenge against the SBSCTBID, any and all assessment funds may be used for the costs of defending the SBSCTBID.

Advertising and Communication

An advertising and communications program will build greater awareness of the participating lodging businesses in an effort to drive room night sales. Advertising and communications programs may include the following activities:

- Implement programs that attract destination visitors and increase visitation during non-peak seasons or “opportunity season”. This includes expanded promotional messaging and partner programming that offers travelers good reason to visit during winter and shoulder seasons.
- Increase the number of journalist familiarization trips, bringing key editorial influencers in-market to experience the Santa Barbara South Coast first-hand.
- Expand international outreach to emerging markets such as Korea, China, Brazil and more.
- Create ground breaking partnerships with iconic Santa Barbara companies.
- Develop a television and radio advertising strategy.
- Produce “pop up” events in key markets to generate consumer and media awareness for Santa Barbara.
- Redesign official tourism website, SantaBarbaraCA.com, to showcase the breadth of attractions, lodging and reasons to visit the destination.
- Conduct a brand study.
- Expand spot market media programs, providing targeted reach of growth markets such as Chicago and New York City.

Sales and Marketing

A sales and marketing program will promote the southern coast Santa Barbara area as a tourist destination and attract overnight groups. The sales and marketing program will have a central theme of promoting the southern coast Santa Barbara area as a desirable place to visit, and may include the following activities:

- Expand the Sales Department to target the meeting and conference market.
- Incentivize commercial and film producers to shoot their projects in Santa Barbara County.
- Nurture key industry alliances with organizations such as Central Coast Tourism, Visit California, and Brand U.S.A. to infuse regional and national marketing messages with Santa Barbara-specific content, helping to collectively raise the tourism tide.
- Develop a music marketing program that industry partners can use to promote the brand.
- Create turn-key “Snow” marketing initiatives to promote Santa Barbara during time when the remainder of the country is experiencing bad weather.
- Develop campaign to promote the smaller, limited service hotels.
- Create innovative ways to deliver Santa Barbara content to potential visitors.
- Collaborate with Santa Barbara Airport staff to attract new air service.
- Incentivize conferences and meetings to book at South Coast hotels from November—February.

Local Destination Marketing

Local destination marketing funds shall be used for programs which drive room night sales to assessed lodging businesses in Goleta and Carpinteria, respectively. The annual sum of five and one-half percent (5.5%), approximately \$172,494 in the initial year shall be apportioned between Goleta and Carpinteria. Three-quarters (75%) of that amount, \$129,370.50 in the initial year, shall be dedicated to Goleta, and the remaining quarter, \$43,123.50 in the initial year, to Carpinteria. These sums are proportionate to the historical collections represented in each of these jurisdictions. The amount dedicated to local destination marketing may be adjusted if the bi-annual assessment rate increases are implemented in accordance with the formula herein.

A destination marketing organization (DMO) in the cities of Goleta and Carpinteria shall receive funds to be spent on local destination marketing activities. For Goleta, the initial DMO will be the Goleta Valley Chamber of Commerce, for Carpinteria the initial DMO will be the Carpinteria Valley Chamber of Commerce. The DMO shall have responsibility and decision making authority for the funds provided, within the requirements of this Plan. Each DMO shall manage and spend funds in accordance with the requirements of this Plan. Funds shall be retained and managed by VSB if the DMO chooses, or at the request of lodging businesses within the jurisdiction.

A new committee, the Goleta TBID committee, shall be formed under the auspices of the Goleta Valley Chamber of Commerce. The committee shall meet at least quarterly and be comprised entirely of hotel representatives; all nine Goleta hotels are guaranteed a voting position on this committee. A majority of the committee members shall constitute a quorum, and decisions must be approved by a majority of the quorum. The committee shall be charged with developing budgets and priorities for the TBID and managing TBID funds. The budget shall be created by the committee and approved by the Chamber's Board of Directors. Representatives from VSB shall be invited and allowed to attend all committee meetings. VSB will provide advice and direction on marketing programs to the committee, and staff support in reporting and following-up on committee meetings. An annual audit will be conducted by a third-party hired by VSB, and the Chamber will provide to VSB current financial records every six months.

The DMO must spend the funds on programs that drive room night sales at assessed lodging businesses. Funds provided to the DMOs are subject to the budgetary guidelines in this Plan; they must be spent only on advertising, communication, sales and marketing programs as described above. No more than 5% of the funds provided to DMOs can be used for administrative costs.

Each DMO shall submit to VSB, no less than thirty (30) days prior to VSB's submission of the annual report, a report which includes all information required for the District's annual report as provided in Streets and Highways Code section 36650 and Section VI(C) of this Plan. The DMO reports will be submitted to the County by VSB as part of the District's annual report.

Contingency/Renewal

A prudent portion of the budget will be set aside in a contingency fund, to be used for unforeseeable costs in carrying out the sales and marketing programs. If near the expiration of the district there are contingency funds remaining, and business owners wish to renew the district, the remaining contingency funds may be used for renewal costs.

Administration and Advocacy

The administrative and operations portion of the budget shall be utilized for administrative staffing costs, office costs, and other general administrative costs such as insurance, legal, and accounting fees.

City Administration Fee

The County of Santa Barbara and the cities of Goleta and Carpinteria, if they collect Assessments, shall each be paid a fee equal to one percent (1.00%) of the amount collected in their respective jurisdictions to cover the costs of collection and administration. The City of Santa Barbara shall be paid a fee equal to three percent (3.0%) of the amount collected to cover the costs of collection and administration. The City of Santa Barbara may collect assessments from businesses in Goleta and Carpinteria at the request of those cities.

B. Determination of Specific Benefit

State law requires that assessment funds be expended on specific benefits conferred directly to the payors that are not provided to those not charged, and which do not exceed the reasonable cost to the City of conferring the benefits. The services in this Management District Plan are designed to provide targeted benefits directly to assessed lodging businesses. These services are tailored not to serve the general public, but rather to serve the specific lodging businesses within the District, e.g., the proposed activities are specifically targeted to increase room night sales for assessed lodging businesses within the boundaries of the District, and are narrowly tailored. SBSCTBID funds will be used exclusively to provide the specific benefit of increased room night sales directly to the assessees. For example, non-assessed businesses will not be featured in SBSCTBID programs and will not receive sales leads from them. The activities paid for from assessment revenues are business services constituting and providing specific benefits to the assessed businesses.

Further, the assessment may be utilized to provide specific government services directly to the payors that are not provided to those not charged, and which do not exceed the reasonable costs to the City of providing the services. The legislature has recognized that marketing and promotions services like those to be provided by the SBSCTBID are, in the context of assessment districts, government services. Further, the amount of the assessment is no more than necessary to cover the reasonable costs of the proposed activities, and the manner in which the costs are allocated to a business owner bear a fair share or reasonable relationship to the businesses' benefits received from the proposed activities.

District services will be implemented carefully to ensure they do not exceed the reasonable cost of such services. Funds will be managed by the Owners' Association, and reports submitted on an annual basis to the City. Only assessed businesses will be featured in marketing materials, receive sales leads generated from district-funded activities, be featured in advertising campaigns, and benefit from other district-funded services. Non-assessed businesses will not receive these, nor any other, district-funded services and benefits.

The assessment rate categories reflect the proportionate benefit derived by each business type. The rate has been varied according to the estimated benefit to be received by each business type. Businesses with a lower ADR pay a lower rate because, although they will benefit from all of the District's programs, their lower ADR will translate to less revenue received than businesses with a higher ADR. Tourist homes or houses, apartment houses, mobile homes, and house trailers (hereinafter "vacation rentals") are assessed on a per unit basis and at a rate of \$2.00 per night because, although they will benefit from destination marketing designed to increase overnight visitation and the resulting hotel compression, they will not be listed on the website or in promotional materials, be featured in co-op or film advertising, or receive direct sales leads as a result of the TBID efforts. Vacation rentals also differ from other lodging businesses in that they can typically accommodate fewer people and do not charge for rentals on a per-room basis. Because they will benefit less than multi-room lodging businesses, vacation rental businesses will ultimately pay less into the District than multi-room lodging businesses.

C. Assessment

The annual assessment rate for the first year of operation is as follows: hotels, inns, motels, studio hotels, bachelor hotels, lodging houses, rooming houses, dormitories, public or private clubs or similar structures shall be assessed a fixed amount per paid occupied room per night as shown in the table below. Tourist homes or houses, apartment houses, mobile homes, and house trailers,

(hereinafter “vacation rentals”) shall be assessed a fixed amount on a per paid unit per night basis, rather than per room. Based on the benefit received, assessments will not be collected on stays of more than thirty (30) consecutive days.

Average Daily Rate	Assessment Per Night
<\$100	\$0.75
\$100-\$149	\$1.50
\$150-\$199	\$2.25
\$200-\$249	\$3.00
\$250-\$299	\$3.50
≥\$300	\$4.00
Vacation rentals	\$2.00

The assessment rate may be subject to increases in the third and fifth years (2017 and 2019) of the District. These increases will be automatic unless the VSB Board votes not to implement them based upon circumstances that they deem significant. Any increase will be reflected in the annual report. The maximum annual assessment rates are:

Category	Year 1	Year 3	Year 5
<\$100	\$0.75	\$0.85	\$0.95
\$100-\$149	\$1.50	\$1.65	\$1.85
\$150-\$199	\$2.25	\$2.50	\$2.75
\$200-\$249	\$3.00	\$3.30	\$3.65
\$250-\$299	\$3.50	\$3.85	\$4.25
≥\$300	\$4.00	\$4.40	\$4.85
Vacation Rentals	\$2.00	\$2.20	\$2.40

The amount of assessment, if passed on to each transient, shall be disclosed in advance and separately stated from the amount of rent charged and any other applicable taxes, and each transient shall receive a receipt for payment from the business. The assessment shall be disclosed as the “SBSC/TBID Assessment.” The assessment shall not be considered revenue for any purposes, including calculation of transient occupancy taxes.

Bonds will not be issued.

D. Penalties and Interest

1. Any business which fails to remit any assessment imposed within the time required shall pay a penalty of ten percent (10%) of the assessment in addition to the amount of the assessment.
2. Any business which fails to remit any delinquent remittance on or before a period of thirty (30) days following the date on which the remittance first became delinquent shall pay a second delinquency penalty of ten percent (10%) of the amount of the assessment in addition to the amount of the assessment and the ten percent (10%) penalty first imposed.
3. If the collections agency determines that the non-payment of any remittance due is due to fraud, a penalty of twenty-five percent (25%) of the amount of the assessment shall be added thereto in addition to the penalties stated in subsections 1 and 2 of this section.
4. In addition to the penalties imposed, any business which fails to remit any assessment imposed shall pay interest at the rate of one-half of one percent (0.50%) per month, or

fraction thereof, on the amount of the assessment, exclusive of penalties, from the date on which the remittance first became delinquent until paid.

5. Every penalty imposed and such interest as accrues under the provisions of this section shall become part of the assessment herein required to be paid.

E. Time and Manner for Collecting Assessments

The SBSCTBID assessment will be implemented beginning January 1, 2015 and will continue for six (6) years through December 31, 2020. Each lodging business shall, on or before the tenth (10th) day after the close of each calendar month, or at the close of any shorter reporting period which may be established by the city/county, of the total rents charged and received and the amount of the assessment collected. The City of Santa Barbara shall be responsible for collecting the assessment (including any delinquencies, penalties and interest) from each lodging business located within its jurisdictional boundary and the jurisdictional boundary of the City of Carpinteria. Each other jurisdiction shall be responsible for collecting the assessment (including any delinquencies, penalties and interest) from each of the lodging businesses located in the boundaries of the SBSCTBID. Except as provided herein, each commercial lodging operator shall report and remit the SBSCTBID assessments to its jurisdiction. Each jurisdiction shall take all reasonable efforts to collect the assessments from each lodging business.

Except for the City of Santa Barbara which shall also remit assessments collected from lodging businesses located in the City of Carpinteria, each jurisdiction shall forward the assessments to the Owners' Association which will have the responsibility of managing SBSCTBID programs as provided in this Management District Plan. Jurisdictions may charge a fee of no more than one percent (1%) of the amount collected to cover their administrative expenses, except the City of Santa Barbara may charge a fee of up to three percent (3%) to cover its administrative costs from the assessments it collects. If a jurisdiction so desires, penalties and interest collected on delinquent assessments may be retained by the local jurisdiction for costs associated with collection.

F. Annual Budget

The total six year improvement and service plan budget is below. The assessment rate increases in years three and five (2017 and 2019) of the District are taken into account to calculate the increases in 2017 and 2019. These amounts may fluctuate as sales and revenue increase at assessed businesses.

Year	Total Budget
2015	\$3,136,255
2016	\$3,136,255
2017	\$3,355,322
2018	\$3,355,322
2019	\$3,713,872
2020	\$3,713,872

VI. GOVERNANCE

A. Owners' Association

The City Council, through adoption of this Management District Plan, has the right, pursuant to Streets and Highways Code §36651, to identify the body that shall implement the proposed program, which shall be the Owners' Association of the SBSCTBID as defined in Streets and Highways Code §36614.5. The City Council has determined that Visit Santa Barbara will serve as the Owner's Association for the SBSCTBID. The President and CEO of VSB shall be charged with the day-to-day operations of the TBID. There shall be a TBID sub-committee charged with developing budgets and priorities for the TBID. The TBID committee shall be comprised of a diverse group taking into consideration the size of lodging properties and geographic area.

B. Brown Act and California Public Records Act Compliance

An Owners' Association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. The Owners' Association is, however, subject to government regulations relating to transparency, namely the Ralph M. Brown Act and the California Public Records Act. These regulations are designed to promote public accountability. The Owners' Association is considered a legislative body under the Ralph M. Brown Act (Government Code §54950 et seq.). Thus, meetings of the VSB board and certain committees must be held in compliance with the public notice and other requirements of the Brown Act. The Owners' Association is also subject to the record keeping and disclosure requirements of the California Public Records Act. Accordingly, the Owners' Association shall publicly report any action taken and the vote or abstention on that action of each member present for the action.

C. Annual Report

The VSB shall present an annual report at the end of each year of operation to the City Council pursuant to Streets and Highways Code §36650 (see Appendix 1). A copy of the annual report shall also be provided to the cities of Goleta and Carpinteria, and the County of Santa Barbara.

The annual report shall contain:

- Any proposed changes in the district boundaries;
- The improvements and activities to be provided for that fiscal year;
- An estimate of the cost of providing the improvements and activities in that fiscal year;
- The method and basis of levying the assessment in sufficient detail for each business owner to estimate the amount of the assessment to be levied against his or her business for that fiscal year;
- The amount of any surplus or deficit revenues to be carried over from a previous fiscal year; and
- The amount of any contributions to be made from sources other than assessments.

APPENDIX 1 – LAW

Property And Business Improvement District Law of 1994

Cal Sts & Hy Code § 36600 (2013)

*** This document is current through the 2014 Supplement ***
(All 2013 legislation)

§ 36600. Citation of part

This part shall be known and may be cited as the "Property and Business Improvement District Law of 1994."

§ 36601. Legislative findings and declarations

The Legislature finds and declares all of the following:

(a) Businesses located and operating within the business districts of this state's communities are economically disadvantaged, are underutilized, and are unable to attract customers due to inadequate facilities, services, and activities in the business districts.

(b) It is in the public interest to promote the economic revitalization and physical maintenance of the business districts of its cities in order to create jobs, attract new businesses, and prevent the erosion of the business districts.

(c) It is of particular local benefit to allow cities to fund business related improvements, maintenance, and activities through the levy of assessments upon the businesses or real property that benefits from those improvements.

(d) Assessments levied for the purpose of providing improvements and promoting activities that benefit real property or businesses are not taxes for the general benefit of a city, but are assessments for the improvements and activities which confer special benefits upon the real property or businesses for which the improvements and activities are provided.

§ 36602. Purpose of part

The purpose of this part is to supplement previously enacted provisions of law that authorize cities to levy assessments within a business improvement area. This part does not affect or limit any other provisions of law authorizing or providing for the furnishing of improvements or activities or the raising of revenue for these purposes.

§ 36603. Preemption of authority or charter city to adopt ordinances levying assessments

Nothing in this part is intended to preempt the authority of a charter city to adopt ordinances providing for a different method of levying assessments for similar or additional purposes from those set forth in this part. A property and business improvement district created pursuant to this

part is expressly exempt from the provisions of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931 (Division 4 (commencing with Section 2800)).

§ 36603.5. Part prevails over conflicting provisions

Any provision in this part that conflicts with any other provision of law shall prevail over the other provision of law.

§ 36604. Severability

This part is intended to be construed liberally and, if any provision is held invalid, the remaining provisions shall remain in full force and effect. Assessments levied under this part are not special taxes.

§ 36605. [Section repealed 2001.]

§ 36606. "Assessment"

"Assessment" means a levy for the purpose of acquiring, constructing, installing, or maintaining improvements and promoting activities which will benefit the properties or businesses located within a property and business improvement district.

§ 36607. "Business"

"Business" means all types of businesses and includes financial institutions and professions.

§ 36608. "City"

"City" means a city, county, city and county, or an agency or entity created pursuant to Article 1 (commencing with *Section 6500*) of *Chapter 5 of Division 7 of Title 1 of the Government Code*, the public member agencies of which includes only cities, counties, or a city and county, or the State of California.

§ 36609. "City council"

"City council" means the city council of a city or the board of supervisors of a county, or the agency, commission, or board created pursuant to a joint powers agreement and which is a city within the meaning of this part.

§ 36610. "Improvement"

"Improvement" means the acquisition, construction, installation, or maintenance of any tangible property with an estimated useful life of five years or more including, but not limited to, the following:

- (a) Parking facilities.
- (b) Benches, booths, kiosks, display cases, pedestrian shelters and signs.
- (c) Trash receptacles and public restrooms.
- (d) Lighting and heating facilities.
- (e) Decorations.
- (f) Parks.
- (g) Fountains.
- (h) Planting areas.
- (i) Closing, opening, widening, or narrowing of existing streets.
- (j) Facilities or equipment, or both, to enhance security of persons and property within the area.
- (k) Ramps, sidewalks, plazas, and pedestrian malls.
- (l) Rehabilitation or removal of existing structures.

§ 36611. "Property and business improvement district"; "District"

"Property and business improvement district," or "district," means a property and business improvement district established pursuant to this part.

§ 36612. "Property"

"Property" means real property situated within a district.

§ 36613. "Activities"

"Activities" means, but is not limited to, all of the following:

- (a) Promotion of public events which benefit businesses or real property in the district.
- (b) Furnishing of music in any public place within the district.
- (c) Promotion of tourism within the district.
- (d) Marketing and economic development, including retail retention and recruitment.
- (e) Providing security, sanitation, graffiti removal, street and sidewalk cleaning, and other municipal services supplemental to those normally provided by the municipality.
- (f) Activities which benefit businesses and real property located in the district.

§ 36614. "Management district plan"; "Plan"

"Management district plan" or "plan" means a proposal as defined in Section 36622.

§ 36614.5. "Owners' association"

"Owners' association" means a private nonprofit entity that is under contract with a city to administer or implement activities and improvements specified in the management district plan. An owners' association may be an existing nonprofit entity or a newly formed nonprofit entity. An owners' association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. Notwithstanding this section, an owners' association shall comply with the Ralph M. Brown Act (Chapter 9 (commencing with *Section 54950*) of *Part 1 of Division 2 of Title 5 of the Government Code*), at all times when matters within the subject matter of the district are heard, discussed, or deliberated, and with the California Public Records Act (Chapter 3.5 (commencing with *Section 6250*) of *Division 7 of Title 1 of the Government Code*), for all documents relating to activities of the district.

§ 36615. "Property owner"; "Business owner"; "Owner"

"Property owner" means any person shown as the owner of land on the last equalized assessment roll or otherwise known to be the owner of land by the city council. "Business owner" means any person recognized by the city as the owner of the business. "Owner" means either a business owner or a property owner. The city council has no obligation to obtain other information as to the ownership of land or businesses, and its determination of ownership shall be final and conclusive for the purposes of this part. Wherever this part requires the signature of the property owner, the signature of the authorized agent of the property owner shall be sufficient. Wherever this part requires the signature of the business owner, the signature of the authorized agent of the business owner shall be sufficient.

§ 36616. "Tenant"

"Tenant" means an occupant pursuant to a lease of commercial space or a dwelling unit, other than an owner.

§ 36617. Alternate method of financing certain improvements and activities; Effect on other provisions

This part provides an alternative method of financing certain improvements and activities. The provisions of this part shall not affect or limit any other provisions of law authorizing or providing for the furnishing of improvements or activities or the raising of revenue for these purposes. Every improvement area established pursuant to the Parking and Business Improvement Area Law of 1989 (Part 6 (commencing with *Section 36500*) of this division) is valid and effective and is unaffected by this part.

§ 36620. Establishment of property and business improvement district

A property and business improvement district may be established as provided in this chapter.

§ 36620.5. Requirement of consent of city council

A county may not form a district within the territorial jurisdiction of a city without the consent of the city council of that city. A city may not form a district within the unincorporated territory of a county without the consent of the board of supervisors of that county. A city may not form a district within the territorial jurisdiction of another city without the consent of the city council of the other city.

§ 36621. Initiation of proceedings; Petition of property or business owners in proposed district

(a) Upon the submission of a written petition, signed by the property or business owners in the proposed district who will pay more than 50 percent of the assessments proposed to be levied, the city council may initiate proceedings to form a district by the adoption of a resolution expressing its intention to form a district. The amount of assessment attributable to property or a business owned by the same property or business owner that is in excess of 40 percent of the amount of all assessments proposed to be levied, shall not be included in determining whether the petition is signed by property or business owners who will pay more than 50 percent of the total amount of assessments proposed to be levied.

(b) The petition of property or business owners required under subdivision (a) shall include a summary of the management district plan. That summary shall include all of the following:

- (1) A map showing the boundaries of the district.
- (2) Information specifying where the complete management district plan can be obtained.
- (3) Information specifying that the complete management district plan shall be furnished upon request.

(c) The resolution of intention described in subdivision (a) shall contain all of the following:

(1) A brief description of the proposed activities and improvements, the amount of the proposed assessment, a statement as to whether the assessment will be levied on property or businesses within the district, a statement as to whether bonds will be issued, and a description of the exterior boundaries of the proposed district. The descriptions and statements do not need to be detailed and shall be sufficient if they enable an owner to generally identify the nature and extent of the improvements and activities and the location and extent of the proposed district.

(2) A time and place for a public hearing on the establishment of the property and business improvement district and the levy of assessments, which shall be consistent with the requirements of Section 36623.

§ 36622. Contents of management district plan

The management district plan shall contain all of the following:

(a) If the assessment will be levied on property, a map of the district in sufficient detail to locate each parcel of property and, if businesses are to be assessed, each business within the district. If the assessment will be levied on businesses, a map that identifies the district boundaries in sufficient detail to allow a business owner to reasonably determine whether a business is located within the district boundaries. If the assessment will be levied on property and businesses, a map of the district in sufficient detail to locate each parcel of property and to allow a business owner to reasonably

determine whether a business is located within the district boundaries.

(b) The name of the proposed district.

(c) A description of the boundaries of the district, including the boundaries of benefit zones, proposed for establishment or extension in a manner sufficient to identify the affected lands and businesses included. The boundaries of a proposed property assessment district shall not overlap with the boundaries of another existing property assessment district created pursuant to this part. This part does not prohibit the boundaries of a district created pursuant to this part to overlap with other assessment districts established pursuant to other provisions of law, including, but not limited to, the Parking and Business Improvement Area Law of 1989 (Part 6 (commencing with Section 36500)). This part does not prohibit the boundaries of a business assessment district created pursuant to this part to overlap with another business assessment district created pursuant to this part. This part does not prohibit the boundaries of a business assessment district created pursuant to this part to overlap with a property assessment district created pursuant to this part.

(d) The improvements and activities proposed for each year of operation of the district and the maximum cost thereof. If the improvements and activities proposed for each year of operation are the same, a description of the first year's proposed improvements and activities and a statement that the same improvements and activities are proposed for subsequent years shall satisfy the requirements of this subdivision.

(e) The total annual amount proposed to be expended for improvements, maintenance and operations, and debt service in each year of operation of the district. If the assessment is levied on businesses, this amount may be estimated based upon the assessment rate. If the total annual amount proposed to be expended in each year of operation of the district is not significantly different, the amount proposed to be expended in the initial year and a statement that a similar amount applies to subsequent years shall satisfy the requirements of this subdivision.

(f) The proposed source or sources of financing, including the proposed method and basis of levying the assessment in sufficient detail to allow each property or business owner to calculate the amount of the assessment to be levied against his or her property or business. The plan also shall state whether bonds will be issued to finance improvements.

(g) The time and manner of collecting the assessments.

(h) The specific number of years in which assessments will be levied. In a new district, the maximum number of years shall be five. Upon renewal, a district shall have a term not to exceed 10 years. Notwithstanding these limitations, a district created pursuant to this part to finance capital improvements with bonds may levy assessments until the maximum maturity of the bonds. The management district plan may set forth specific increases in assessments for each year of operation of the district.

(i) The proposed time for implementation and completion of the management district plan.

(j) Any proposed rules and regulations to be applicable to the district.

(k) A list of the properties or businesses to be assessed, including the assessor's parcel numbers for properties to be assessed, and a statement of the method or methods by which the expenses of a district will be imposed upon benefited real property or businesses, in proportion to the benefit received by the property or business, to defray the cost thereof, including operation and maintenance.

(l) Any other item or matter required to be incorporated therein by the city council.

§ 36623. Procedure to levy assessment

(a) If a city council proposes to levy a new or increased property assessment, the notice and protest and hearing procedure shall comply with *Section 53753 of the Government Code*.

(b) If a city council proposes to levy a new or increased business assessment, the notice and protest and hearing procedure shall comply with *Section 54954.6 of the Government Code*, except that notice shall be mailed to the owners of the businesses proposed to be assessed. A protest may be made orally or in writing by any interested person. Every written protest shall be filed with the clerk at or before the time fixed for the public hearing. The city council may waive any irregularity in the form or content of any written protest. A written protest may be withdrawn in writing at any time before the conclusion of the public hearing. Each written protest shall contain a description of the business in which the person subscribing the protest is interested sufficient to identify the business and, if a person subscribing is not shown on the official records of the city as the owner of the business, the protest shall contain or be accompanied by written evidence that the person subscribing is the owner of the business or the authorized representative. A written protest that does not comply with this section shall not be counted in determining a majority protest. If written protests are received from the owners or authorized representatives of businesses in the proposed district that will pay 50 percent or more of the assessments proposed to be levied and protests are not withdrawn so as to reduce the protests to less than 50 percent, no further proceedings to levy the proposed assessment against such businesses, as contained in the resolution of intention, shall be taken for a period of one year from the date of the finding of a majority protest by the city council.

(c) If a city council proposes to conduct a single proceeding to levy both a new or increased property assessment and a new or increased business assessment, the notice and protest and hearing procedure for the property assessment shall comply with subdivision (a), and the notice and protest and hearing procedure for the business assessment shall comply with subdivision (b). If a majority protest is received from either the property or business owners, that respective portion of the assessment shall not be levied. The remaining portion of the assessment may be levied unless the improvement or other special benefit was proposed to be funded by assessing both property and business owners.

§ 36624. Changes to proposed assessments

At the conclusion of the public hearing to establish the district, the city council may adopt, revise, change, reduce, or modify the proposed assessment or the type or types of improvements and activities to be funded with the revenues from the assessments. Proposed assessments may only be revised by reducing any or all of them. At the public hearing, the city council may only make changes in, to, or from the boundaries of the proposed property and business improvement district that will exclude territory that will not benefit from the proposed improvements or activities. Any modifications, revisions, reductions, or changes to the proposed assessment district shall be reflected in the notice and map recorded pursuant to Section 36627.

§ 36625. Resolution of formation

(a) If the city council, following the public hearing, decides to establish the proposed property and business improvement district, the city council shall adopt a resolution of formation that shall contain all of the following:

(1) A brief description of the proposed activities and improvements, the amount of the proposed assessment, a statement as to whether the assessment will be levied on property, businesses, or both within the district, a statement about whether bonds will be issued, and a description of the exterior boundaries of the proposed district. The descriptions and statements do not need to be detailed and shall be sufficient if they enable an owner to generally identify the nature and extent of the improvements and activities and the location and extent of the proposed district.

(2) The number, date of adoption, and title of the resolution of intention.

(3) The time and place where the public hearing was held concerning the establishment of the district.

(4) A determination regarding any protests received. The city shall not establish the district or levy assessments if a majority protest was received.

(5) A statement that the properties, businesses, or properties and businesses in the district established by the resolution shall be subject to any amendments to this part.

(6) A statement that the improvements and activities to be provided in the district will be funded by the levy of the assessments. The revenue from the levy of assessments within a district shall not be used to provide improvements or activities outside the district or for any purpose other than the purposes specified in the resolution of intention, as modified by the city council at the hearing concerning establishment of the district.

(7) A finding that the property or businesses within the area of the property and business improvement district will be benefited by the improvements and activities funded by the assessments proposed to be levied.

(b) The adoption of the resolution of formation and, if required, recordation of the notice and map pursuant to Section 36627 shall constitute the levy of an assessment in each of the fiscal years referred to in the management district plan.

§ 36626. Resolution establishing district

If the city council, following the public hearing, desires to establish the proposed property and business improvement district, and the city council has not made changes pursuant to Section 36624, or has made changes that do not substantially change the proposed assessment, the city council shall adopt a resolution establishing the district. The resolution shall contain all of the information specified in paragraphs (1) to (8), inclusive, of subdivision (b) of Section 36625, but need not contain information about the preliminary resolution if none has been adopted.

§ 36626.5. [Section repealed 1999.]

§ 36626.6. [Section repealed 1999.]

§ 36626.7. [Section repealed 1999.]

§ 36627. Notice and assessment diagram

Following adoption of the resolution establishing district assessments on properties pursuant to

Section 36625 or Section 36626, the clerk of the city shall record a notice and an assessment diagram pursuant to Section 3114. No other provision of Division 4.5 (commencing with Section 3100) applies to an assessment district created pursuant to this part.

§ 36628. Establishment of separate benefit zones within district; Categories of businesses

The city council may establish one or more separate benefit zones within the district based upon the degree of benefit derived from the improvements or activities to be provided within the benefit zone and may impose a different assessment within each benefit zone. If the assessment is to be levied on businesses, the city council may also define categories of businesses based upon the degree of benefit that each will derive from the improvements or activities to be provided within the district and may impose a different assessment or rate of assessment on each category of business, or on each category of business within each zone.

§ 36628.5. Assessments on businesses or property owners

The city council may levy assessments on businesses or on property owners, or a combination of the two, pursuant to this part. The city council shall structure the assessments in whatever manner it determines corresponds with the distribution of benefits from the proposed improvements and activities.

§ 36629. Provisions and procedures applicable to benefit zones and business categories

All provisions of this part applicable to the establishment, modification, or disestablishment of a property and business improvement district apply to the establishment, modification, or disestablishment of benefit zones or categories of business. The city council shall, to establish, modify, or disestablish a benefit zone or category of business, follow the procedure to establish, modify, or disestablish a property and business improvement district.

§ 36630. Expiration of district; Creation of new district

If a property and business improvement district expires due to the time limit set pursuant to subdivision (h) of Section 36622, a new management district plan may be created and a new district established pursuant to this part.

§ 36631. Time and manner of collection of assessments; Delinquent payments

The collection of the assessments levied pursuant to this part shall be made at the time and in the manner set forth by the city council in the resolution levying the assessment. Assessments levied on real property may be collected at the same time and in the same manner as for the ad valorem property tax, and may provide for the same lien priority and penalties for delinquent payment. All delinquent payments for assessments levied pursuant to this part shall be charged interest and penalties.

§ 36632. Assessments to be based on estimated benefit; Classification of real property and businesses; Exclusion of residential and agricultural property

(a) The assessments levied on real property pursuant to this part shall be levied on the basis of the estimated benefit to the real property within the property and business improvement district. The city council may classify properties for purposes of determining the benefit to property of the improvements and activities provided pursuant to this part.

(b) Assessments levied on businesses pursuant to this part shall be levied on the basis of the estimated benefit to the businesses within the property and business improvement district. The city council may classify businesses for purposes of determining the benefit to the businesses of the improvements and activities provided pursuant to this part.

(c) Properties zoned solely for residential use, or that are zoned for agricultural use, are conclusively presumed not to benefit from the improvements and service funded through these assessments, and shall not be subject to any assessment pursuant to this part.

§ 36633. Time for contesting validity of assessment

The validity of an assessment levied under this part shall not be contested in any action or proceeding unless the action or proceeding is commenced within 30 days after the resolution levying the assessment is adopted pursuant to Section 36626. Any appeal from a final judgment in an action or proceeding shall be perfected within 30 days after the entry of judgment.

§ 36634. Service contracts authorized to establish levels of city services

The city council may execute baseline service contracts that would establish levels of city services that would continue after a property and business improvement district has been formed.

§ 36635. Request to modify management district plan

The owners' association may, at any time, request that the city council modify the management district plan. Any modification of the management district plan shall be made pursuant to this chapter.

§ 36636. Modification of plan by resolution after public hearing; Adoption of resolution of intention; Modification of improvements and activities by adoption of resolution after public hearing

(a) Upon the written request of the owners' association, the city council may modify the management district plan after conducting one public hearing on the proposed modifications. The city council may modify the improvements and activities to be funded with the revenue derived from the levy of the assessments by adopting a resolution determining to make the modifications after holding a public hearing on the proposed modifications. If the modification includes the levy of a new or increased assessment, the city council shall comply with Section 36623. Notice of all other public meetings and public hearings pursuant to this section shall comply with both of the following:

(1) The resolution of intention shall be published in a newspaper of general circulation in the city once at least seven days before the public meeting.

(2) A complete copy of the resolution of intention shall be mailed by first class mail, at least 10

days before the public meeting, to each business owner or property owner affected by the proposed modification.

(b) The city council shall adopt a resolution of intention which states the proposed modification prior to the public hearing required by this section. The public hearing shall be held not more than 90 days after the adoption of the resolution of intention.

§ 36637. Reflection of modification in notices recorded and maps

Any subsequent modification of the resolution shall be reflected in subsequent notices and maps recorded pursuant to Division 4.5 (commencing with Section 3100), in a manner consistent with the provisions of Section 36627.

§ 36640. Bonds authorized; Procedure; Restriction on reduction or termination of assessments

(a) The city council may, by resolution, determine and declare that bonds shall be issued to finance the estimated cost of some or all of the proposed improvements described in the resolution of formation adopted pursuant to Section 36625, if the resolution of formation adopted pursuant to that section provides for the issuance of bonds, under the Improvement Bond Act of 1915 (Division 10 (commencing with Section 8500)) or in conjunction with Marks-Roos Local Bond Pooling Act of 1985 (Article 4 (commencing with *Section 6584*) of *Chapter 5 of Division 7 of Title 1 of the Government Code*). Either act, as the case may be, shall govern the proceedings relating to the issuance of bonds, although proceedings under the Bond Act of 1915 may be modified by the city council as necessary to accommodate assessments levied upon business pursuant to this part.

(b) The resolution adopted pursuant to subdivision (a) shall generally describe the proposed improvements specified in the resolution of formation adopted pursuant to Section 36625, set forth the estimated cost of those improvements, specify the number of annual installments and the fiscal years during which they are to be collected. The amount of debt service to retire the bonds shall not exceed the amount of revenue estimated to be raised from assessments over 30 years.

(c) Notwithstanding any other provision of this part, assessments levied to pay the principal and interest on any bond issued pursuant to this section shall not be reduced or terminated if doing so would interfere with the timely retirement of the debt.

§ 36641. [Section repealed 2001.]

§ 36642. [Section repealed 2001.]

§ 36643. [Section repealed 2001.]

§ 36650. Report by owners' association; Approval or modification by city council

(a) The owners' association shall cause to be prepared a report for each fiscal year, except the first year, for which assessments are to be levied and collected to pay the costs of the improvements and activities described in the report. The owners' association's first report shall be due after the first year of operation of the district. The report may propose changes, including, but not limited to, the boundaries of the property and business improvement district or any benefit zones within the

district, the basis and method of levying the assessments, and any changes in the classification of property, including any categories of business, if a classification is used.

(b) The report shall be filed with the clerk and shall refer to the property and business improvement district by name, specify the fiscal year to which the report applies, and, with respect to that fiscal year, shall contain all of the following information:

(1) Any proposed changes in the boundaries of the property and business improvement district or in any benefit zones or classification of property or businesses within the district.

(2) The improvements and activities to be provided for that fiscal year.

(3) An estimate of the cost of providing the improvements and the activities for that fiscal year.

(4) The method and basis of levying the assessment in sufficient detail to allow each real property or business owner, as appropriate, to estimate the amount of the assessment to be levied against his or her property or business for that fiscal year.

(5) The amount of any surplus or deficit revenues to be carried over from a previous fiscal year.

(6) The amount of any contributions to be made from sources other than assessments levied pursuant to this part.

(c) The city council may approve the report as filed by the owners' association or may modify any particular contained in the report and approve it as modified. Any modification shall be made pursuant to Sections 36635 and 36636.

The city council shall not approve a change in the basis and method of levying assessments that would impair an authorized or executed contract to be paid from the revenues derived from the levy of assessments, including any commitment to pay principal and interest on any bonds issued on behalf of the district.

§ 36651. Designation of owners' association to provide improvements and activities

The management district plan may, but is not required to, state that an owners' association will provide the improvements or activities described in the management district plan. If the management district plan designates an owners' association, the city shall contract with the designated nonprofit corporation to provide services.

§ 36660. Renewal of district; Transfer or refund of remaining revenues; District term limit

(a) Any district previously established whose term has expired, may be renewed by following the procedures for establishment as provided in this chapter.

(b) Upon renewal, any remaining revenues derived from the levy of assessments, or any revenues derived from the sale of assets acquired with the revenues, shall be transferred to the renewed district. If the renewed district includes additional parcels or businesses not included in the prior district, the remaining revenues shall be spent to benefit only the parcels or businesses in the prior district. If the renewed district does not include parcels or businesses included in the prior district, the remaining revenues attributable to these parcels shall be refunded to the owners of these parcels or businesses.

(c) Upon renewal, a district shall have a term not to exceed 10 years, or, if the district is authorized to issue bonds, until the maximum maturity of those bonds. There is no requirement that

the boundaries, assessments, improvements, or activities of a renewed district be the same as the original or prior district.

§ 36670. Circumstances permitting disestablishment of district; Procedure

(a) Any district established or extended pursuant to the provisions of this part, where there is no indebtedness, outstanding and unpaid, incurred to accomplish any of the purposes of the district, may be disestablished by resolution by the city council in either of the following circumstances:

(1) If the city council finds there has been misappropriation of funds, malfeasance, or a violation of law in connection with the management of the district, it shall notice a hearing on disestablishment.

(2) During the operation of the district, there shall be a 30-day period each year in which assesseses may request disestablishment of the district. The first such period shall begin one year after the date of establishment of the district and shall continue for 30 days. The next such 30-day period shall begin two years after the date of the establishment of the district. Each successive year of operation of the district shall have such a 30-day period. Upon the written petition of the owners or authorized representatives of real property or the owners or authorized representatives of businesses in the area who pay 50 percent or more of the assessments levied, the city council shall pass a resolution of intention to disestablish the district. The city council shall notice a hearing on disestablishment.

(b) The city council shall adopt a resolution of intention to disestablish the district prior to the public hearing required by this section. The resolution shall state the reason for the disestablishment, shall state the time and place of the public hearing, and shall contain a proposal to dispose of any assets acquired with the revenues of the assessments levied within the property and business improvement district. The notice of the hearing on disestablishment required by this section shall be given by mail to the property owner of each parcel or to the owner of each business subject to assessment in the district, as appropriate. The city shall conduct the public hearing not less than 30 days after mailing the notice to the property or business owners. The public hearing shall be held not more than 60 days after the adoption of the resolution of intention.

§ 36671. Refund of remaining revenues upon disestablishment or expiration without renewal of district; Calculation of refund; Use of outstanding revenue collected after disestablishment of district

(a) Upon the disestablishment or expiration without renewal of a district, any remaining revenues, after all outstanding debts are paid, derived from the levy of assessments, or derived from the sale of assets acquired with the revenues, or from bond reserve or construction funds, shall be refunded to the owners of the property or businesses then located and operating within the district in which assessments were levied by applying the same method and basis that was used to calculate the assessments levied in the fiscal year in which the district is disestablished or expires. All outstanding assessment revenue collected after disestablishment shall be spent on improvements and activities specified in the management district plan.

(b) If the disestablishment occurs before an assessment is levied for the fiscal year, the method and basis that was used to calculate the assessments levied in the immediate prior fiscal year shall be used to calculate the amount of any refund.

APPENDIX 2 – ASSESSED BUSINESSES

1220 SHORELINE DRIVE	790 E COLORADO BLVD STE 600	PASADENA	CA	91101-2186
126 W DE LA GUERRA	421 CALLE PALO COLORADO	SANTA BARBARA	CA	93105-2748
1403 ALAMEDA PADRE SERRA	3006 BEE CAVES RD STE D310	AUSTIN	TX	78746-5753
1735 OLIVE STREET	3006 BEE CAVES RD STE D310	AUSTIN	TX	78746-5753
212 NATOMA AVE UPSTAIRS	536 PINTURA DR	SANTA BARBARA	CA	93111-1829
416 EAST ANAPAMU STREET LLC	1415 FULTON RD STE 205 PMB 195	SANTA ROSA	CA	95403-7661
815 GARDEN STREET	3006 BEE CAVES RD STE D310	AUSTIN	TX	78746-5753
826 HOMESTEAD	826 DOLORES DR	SANTA BARBARA	CA	93109-1612
A WHITE JASMINE INN	1327 BATH STREET	SANTA BARBARA	CA	93101
AAE VACATION RENTALS	111 N MILPAS ST	SANTA BARBARA	CA	93103-3303
AARONS, RACHEL	2735 LAS ENCINAS RD	SANTA BARBARA	CA	93105
ABERCROMBIE, STEWART	2125 REFUGIO RD	GOLETA	CA	93117
ABLITT HOUSE	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502
ABUNDANT PARADISE	1645 SHORELINE DR	SANTA BARBARA	CA	93109-2023
ACORN	1166 CANYON TRL	TOPANGA	CA	90290-3604
ADAM WILSON	205 CALLE GRANADA	SANTA BARBARA	CA	93105-2701
AGAVE INN	3222 STATE STREET	SANTA BARBARA	CA	93105
ALAMAR MOTEL	102 W. CABRILLO BLVD	SANTA BARBARA	CA	93101
ALDWINCKLE VACATION RENTAL	2309 WHITE AVE	SANTA BARBARA	CA	93109-1250
ALEXIS NORLING	612 CALLE DEL ORO	SANTA BARBARA	CA	93109-1603
AMSS, LLC GALLETLY	210 SOUTH ORANGE GROVE	PASADENA	CA	91105
AMY MALAK	360 PINE TREE LANE	MONROVIA	CA	91016
ANACAPA VILLAS	622 ANACAPA STREET	SANTA BARBARA	CA	93101
ANDERSON, MICHAEL & HILARY	2255 LAS CANOAS ROAD	SANTA BARBARA	CA	93105
ARMSTRONG VACATION RENTAL	1211 DEL ORO AVE	SANTA BARBARA	CA	93109-2105

ARNESON, PAMELA & ERIC	1345 VIRGINIA RD	SANTA BARBARA	CA	93108
ARTHUR MCNARY	3762 LINCOLNWOOD DR	SANTA BARBARA	CA	93110-2505
AUBREY, JAMEE	PO BOX 3768	SANTA BARBARA	CA	93130
AUSTIN, BETTY	1221 CHAPALA ST 2ND FLOOR	SANTA BARBARA	CA	93101
AVANIA INN OF SANTA BARBARA	128 CASTILLO STREET	SANTA BARBARA	CA	93101
BABCOCK, BRYAN & LISA	PO BOX 637	LOMPOC	CA	93438
BACARA RESORT & SPA	8301 HOLLISTER AVE	GOLETA	CA	93117
BAMA AND BAMP A TRUST	4915 CARPINTERIA AVENUE	CARPINTERIA	CA	93013
BARBARA RUH	2076 VERMONT RD	VAIL	CO	81657-3996
BATH STREET INN BED & BREAKFAST	1720 BATH STREET	SANTA BARBARA	CA	93101
BEACH HOUSE INN & APARTMENTS	320 W. YANONALI	SANTA BARBARA	CA	93101
BEACH LIGHT HOME	340 POR LA MAR CIR	SANTA BARBARA	CA	93103-3790
BEACH WALK COTTAGE	3150 SE BELMONT ST	PORTLAND	OR	97214-4029
BEAUTIFUL SB GETAWAY	929 W MICHELTORENA ST	SANTA BARBARA	CA	93101-4711
BELL, KAREN	1500 PALMA DRIVE	VENTURA	CA	93003
BELMOND EL ENCANTO	800 ALVARADO PLACE	SANTA BARBARA	CA	93103
BEST WESTERN BEACHSIDE INN	336 W. CABRILLO BLVD.	SANTA BARBARA	CA	93101
BEST WESTERN INN 332	1933 CLIFF DRIVE SUITE 1	SANTA BARBARA	CA	93109
BEST WESTERN PLUS CARPINTERIA INN	4558 CARPINTERIA AVE	CARPINTERIA	CA	93013
BEST WESTERN PLUS ENCINA LODGE & SUITES	2220 BATH ST.	SANTA BARBARA	CA	93105
BEST WESTERN PLUS PEPPER TREE INN	3850 STATE STREET	SANTA BARBARA	CA	93105
BEST WESTERN PLUS SOUTH COAST INN	5620 CALLE REAL	GOLETA	CA	93117
BIANCHI VACATION RENTAL	1311 SUFFIELD LN	BAKERSFIELD	CA	93312-4681
BLUE SANDS MOTEL	421 S. MILPAS STREET	SANTA BARBARA	CA	93103
BOLT, LAURI	2380 SYCAMORE CANYON RD	SANTA BARBARA	CA	93108
BRADLEY BENNETT VACATION RENTAL	621 CHIQUITA RD	SANTA BARBARA	CA	93103-2541
BRET NIELSEN	101 THE GROVE DRIVE	LOS ANGELES	CA	90036
BRIDGET BARNES	1155 NORTH CENTRAL AVENUE	GLENDALE	CA	91202
BRISAS DEL MAR INN AT THE BEACH	223 CASTILLO STREET	SANTA BARBARA	CA	93101
CABANISS INVESTMENTS	5913 DIAMOND OAKS	BAKERSFIELD	CA	93306
CABRILLO INN AT THE BEACH	931 E. CABRILLO BLVD	SANTA BARBARA	CA	93103
CANARY HOTEL	31 WEST CARRILLO STREET	SANTA BARBARA	CA	93101
CARLOS DE LOS RIOS	5441 CARPINTERIA AVENUE	CARPINTERIA	CA	93013
CAROL COPE	421 VISTA DE LA PLAYA LN	SANTA BARBARA	CA	93109-1701
CAROL PINTO	3677 EILEEN WAY	SANTA BARBARA	CA	93105-2509
CAROLINA PIERPONT	PO BOX 332	SUMMERLAND	CA	93067-0332
CARON MILLER	112 1/2 W MICHELTORENA ST	SANTA BARBARA	CA	93101-8557

CARPINTERIA SHORES	4975 SANDYLAND ROAD	CARPINTERIA	CA	93013
CASA & CASITA ORILLA DEL MAR	5073 ELLA LN	SANTA BARBARA	CA	93111-2604
CASA ALISOS	919 N ALISOS ST	SANTA BARBARA	CA	93103-2405
CASA DAS PALMAS	3359 BRAEMAR DR	SANTA BARBARA	CA	93109-1012
CASA DE FIORI	29 WASHINGTON SQUARE WEST #10A	NEW YORK	NY	10011-0000
CASA DEL MAR INN	18 BATH STREET	SANTA BARBARA	CA	93101
CASA DEL MAR VACATION RENTAL	3264 MURRAY WAY	PALO ALTO	CA	94303-4149
CASA DEL SOL	5585 CARPINTERIA AVE	CARPINTERIA	CA	93013
CASA DEL SOL MOTEL	5585 CARPINTERIA AVENUE	CARPINTERIA	CA	93013
CASA MERIDIAN	24 LLANDILLO RD	HAVERTOWN	PA	19083-4708
CASA PUERTA ROJA	PO BOX 524	SANTA BARBARA	CA	93102-0524
CASA SAN MIGUEL	1414 SAN MIGUEL AVE	SANTA BARBARA	CA	93109-2045
CASA TAMARINDO	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502
CASITAS OCEANO	319 OCEANO AVE	SANTA BARBARA	CA	93109-2220
CASTILLO INN	22 CASTILLO STREET	SANTA BARBARA	CA	93101
CATHERINE MOODY	4707 FOURTH STREET	CARPINTERIA	CA	93013
CAVA, FRANCESCA	854 JIMENO RD	SANTA BARBARA	CA	93103
CAVA, MELANIE & TODD DREVO	779 AYALA LANE	SANTA BARBARA	CA	93108
CELENE DABNEY DBA WATERMARK	6059 SUTTER ST	VENTURA	CA	93003
CELENE DABNEY DBA WATERMARK	6059 SUTTER ST	VENTURA	CA	93003
CELENE DABNEY DBA WATERMARK	6059 SUTTER ST	VENTURA	CA	93003
CELENE DABNEY DBA WATERMARK	6059 SUTTER ST	VENTURA	CA	93003
CERVANTES VACATION RENTAL	924 LAGUNA ST STE B	SANTA BARBARA	CA	93101-1405
CHAN, CHRISTINE	897 SAN ANTONIO CREEK RD	SANTA BARBARA	CA	93111
CHAPALA GARDENS	118 CHAPALA ST APT 1	SANTA BARBARA	CA	93101-5224
CHARBONNET, MIKE	760 LADERA LANE	SANTA BARBARA	CA	93108
CHARMING SPANISH BUNGALOW	1005 EAST ST	SANTA BARBARA	CA	93103-2420
CHESHIRE CAT INN AND COTTAGES	36 W. VALERIO STREET	SANTA BARBARA	CA	93101
CHRISTOPHER HASKELL	105 LA VISTA GRANDE	SANTA BARBARA	CA	93103-2817
CIRCLE BAR B GUEST RANCH & STABLES	1800 REFUGIO RD	GOLETA	CA	93117
CITY LIGHTS	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502
CITY VIEW	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502
CITYSCAPE	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502
CLAIRE ROBERTS	3330 FOOTHILL ROAD	CARPINTERIA	CA	93013
CLASSIC CRAFTSMAN COTTAGE	2461 CALLE ALMONTE	SANTA BARBARA	CA	93109-1121
CLAYTON STANFORD	PO BOX 658	SANTA BARBARA	CA	93102-0658

CLIFF O'SULLIVAN	616 PEARRE SPRINGS WAY	FRANKLIN	TN	37064-4889
COAST VILLAGE INN	1188 COAST VILLAGE ROAD	MONTECITO	CA	93108
COASTAL HIDEAWAYS	1211 COAST VILLAGE RD STE 4	SANTA BARBARA	CA	93108-2745
COASTAL HIDEAWAYS, INC	1211 COAST VILLAGE RD STE 4	SANTA BARBARA	CA	93108
COASTAL PROPERTIES	1086 COAST VILLAGE ROAD	MONTECITO	CA	93108
COASTAL PROPERTIES	1086 COAST VILLAGE RD	SANTA BARBARA	CA	93108
COTA STREET STUDIOS LLC	531 CHAPALA ST UNIT E	SANTA BARBARA	CA	93101-3421
COTTAGES AT WEST BEACH	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502
COURTYARD BY MARRIOTT SANTA BARBARA/GOLETA	401 STORKE RD	GOLETA	CA	93117
CRAFTSMAN COTTAGE	3463 STATE ST # 531	SANTA BARBARA	CA	93105-2662
CRESTLINE HOUSE	2760 WILLIAMS WAY	SANTA BARBARA	CA	93105-2149
CURLEY VACATION RENTAL	1615 EL VERANO WAY	BELMONT	CA	94002-3626
D & D LEASING LP	3040 WINLOCK WAY	GRANITE BAY	CA	95746-7218
D B RICHARDS	4095 CERRITO LN	SANTA BARBARA	CA	93110-1201
DAVID BLACKBURN	5441 CARPINTERIA AVENUE	CARPINTERIA	CA	93013
DAVID BLACKBURN	5441 CARPINTERIA AVENUE	CARPINTERIA	CA	93013
DAVID BLACKBURN	5441 CARPINTERIA AVENUE	CARPINTERIA	CA	93013
DAVID BLACKBURN	5441 CARPINTERIA AVENUE	CARPINTERIA	CA	93013
DAVID BLACKBURN	5441 CARPINTERIA AVENUE	CARPINTERIA	CA	93013
DAVID BOLTON	PO BOX 24132	SANTA BARBARA	CA	93121-4132
DAYS INN SANTA BARBARA	116 CASTILLO STREET	SANTA BARBARA	CA	93101
DEALY, CATHERINE & PETER	1482 EAST VALLEY RD #245	SANTA BARBARA	CA	93108
DENNIS MAUL	2729 21ST STREET	BAKERSFIELD	CA	93312
DINKLAGE-PHILLIPS VACA RENTAL	1273 VERONICA SPRINGS RD	SANTA BARBARA	CA	93105-4535
DOLPHIN VISTA	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502
DOMINIC, ANDREA	1187 COAST VILLAGE RD #413	SANTA BARBARA	CA	93108
DON AND JOANNES HATHAWAY	4915 CARPINTERIA AVENUE	CARPINTERIA	CA	93013
DON AND PATTI CAMPBELL	650 PALM AVENUE	CARPINTERIA	CA	93013
DUNAWAY, ANNE-MARIE & SCOTT	658 LILAC DRIVE	SANTA BARBARA	CA	93108
E A KELLER	1991 LAS CANOAS RD	SANTA BARBARA	CA	93105-2350
EAGLE INN	232 NATOMA AVE.	SANTA BARBARA	CA	93101
EAST BEACH COTTAGES	1415 CANTERA AVE	SANTA BARBARA	CA	93110-2402
EAST BEACH VILLA	PO BOX 11356	SPOKANE VALLEY	WA	99211-1356
EATON, DARRYL & ISA	960 ANDANTE ROAD	SANTA BARBARA	CA	93105
EL CAPITAN CANYON	11560 CALLE REAL	GOLETA	CA	93117
ELLIS FEINSTEIN	340 WHITE OAK CIR	MEDFORD	OR	97504-7737
EMILY GALLO	1166 STANLEY AVENUE	CHICO	CA	95928
EUGENIA MOTEL	4575 FOOTHILL ROAD	CARPINTERIA	CA	93013
EXTENDED STAY AMERICA	4870 CALLE REAL	GOLETA	CA	93117
EYEARS, COLETTE	647 TABOR LANE	SANTA BARBARA	CA	93108
FERRARA RENTAL	33 GLEN HAVEN RDG	SOQUEL	CA	95073-9430

FIESTA INN & SUITES	1816 STATE STREET	SANTA BARBARA	CA	93101
FLYNN, DAVID & CARLA	2126 EAST VALLEY RD	SANTA BARBARA	CA	93108
FOUR SEASONS RESORT THE BILTMORE SANTA BARBARA	1260 CHANNEL DR	SANTA BARBARA	CA	93108
FOX VACATION RENTAL	301 EL CAMINO REAL	VALLEJO	CA	94590-3417
FRANCIS, NORI BURK	755 CHIPETA DR	RIDGWAY	CO	81432
FRANCISCAN INN	109 BATH STREET	SANTA BARBARA	CA	93101
FRITZEN	2514 ORELLA ST	SANTA BARBARA	CA	93105-3811
GADDIS VACATION RENTAL	2000 ALASKAN WAY APT 156	SEATTLE	WA	98121-2199
GARDEN RETREAT	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502
GARLAND SALZGEBER	5441 CARPINTERIA AVENUE	CARPINTERIA	CA	93013
GARY & JEANNE O'BRIEN	934 W MICHELTORENA ST	SANTA BARBARA	CA	93101-4712
GATTO RESIDENCE	1448 CRESTLINE DR	SANTA BARBARA	CA	93105-4609
GERLACH, KARI ANN	5277 AUSTIN RD	SANTA BARBARA	CA	93111
GILBERT HOUSE	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502
GILKESON, ANNETTE	5292 AUSTIN ROAD	SANTA BARBARA	CA	93111
GIN'S COTTAGE	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502
GLEDHILL, DAVID	1040 MISSION CANYON ROAD	SANTA BARBARA	CA	93105
GOETZ	3147 ISLAND VIEW DR	VENTURA	CA	93003-1027
GRACE JACKSON	4044 WADE STREET	LOS ANGELES	CA	90066
GRAYER FAMILY TRUST	14903 VALLEY VISTA BLVD.	SHERMAN OAKS	CA	91403
GRAYER FAMILY TRUST	14903 VALLEY VISTA BLVD.	SHERMAN OAKS	CA	91403
GREEN, DAVID	1377 SCHOOL HOUSE RD	SANTA BARBARA	CA	93108
GRIMM INVESTMENTS, LLC	1379 EAST VALLEY RD	SANTA BARBARA	CA	93108
GRUA, MICHAEL	5589 W CAMINO CIELO	SANTA BARBARA	CA	93105
H & J SAN MIGUEL LLC	3870 BIRCHWOOD DR	BOULDER	CO	80304-1419
HAMPTON INN, GOLETA	5665 HOLLISTER AVE	GOLETA	CA	93117
HARBOR HOUSE INN	104 BATH STREET	SANTA BARBARA	CA	93101
HARBOR RETREAT	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502
HARBOR VIEW INN	28 W. CABRILLO BLVD	SANTA BARBARA	CA	93101
HARBOR WALK COTTAGE INC	27887 SKYCREST CIRCLE DR	VALENCIA	CA	91354-1409
HAYNES, TERRY	1684 MEDICINE BOW RD	ASPEN	CO	81611
HEIDI STILWELL & SUSIE BIGELOW	10805 SAPPHIRE VISTA AVE	LAS VEGAS	NV	89144-4153
HELEN SEABORNE	4915 CARPINTERIA AVENUE	CARPINTERIA	CA	93013
HILLTOP ADOBE	1420 LA CIMA RD	SANTA BARBARA	CA	93101-4934
HILLTOP VILLA	1557 LA CRESTA CIR	SANTA BARBARA	CA	93109-1741
HOLIDAY INN EXPRESS	8400 SUNSET BLVD	LOS ANGELES	CA	90069
HOLIDAY INN EXPRESS - HOTEL VIRGINIA	17 W. HALEY STREET	SANTA BARBARA	CA	93101
HOLIDAY INN EXPRESS HOTEL & SUITES	5606 CARPINTERIA AVENUE	CARPINTERIA	CA	93013
HOLIDAY LODGE	2825 STATE STREET	SANTA BARBARA	CA	93105
HOTEL 864	864 HIGHLAND DR APT 2	SANTA BARBARA	CA	93109-1338

HOTEL INDIGO SANTA BARBARA	121 STATE STREET	SANTA BARBARA	CA	93101
HOTEL MILO	202 WEST CABRILLO BLVD.	SANTA BARBARA	CA	93101
HOTEL SANTA BARBARA	533 STATE STREET	SANTA BARBARA	CA	93101
HUMPHREYS, CRYSTAL	2835 IVORY AVE	SIMI VALLEY	CA	93063
HYATT SANTA BARBARA	1111 E. CABRILLO BLVD	SANTA BARBARA	CA	93103
IN TOWN CONTEMPORARY	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502
INGA FRICK	827 ORANGE AVE	SANTA BARBARA	CA	93101-4418
INN AT EAST BEACH	1029 ORILLA DEL MAR	SANTA BARBARA	CA	93103
INN BY THE HARBOR	433 WEST MONTECITO STREET	SANTA BARBARA	CA	93101
INN IN SANTA BARBARA	26 E. HALEY STREET	SANTA BARBARA	CA	93101
INN ON SUMMER HILL & SPA	2520 LILLIE AVE	SUMMERLAND	CA	93067
INVITED HOME SANTA BARBARA LLC	403 E GUTIERREZ ST	SANTA BARBARA	CA	93101-1708
INVITED HOME, SANTA BARBARA	1401 WALNUT ST SUITE 100	BOULDER	CO	80302
ISLAND VIEW COTTAGE	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502
ISLAND VIEW NEST	233 COOPER RD	SANTA BARBARA	CA	93109-1809
JAN GRIFFIN	1542 SANTA ROSA AVE	SANTA BARBARA	CA	93109-2067
JANET GANDER GUY	328 W VALERIO ST	SANTA BARBARA	CA	93101-2932
JANIE RAE WEBB RENTAL	2515 BANK ST	BAKERSFIELD	CA	93304-2624
JASON STREATFEILD LUXURY ESTATES	1187 COAST VILLAGE RD #1-209	SANTA BARBARA	CA	93108
JED AND KATHY HIRSCH	3324 STATE STREET SUITE E	SANTA BARBARA	CA	93105
JED AND KATHY HIRSCH	3324 STATE STREET SUITE E	SANTA BARBARA	CA	93105
JEFFREY CROSBY	2700 156TH AVE NE STE 100	BELLEVUE	WA	98007-6554
JODY HOGENTOGLER	302 ARGONNE CIR	SANTA BARBARA	CA	93105-2700
JOESPH HUDD	5441 CARPINTERIA AVENUE	CARPINTERIA	CA	93013
JOHN MCEVOY	1625 SHORELINE DR	SANTA BARBARA	CA	93109-2023
JOHN MCGEE	1695 MONARCH DR	SANTA YNEZ	CA	93460-9738
JOSE CUAN	211 EAST SURFSIDE DRIVE	PORT HUENEME	CA	93041
JULIE & DON RENTAL	2506 STATE ST	SANTA BARBARA	CA	93105-3564
KATHY SIMON	1631 EL RITO AVENUE	GLENDALE	CA	91208
KATHY SIMON	1631 EL RITO AVENUE	GLENDALE	CA	91208
KATHY SIMON	1631 EL RITO AVENUE	GLENDALE	CA	91208
KELLAMS, DAVID & VICTORIA	1030 VERONICA SPRINGS RD	SANTA BARBARA	CA	93105
KEVIN & SONIA CONNORS	231 OLIVER RD	SANTA BARBARA	CA	93109-1972
KIRKHART, MARY & MARK	1426 GREENWORTH PL	SANTA BARBARA	CA	93108
KLEIN, ROBERT	2910 HOLLY ROAD	SANTA BARBARA	CA	93105
KNUST, LISA	170 HERMOSILLO DR	SANTA BARBARA	CA	93108
KOOP, CHASE & CASSIE	197 NOGAL DRIVE	SANTA BARBARA	CA	93110
KRAYNYK, RICKY	501 VIA TRANQUILA	SANTA BARBARA	CA	93110
KRISTEN WALKER	718 MISSION CANYON RD # A	SANTA BARBARA	CA	93105-2913
KURT CONDIE VACATION RENTAL	226 CALLE GRANADA	SANTA BARBARA	CA	93105-2702

LA QUINTA INN & SUITES	1601 STATE STREET	SANTA BARBARA	CA	93101
LA VILLA JARDIN	26 W MISSION ST STE 3	SANTA BARBARA	CA	93101-2432
LAGUNA COTTAGE	1624 LAGUNA ST	SANTA BARBARA	CA	93101-1130
LARRY SCOTT	PO BOX 336	OJAI	CA	93024
LARSEN, DANA & LIZ	3846 CRESCENT DR	SANTA BARBARA	CA	93110
LARSON, DAVID & TRACY	111 E VICTORIA ST, 2ND FL	SANTA BARBARA	CA	93101
LAS TUNAS PROPERTIES	16352 34TH AVE NE	LAKE FOREST PARK	WA	98155-6510
LAVENDER INN BY THE SEA	206 CASTILLO STREET	SANTA BARBARA	CA	93101
LE CASE LLC	2267 AUGUSTA ST	SAN LUIS OBISPO	CA	93401-4501
LEMON TREE INN	2819 STATE STREET	SANTA BARBARA	CA	93105
LEVINSON-SOKOLOVE	6 SPRINGBRIAR LN	BALTIMORE	MD	21208-3410
LILY HAVEN	3463 STATE ST # 531	SANTA BARBARA	CA	93105-2662
LINKER, GARY & VICTORIA	320 MALAGA DRIVE	SANTA BARBARA	CA	93108
LISA AND MICHAEL MARTYN	2212 SHERINGHAM ROAD	COLUMBUS	OH	43220
LISA LESLIE	4921 NINTH STREET	CARPINTERIA	CA	93013
LITTLE PALM COTTAGE LLC	315 MEIGS RD STE A253	SANTA BARBARA	CA	93109-1900
LOUISE VAN PATTEN	11325 DILLING ST	STUDIO CITY	CA	91602-3307
LYNDA UNTERTHINER	PO BOX 4517	SANTA BARBARA	CA	93140-4517
LYNN ROBINSON	946 CALLE CORTITA	SANTA BARBARA	CA	93109-1205
MACCORKLE, CAROL	36 MANSION COURT	MENLO PARK	CA	94025
MADALINE SABOVICH HAHN	11614 CHAMPIONS AVENUE	BAKERSFIELD	CA	93312
MAGNOLIA COTTAGE	161 HERMOSILLO RD	SANTA BARBARA	CA	93108-2414
MARIA RICHARDSON	871 ROBB RD	PALO ALTO	CA	94306-3730
MARILYN SCHLESINGER C/O LAURIE MYHRE	11120 QUEENSLAND STREET #46	LOS ANGELES	CA	90034
MARILYN'S BEACH HOUSE	620 FLORA VISTA DR	SANTA BARBARA	CA	93109-1106
MARINA BEACH MOTEL	21 BATH STREET	SANTA BARBARA	CA	93101
MARINA SHORES LP	4681 SIERRA MADRE ROAD	SANTA BARBARA	CA	93110
MARK AND MICHELLE SAPYTA	2306 WEST OAK STREET UNIT A	BURBANK	CA	91503
MARY BELLE HOLLEY	14550 TORREY CHASE BLVD STE 100	HOUSTON	TX	77014-1031
MASON BEACH INN	324 W. MASON	SANTA BARBARA	CA	93101
MASON VACATIONAL RENTAL	924 LAGUNA ST # B	SANTA BARBARA	CA	93101-1405
MCBRIDE, EMILY	1250 COAST VILLAGE RD	SANTA BARBARA	CA	93108
MCMICHAEL TRUST	5441 CARPINTERIA AVENUE	CARPINTERIA	CA	93013
MEARES HOUSE	301 OLIVER RD	SANTA BARBARA	CA	93109-1939
MEMY OCCUPIED	PO BOX 2711	SANTA BARBARA	CA	93120-2711
MESA DELIGHT	309 LOYOLA DR	SANTA BARBARA	CA	93109-2013
MESA JEWEL	1358 SAN RAFAEL AVE	SANTA BARBARA	CA	93109-2052
MESA PARADISE	1314 PARKINSON AVE	PALO ALTO	CA	94301-3452
MICHAEL J. HOFFMAN	1016 OLIVE ST	SANTA BARBARA	CA	93101-1409
MICHAEL MELUSKY	4003 VIA DIEGO APT A	SANTA BARBARA	CA	93110-1472
MICHAEL QUIQLEY	5441 CARPINTERIA AVENUE	CARPINTERIA	CA	93013

MIKE & ROSE VACATION RENTAL	1333 CLIFF DR	SANTA BARBARA	CA	93109-1729
MOGUL HOLDINGS CORP	510 CASTILLO ST STE 102	SANTA BARBARA	CA	93101
MOLLY KELLOGG	3061 CALLE NOGUERA	SANTA BARBARA	CA	93105-2822
MONICA MICHALAK	20922 MISSION LN	HUNTINGTON BEACH	CA	92646-6136
MONTECITO INN	1295 COAST VILLAGE ROAD	SANTA BARBARA	CA	93108
MONTESANO, ARLENE	937 CIMA LINDA LANE	SANTA BARBARA	CA	93108
MOORE-STURGEON HOUSE	1588 LA CORONILLA DR	SANTA BARBARA	CA	93109-1716
MOSBY, STEVE	294 BITTERROOT DR	LEWISTOWN	MT	59457
MOTEL 6	5897 CALLE REAL	GOLETA	CA	93117
MOTEL 6 #2	3505 STATE STREET	SANTA BARBARA	CA	93105
MOTEL 6 CARPINTERIA AVENUE LP 1353	P O BOX 117508	CARROLLTON	TX	75011
MOTEL 6 SANTA BARBARA BEACH	443 CORONA DEL MAR	SANTA BARBARA	CA	93103
MOTEL 6 VIA REAL LP 0346	P O BOX 117508	CARROLLTON	TX	75011-7508
MOTEL 6, CARPINTERIA NORTH	5550 CARPINTERIA AVE	CARPINTERIA	CA	93013
MOTEL 6, CARPINTERIA SOUTH	4200 VIA REAL	CARPINTERIA	CA	93013
MOYER, TOM	3905 STATE ST #179	SANTA BARBARA	CA	93105
MYRON COOK	4921 9TH STREET	CARPINTERIA	CA	93013
NANCY AND BOB SCHRIENER	27 WEST ANAPAMU STREET #228	SANTA BARBARA	CA	93101
NELSON, DOROTHY	4656 VINTAGE RANCH LANE	SANTA BARBARA	CA	93110
NEWENDORP VACATION RENTAL	136 OLIVER RD	SANTA BARBARA	CA	93109-1973
NEWMAN FAMILY HOME	2220 CARLTON WAY	SANTA BARBARA	CA	93109-1881
NIMMER, LARRY & DAVID	5296 EL CARRO LANE	CARPINTERIA	CA	93013
NURAY, FATIMA	PO BOX 5512	SANTA BARBARA	CA	93150
OASIS INN & SUITES	3344 STATE STREET	SANTA BARBARA	CA	93105
O'BRIEN, GREG	2937 GLEN ALBYN DR	SANTA BARBARA	CA	93105
OCEAN BREEZE	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502
OCEAN BREEZE STUDIO	127 COOPER RD	SANTA BARBARA	CA	93109-1807
OCEANS 6 LLC	505 N. FARROW STREET	BOISE	ID	83713
OHANIAN, DINO & FLORIDA	PO BOX 50132	SANTA BARBARA	CA	93150
OLD YACHT CLUB INN	431 CORONA DEL MAR DR.	SANTA BARBARA	CA	93103
OLD YACHT CLUB INN LLC	430 CORONA DEL MAR	SANTA BARBARA	CA	93103-3602
ORANGE TREE INN	1920 STATE STREET	SANTA BARBARA	CA	93101
ORSUA, JOYCE	1900 REFUGIO ROAD	GOLETA	CA	93117
PACIFIC CREST INN BY THE SEA	433 CORONA DEL MAR DR.	SANTA BARBARA	CA	93103
PACIFIC PEACE	275 EL CIELITO RD	SANTA BARBARA	CA	93105-2306
PACIFICA SUITES SANTA BARBARA	5490 HOLLISTER AVE	SANTA BARBARA	CA	93111

PAINTED PONY BUNGALOW	1627 CALLE CANON	SANTA BARBARA	CA	93101-4900
PAPE, NANCY	1335 40TH STREET	SACRAMENTO	CA	93067
PARADISE RETREATS	16 E. ARRELLAGA ST	SANTA BARBARA	CA	93101
PARADISE RETREATS	16 EAST ARRELLAGA	SANTA BARBARA	CA	93101
PARADISE RETREATS	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101
PARKSIDE INN	424 POR LA MAR	SANTA BARBARA	CA	93103
PARRIS, WILLIAM	510 CASTILLO ST #320	SANTA BARBARA	CA	93101
PAUL & JULIE CRAIG	100 PALM TREE LANE	SANTA BARBARA	CA	93108
PAUL ERICKSON PAMELA REEVES	314 LIGHTHOUSE ROAD	SANTA BARBARA	CA	93109
PAULOS, NIKOLE	2720 PAINTED CAVE RD	SANTA BARBARA	CA	93105
PIERCE, MONIQUE	4156 VISTA CLARA RD	SANTA BARBARA	CA	93110
PLAYA LODGING	4921 9TH STREET	CARPINTERIA	CA	93013
PLAYA LODGING	4921 9TH STREET	CARPINTERIA	CA	93013
PLAYA LODGING	4921 9TH STREET	CARPINTERIA	CA	93013
PLAYA LODGING	4921 9TH STREET	CARPINTERIA	CA	93013
POINT OF VIEW	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502
POLLERO, CLAUDIO	424 PIMIENTO LANE	SANTA BARBARA	CA	93108
POLLEY PROPERTIES	153 TERRACE DR	SAN FRANCISCO	CA	94127-1529
POPP, NORMAN	122 S PATTERSON #133	SANTA BARBARA	CA	93111
PRESTIGIACOMO, FARO	475 BARKER PASS RD	SANTA BARBARA	CA	93108
QUALITY INN	3055 DE LA VINA STREET	SANTA BARBARA	CA	93105
RAMADA LIMITED	PO BOX 485	LOS OLIVOS	CA	93441
RANI A KOKATNUR	216 SOUTH J STREET	LOMPOC	CA	93436
REARICK, JILL	310 DOGWOOD DR	BUELLTON	CA	93427
RESTIVO, CHARLES	5441 CARPINTERIA AVENUE	CARPINTERIA	CA	93013
RICHARD AND LILLIAN PEAIRS	27 WEST ANAPAMU STREET #228	SANTA BARBARA	CA	93101
RICHARD AND LINDA STANTON	8724 CAMINO ABRAZO	LA JOLLA	CA	92037
RICHARDSON, VERLINDA	PO BOX 284	SUMMERLAND	CA	93067
RILEY, KEVIN	1530 HOLIDAY HILL ROAD	GOLETA	CA	93117
RIVER ROCK COTTAGE	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502
RIVIERA CANYON	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502
RIVIERA RETREAT	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502
RIVIERA VIEW COTTAGE	1072 GARCIA RD	SANTA BARBARA	CA	93103-2126
ROB AND DEBBIE COZORT	5184 VISTA MONTANA	YORBA LINDA	CA	92886
ROB AND DEBBIE COZORT	5184 VISTA MONTANA	YORBA LINDA	CA	92886
ROB AND DEBBIE COZORT	5184 VISTA MONTANA	YORBA LINDA	CA	92886
ROB AND DEBBIE COZORT	5184 VISTA MONTANA	YORBA LINDA	CA	92886
ROB AND DEBBIE COZORT	5184 VISTA MONTANA	YORBA LINDA	CA	92886
ROB AND DEBBIE COZORT	5184 VISTA MONTANA	YORBA LINDA	CA	92886
ROBBIN BEHRENS	PO BOX 50422	SANTA BARBARA	CA	93150
ROBERT & GAIL BOGLE	7027 E PEAKVIEW PL	CENTENNIAL	CO	80111-4621
ROBERT G. THIBAUT, JR.	1080 PALMETTO WAY #F	CARPINTERIA	CA	93013

ROCKWOOD, WENDY	3463 STATE ST #531	SANTA BARBARA	CA	93105
ROEBUCK, ATHENA & ROBERT	258 BUTTERFLY LANE	SANTA BARBARA	CA	93108
ROGERS, KAREN	1601 MOORE RD	SANTA BARBARA	CA	93108
ROKACZ, JOHN	30 N LASALLE ST	CHICAGO	IL	60606
ROOS, EMILY K	3463 STATE ST #594	SANTA BARBARA	CA	93105
ROSE GARDEN INN	3643 STATE STREET	SANTA BARBARA	CA	93105
ROSE REED LINDEN BY THE SEA	1112 LINDEN AVENUE	CARPINTERIA	CA	93013
ROUGHAN, FRANK AND MEG	884 EMERSON STREET	THOUSAND OAKS	CA	91362
RUPPERT GUEST RENTAL	554 ALAN RD	SANTA BARBARA	CA	93109-1005
RUTA ARAS	26004 TRANA CIRCLE	CALABASAS	CA	91302
RUTH GIACOPUZZI	22419 GILMORE STREET	WEST HILL	CA	91307
RUTHERFORD, JOHN & LYNN	1374 DANIELSON RD #B	SANTA BARBARA	CA	93108
RYAN, LESLIE	PO BOX 644	SUMMERLAND	CA	93067
S B MESA BEACHSIDE RENTAL	202 COOPER RD	SANTA BARBARA	CA	93109-1810
SALESS, BIJAN & SALLIE	931 KNAPP DRIVE	SANTA BARBARA	CA	93108
SAN YSIDRO RANCH	900 SAN YSIDRO LN	MONTECITO	CA	93108
SANDMAN INN	3714 STATE STREET	SANTA BARBARA	CA	93105
SANDPIPER LODGE	3525 STATE STREET	SANTA BARBARA	CA	93105
SANDRA CASTELLINO	1105 N ONTARE RD	SANTA BARBARA	CA	93105-1937
SANDYLAND REEF INN	4160 N. VIA REAL	CARPINTERIA	CA	93013
SANDYLAND REEF MOTEL	4160 VIA REAL	CARPINTERIA	CA	93013
SANTA BARBARA AUTO CAMP	PO BOX 92251	SANTA BARBARA	CA	93190-2251
SANTA BARBARA COTTAGES	854 JIMENO RD	SANTA BARBARA	CA	93103-2018
SANTA BARBARA EXCLUSIVE RENTALS	PO BOX 5396	SANTA BARBARA	CA	93150
SANTA BARBARA INN	901 E. CABRILLO BLVD.	SANTA BARBARA	CA	93103
SANTA BARBARA LUXURY RENTALS	3905 STATE STREET, STE. 7-167	SANTA BARBARA	CA	93105
SANTA BARBARA RENTAL BIZ	P.O. BOX 1419	SANTA BARBARA	CA	93102
SANTA BARBARA RIVIERA VACATIONS	1611 ORAMAS RD	SANTA BARBARA	CA	93103-2025
SANTA BARBARA TOURIST HOSTEL	134 CHAPALA STREET	SANTA BARBARA	CA	93101
SANTA BARBARA VACATION RENTAL	4985 SHASTA WAY	ORCUTT	CA	93455-5772
SANTA BARBARA VACATION RENTALS	27 W ANAPAMU ST # 228	SANTA BARBARA	CA	93101-3107
SANTA BARBARA VACATION RENTALS, LLC	27 WEST ANAPAMU ST #228	SANTA BARBARA	CA	93101
SANTA BARBARA VIEWS CONDO	1050 VISTA DEL PUEBLO APT 2	SANTA BARBARA	CA	93101-4838

SB HOME AWAY FROM HOME	416 E VALERIO ST	SANTA BARBARA	CA	93101-1119
SEA GLASS COTTAGE	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502
SEA SHELL APARTMENTS ANDREA CAREN	P.O. BOX 757	BEVERLY HILLS	CA	90213
SEA SHELL APARTMENTS ANDREA CAREN	P.O. BOX 757	BEVERLY HILLS	CA	90213
SEA SHELL APARTMENTS ANDREA CAREN	P.O. BOX 757	BEVERLY HILLS	CA	90213
SEA SHELL APARTMENTS ANDREA CAREN	P.O. BOX 757	BEVERLY HILLS	CA	90213
SEA SHELL APARTMENTS ANDREA CAREN	P.O. BOX 757	BEVERLY HILLS	CA	90213
SEA SHELL APARTMENTS ANDREA CAREN	P.O. BOX 757	BEVERLY HILLS	CA	90213
SEASCAPE REALTY	4915 CARPINTERIA AVE #C	CARPINTERIA	CA	93013
SEASCAPE RETREAT	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502
SECRET GARDEN INN & COTTAGES	1908 BATH STREET	SANTA BARBARA	CA	93101
SECRET SPOT/HIDDEN COVE	3006 BEE CAVES RD STE D310	AUSTIN	TX	78746-5753
SEVILLANO MANAGEMENT CO, LLC	3215 FOOTHILL RD	CARPINTERIA	CA	93013
SHARON LANDECKER	2101 MOUNTAIN AVE	SANTA BARBARA	CA	93101-4615
SHARP / BEACH HAVEN	4731 FOURTH STREET	CARPINTERIA	CA	93013
SHELLY AND KAREN JENSEN	1025 CHESHIRE HILLS COURT	WESTLAKE VILLAGE	CA	91361
SHIRLEY CROSSLEY	120 WEST PROVIDENCIA AVENUE	WEST LAKE VILLAGE	CA	91502
SHORELINE COTTAGE	2461 CALLE ALMONTE	SANTA BARBARA	CA	93109-1121
SHORELINE RENTALS	136 LAS ONDAS	SANTA BARBARA	CA	93109-2146
SHORELINE RETREAT	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502
SHORELINE VACATIONS LLC	515 E MICHELTORENA ST STE D	SANTA BARBARA	CA	93103-4224
SIMPSON HOUSE INN	121 E. ARRELLAGA STREET	SANTA BARBARA	CA	93101
SMITH FAMILY TRUST	2010 ORDSALL STREET	BAKERSFIELD	CA	93311
SNOW, KEVIN & SHEILA	980 TORNOE ROAD	SANTA BARBARA	CA	93105
SOLIMAR SANDS	4700 SANDYLAND ROAD	CARPINTERIA	CA	93013
SOOFER, RAMIN	11845 W OLYMPIC BLVD #901	LOS ANGELES	CA	90064
SOUL AND SEA GUESTHOUSE	PO BOX 50725	SANTA BARBARA	CA	93150-0725
SPANISH GARDEN INN	915 GARDEN STREET	SANTA BARBARA	CA	93101
SPYGLASS POINT	1784 COLLINGSWOOD COURT	THOUSAND OAKS	CA	91362
STAYSB.COM	27 W ANAPAMU ST STE 267	SANTA BARBARA	CA	93101-3107
STELLA ANDERSON	P. O BOX 1532	SUMMERLAND	CA	93067
STEPHEN HARBY	718 CEDAR ST	SANTA MONICA	CA	90405-3810
STEPHENSON, JIM & CATHY BEARDSMORE	2752 PAINTED CAVE RD	SANTA BARBARA	CA	93105
STEVEN DALE LEHMANN	2020 KOKANEE WAY	S LAKE TAHOE	CA	96150
STEVER, VIRGINIA	760 S ORANGE GROVE BLVD	PASADENA	CA	91105

STOLNITZ, SCOTT	PO BOX 5396	SANTA BARBARA	CA	93150
SUMMERLAND BEACH, LLC	PO BOX 5582	SANTA BARBARA	CA	93150
SUMMERLAND INN	2161 ORTEGA HILL RD	SUMMERLAND	CA	93067
SUNSET MOTEL	3504 STATE STREET	SANTA BARBARA	CA	93105
SUNSET SHORES	4980 SANDYLAND ROAD	CARPINTERIA	CA	93013
SUPER 8 SANTA BARBARA/GOLETA	6021 HOLLISTER AVE	GOLETA	CA	93117
SWAYZE, OLEA TRUSTEE	27677 WHIRLWAY TRAIL	EVERGREEN	CO	80439
SWIFT, THEODORE & REBECCA	287 MIDDLE ROAD	SANTA BARBARA	CA	93108
SWITZER, KEN	308 W YANONALI ST	SANTA BARBARA	CA	93101
TARMAN VACATION RENTAL	3 SAINT FRANCIS WAY	SANTA BARBARA	CA	93105-2551
TERESA H LEMUS	135 NATOMA AVE APT B	SANTA BARBARA	CA	93101-3564
TERI GONZALEZ	3131 OLD COACH DRIVE	CAMARILLO	CA	93010
THE FESS PARKER: A DOUBLETREE BY HILTON RESORT	633 EAST CABRILLO BLVD.	SANTA BARBARA	CA	93103
THE GOODLAND, A KIMPTON HOTEL (FORMERLY HOTEL GOLETA)	5650 CALLE REAL	GOLETA	CA	93117
THE PRESIDIO	1620 STATE STREET	SANTA BARBARA	CA	93101
THE RETREAT	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502
THE SB COTTAGES	609 BATH ST	SANTA BARBARA	CA	93101-3303
THEILMANN, THEODORE & MARY ANNE	3198 VIA REAL	CARPINTERIA	CA	93013
THOM VERNON	845 11TH STREET	BOULDER	CO	80302
THOM VERNON	845 11TH STREET	BOULDER	CO	80302
THOM VERNON	845 11TH STREET	BOULDER	CO	80302
THOM VERNON	845 11TH STREET	BOULDER	CO	80302
THOM VERNON	845 11TH STREET	BOULDER	CO	80302
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THOM VERNON	845 11TH STREET	BOULDER	CO	80302
THOM VERNON	845 11TH STREET	BOULDER	CO	80302
THOM VERNON	845 11TH STREET	BOULDER	CO	80302
THOM VERNON	845 11TH STREET	BOULDER	CO	80302
THOMPSON TRUST	4701 SW ADMIRAL WAY 164	SEATTLE	WA	98116
THOMPSON, GEORGE & DEETT	3635 LA ENTRADA	SANTA BARBARA	CA	93105
THORNE-THOMSEN LIVING TRUST	2425 PIKES FALLS RD	JAMAICA	VT	05343-4436
TILLISCH, SANDRA	231 MIDDLE ROAD	SANTA BARBARA	CA	93108
TIMOTHY KNIGHT	4915 CARPINTERIA AVENUE	CARPINTERIA	CA	93013
TODD DREVO	1402 GRAND AVE	SANTA BARBARA	CA	93103-2014
TOM LIVINGSTONE	130 ASH AVENUE #1	CARPINTERIA	CA	93013
TOWN & COUNTRY INN	2800 STATE STREET	SANTA BARBARA	CA	93105
TRANQUILA	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502

TURNKEY VACATION RENTALS	3006 BEE CAVES RD #D-310	AUSTIN	TX	78746
TYBARCA SORTINO PARTNERS LLC	31200 CEDAR VALLEY DRIVE	WESTLAKE VILLAGE	CA	91362
UHLER, CAREY	5245 JAMES ROAD	SANTA BARBARA	CA	93111
UNZUETA, KATIE	524 WEST VALERIO STREET	SANTA BARBARA	CA	93101
UPHAM HOTEL AND COUNTRY HOUSE, THE	1404 DE LA VINA	SANTA BARBARA	CA	93101
VACATION RENTALS OF SANTA BARBARA	924 LAGUNA ST #B	SANTA BARBARA	CA	93101
VENABLE, SHANNON	74 VIRGINIA LANE	SANTA BARBARA	CA	93108
VERNON, THOMAS	845 11TH ST	BOULDER	CO	80302
VERONICA SPRINGS VACATION RENTALS	PO BOX 3402	SANTA BARBARA	CA	93130
VICTORIAN TOWNHOUSES OF SANTA BARBARA	1515 DE LA VINA ST	SANTA BARBARA	CA	93101-3028
VILLA DI GIULIETTA	PO BOX 1988	SIMI VALLEY	CA	93062-1988
VILLA ELEGANTE	402 ORILLA DEL MAR	SANTA BARBARA	CA	93103
VILLA ELEGANTE	PO BOX 4836	SANTA BARBARA	CA	93140-4836
VILLA MALAGA	1557 LA CRESTA CIR	SANTA BARBARA	CA	93109-1741
VILLA ROSA INN	15 CHAPALA STREET	SANTA BARBARA	CA	93101
VILLA ROSA VACATION RENTAL	PO BOX 4853	SANTA BARBARA	CA	93140-4853
VILLA SHORELINE	1187 COAST VILLAGE RD # 490	SANTA BARBARA	CA	93108-2737
WADE, ERIC & DIANNE	2217 WESTVIEW DR	NASHVILLE	TN	37212
WARD, KARL	437 SEAVIEW RD	SANTA BARBARA	CA	93108
WATERS EDGE	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502
WEST BEACH INN	306 W. CABRILLO BLVD	SANTA BARBARA	CA	93101
WHEELER, NIK & PAMELA	1696 SAN LEANDRO LANE	SANTA BARBARA	CA	93108
WHITE, HARWOOD & KATHRYN SNOW	1553 KNOLL CIRCLE DR	SANTA BARBARA	CA	93103
WHITE, KRISTINE MAINLAND	555 EL SUENO ROAD	SANTA BARBARA	CA	93110

RESOLUTION NO. 2015 - ____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA DECLARING ITS INTENTION TO RENEW THE SANTA BARBARA SOUTH COAST TOURISM BUSINESS IMPROVEMENT DISTRICT (SBSCTBID) AND FIXING THE TIME AND PLACE OF A PUBLIC MEETING AND A PUBLIC HEARING THEREON AND GIVING NOTICE THEREOF

WHEREAS, the City of Santa Barbara created the Santa Barbara South Coast Tourism Business Improvement District (SBSCTBID) on September 28, 2010 by Resolution No. 10-080; and

WHEREAS, the Property and Business Improvement Law of 1994, Streets and Highways Code § 36600 et seq., authorizes the City to renew business improvement districts for the purposes of promoting tourism; and

WHEREAS, Visit Santa Barbara, lodging business owners, members of the business community and representatives from the City of Santa Barbara have met to consider the renewal of the SBSCTBID; and

WHEREAS, Visit Santa Barbara has drafted a Management District Plan which sets forth the proposed boundary of the SBSCTBID, a service plan and budget, and a proposed means of governance; and

WHEREAS, lodging business owners who will pay more than fifty percent (50%) of the assessment under the SBSCTBID have petitioned the City Council to renew the SBSCTBID.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA THAT:

1. The recitals set forth herein are true and correct.
2. The City Council finds that the lodging businesses that will pay more than fifty percent (50%) of the assessment proposed in the Management District Plan have signed and submitted petitions in support of the renewal of the SBSCTBID. The City Council accepts the petitions and adopts this Resolution of Intention to renew the SBSCTBID and to levy an assessment on certain lodging businesses within the SBSCTBID boundaries in accordance with the Property and Business Improvement District Law of 1994.
3. The City Council finds that the Management District Plan satisfies all requirements of Streets and Highways Code section 36622.

4. The City Council declares its intention to renew the SBSCTBID and to levy and collect increased assessments on lodging businesses within the SBSCTBID boundaries pursuant to the Property and Business Improvement District Law of 1994.
5. The SBSCTBID shall include all lodging businesses located within the boundaries of the cities of Santa Barbara, Carpinteria, and Goleta, and portions of unincorporated southern Santa Barbara County, as shown in the map, attached as Exhibit A. The term “lodging business” means any structure, or any portion of any structure, which is occupied or intended for occupancy by transients for dwelling, lodging or sleeping purposes, and includes any hotel, inn, tourist home or house, motel, studio hotel, bachelor hotel, lodging house, rooming house, apartment house, dormitory, public or private club, mobile home or house trailer at a fixed location, or other similar structure or portion thereof.
6. The name of the district shall be Santa Barbara South Coast Tourism Business Improvement District (SBSCTBID).
7. The annual assessment rate for the first year of operation is as follows: hotels, inns, motels, studio hotels, bachelor hotels, lodging houses, rooming houses, dormitories, public or private clubs or similar structures shall be assessed a fixed amount per paid occupied room per night as shown in the table below. Tourist homes or houses, apartment houses, mobile homes, and house trailers, (hereinafter “vacation rentals”) shall be assessed a fixed amount on a per paid unit per night basis, rather than per room. Based on the benefit received, assessments will not be collected on stays of more than thirty (30) consecutive days. The average daily rate (ADR) figures shall be updated annually. The assessment rates may be increased in 2017 and 2019 as shown below:

Average Daily Rate	Assessment Per Night		
	Year 1 (2015)	Year 3 (2017)	Year 5 (2019)
Less than \$100	\$0.75	\$0.85	\$0.95
\$100-\$149	\$1.50	\$1.65	\$1.85
\$150-\$199	\$2.25	\$2.50	\$2.75
\$200-\$249	\$3.00	\$3.30	\$3.65
\$250-\$299	\$3.50	\$3.85	\$4.25
Over \$300	\$4.00	\$4.40	\$4.85
Vacation rentals	\$2.00	\$2.20	\$2.40

8. The assessments levied for the SBSCTBID shall be applied toward advertising and communication, sales and marketing, and local destination marketing programs to market assessed lodging businesses in the Santa Barbara South Coast as tourist, meeting, and event destinations, as described in the Plan. Funds remaining at the end of any year may be used in subsequent years in which SBSCTBID

assessments are levied as long as they are used consistent with the requirements of this resolution and the Plan.

9. The SBSCTBID will have a six (6) year term, beginning January 1, 2015 through December 31, 2020 unless renewed pursuant to Streets and Highways Code § 36660.
10. Bonds shall not be issued.
11. The time and place for the public meeting to hear testimony on renewing the SBSCTBID and levying assessments are set for September 30, 2014, at 2:00 PM, or as soon thereafter as the matter may be heard, at the Council Chambers located at 735 Anacapa Street, Santa Barbara, CA 93101.
12. The time and place for the public hearing to renew the SBSCTBID and the levy of assessments are set for October 28, 2014, at 2:00 PM, or as soon thereafter as the matter may be heard, at the Council Chambers located at 735 Anacapa Street, Santa Barbara, CA 93101.
13. The City Clerk is directed to provide written notice to the lodging businesses subject to assessment of the date and time of the meeting and hearing, and to provide that notice as required by Streets and Highways Code § 36623.
14. At the public meeting and hearing the testimony of all interested persons for or against the renewal of the SBSCTBID may be received. If at the conclusion of the public hearing, there are of record written protests by the owners of the lodging businesses within the proposed SBSCTBID that will pay more than fifty percent (50%) of the estimated total assessment of the entire SBSCTBID, no further proceedings to renew the SBSCTBID shall occur for a period of one year.
15. The complete Management District Plan is on file with the City Clerk and may be reviewed upon request.
16. This resolution shall take effect immediately upon its adoption by the City Council.

I HEREBY CERTIFY that the foregoing Resolution of Intention was introduced and adopted at a regular meeting of the City Council on the _____ day of _____ 2015 by the following vote:

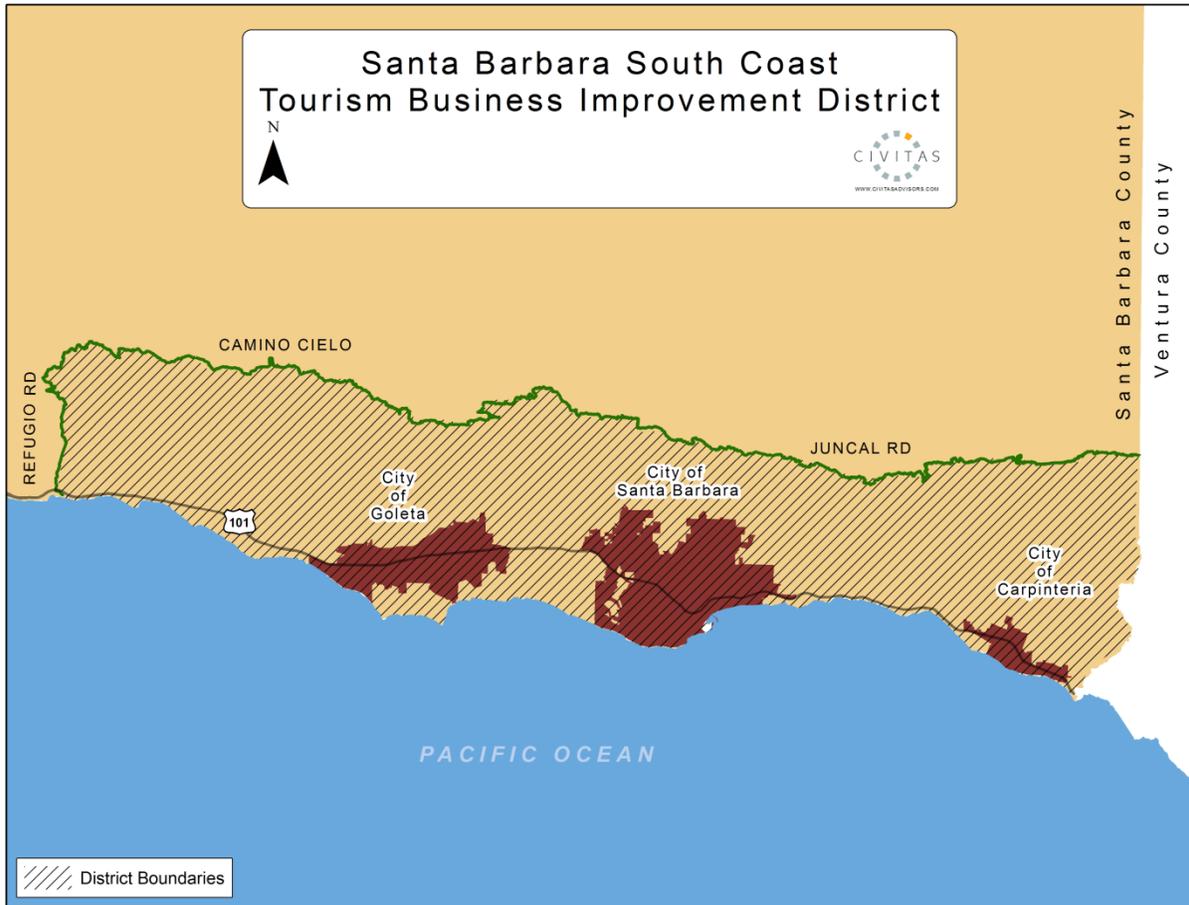
AYES:	Council MEMBERS:
NOES:	Council MEMBERS:
ABSENT:	Council MEMBERS:
ABSTAIN:	Council MEMBERS:

Mayor

ATTEST:

City Clerk

EXHIBIT A District Boundaries





CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: September 9, 2014

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Contract For Construction Of The Mason Street Bridge Replacement Project

RECOMMENDATION: That Council:

- A. Award a contract with Lash Construction, Inc., in their low bid amount of \$6,658,081 for construction of the Mason Street Bridge Replacement Project, Bid No. 3588; and authorize the Public Works Director to execute the contract and approve expenditures of up to \$622,628 to cover any cost increases that may result from contract change orders for extra work and differences between estimated bid quantities and actual quantities measured for payment;
- B. Accept Federal Highway Administration Grant funding in the total amount of \$7,100,000 to cover the cost of construction;
- C. Increase appropriations and estimated revenues by \$200,000 to reflect grant funding approved and received for the design and right-of-way phases of the project that were not previously appropriated;
- D. Increase appropriations and estimated revenues related to the Federal Highway Administration Grant by \$7,100,000 in the Fiscal Year 2015 Streets Capital Fund for the Mason Street Bridge Replacement Project, of which \$6,098,913 will be used for the construction contract with Lash Construction, Inc., and the balance will be used to cover other construction related contracts and costs subject to subsequent Council approval;
- E. Increase appropriations and estimated revenues by \$1,181,795.75 in the Fiscal Year 2015 Streets Capital Fund representing the County's share of the construction contract for the Mason Street Bridge Replacement Project pursuant to an existing cost-sharing agreement between the City and County; and
- F. Receive a presentation regarding the upcoming construction projects in the Lower State Street area, including the area near Mason Street and Cabrillo Boulevard.

EXECUTIVE SUMMARY:

The Mason Street Bridge Replacement Project (Project) will remove the structurally deficient 59 year old bridge and replace it with a new bridge that meets current State of

California Department of Transportation (Caltrans) design standards and flood flow capacity needs identified in the Lower Mission Creek Flood Control Project (LMC Project), which will reduce neighborhood flooding. The Project also includes construction for the Santa Barbara County Flood Control and Water Conservation District (County) of the LMC Project Reach 1A Phase 2 channel that is located immediately adjacent and downstream of the Mason Street Bridge. A cost-sharing agreement approved by Council on January, 4, 2014 provides a mechanism for the County to reimburse the City for its costs. Constructing these two pieces of the LMC Project at the same time will benefit surrounding properties by limiting the construction time.

DISCUSSION:

BACKGROUND

The Project is a part of the overall LMC Project. The LMC Project was initiated as a long-term joint effort between the United States Army Corps of Engineers, the County of Santa Barbara (County), and the City of Santa Barbara (City) in the 1960s. It addresses the last 1.3 miles of lower Mission Creek from just downstream of Canon Perdido Street to the Cabrillo Boulevard Bridge, just before the creek enters the Pacific Ocean. This project is a cooperative project between the City and County.

PROJECT DESCRIPTION

The Project is located at Mason Street between Chapala Street and State Street. The project consists of removing and replacing a concrete bridge and roadway approaches; removing building facilities; abating hazardous building materials; relocating domestic water and sanitary sewer facilities; constructing concrete secant pile channel walls; realigning a roadway; planting landscape materials; and installing storm drainage facilities, street lights, and irrigation systems. The proposed bridge consists of a precast pre-stressed concrete deck and cast-in-place concrete abutment walls incorporating concrete secant pile deep foundations. The concrete secant pile deep foundation was selected as the preferred pile construction method because it is a drilled pile method that greatly minimizes the impacts associated with the conventional pile driving method. This method received special approval from Caltrans and is a milestone for City projects because it is an innovative method that meets or exceeds structural requirements while minimizing environmental impacts.

The Project specifications included an alternate bid for the County's LMC Reach 1A Phase 2 Project that is located immediately adjacent and downstream of the Mason Street Bridge. The LMCFC Reach 1A Phase 2 Project consists of removing and replacing channel walls and widening Mission Creek. The County will be reimbursing the City for their costs through a cost-sharing agreement approved by Council on January, 4, 2014.

CONTRACT BIDS

A total of three bids were received for the subject work, ranging as follows:

	BIDDER	BID AMOUNT
1.	Lash Construction, Inc. Santa Barbara, CA	\$6,658,081.00
2.	Granite Construction Company Santa Barbara, CA	\$6,805,757.48
3.	Disney Construction, Inc. Burlingame, CA	\$8,701,301.00

The bid of \$6,658,081.00, submitted by Lash Construction, Inc. (Lash), is an acceptable bid for both the City and the County that is responsive to and meets the requirements of the bid specifications. The grant portion of the total bid is \$5,544,466 and the recommended change order authority for the City is \$554,447 or 10 percent of the construction cost which is typical for this type of project. The County's portion of the bid is \$1,113,615 and the recommended change order authority is \$68,181 or 10 percent of the first \$250,000 of the construction cost and then 5 percent of the remainder of the construction cost, which is standard for County projects.

CONSTRUCTION MANAGEMENT SUPPORT SERVICES

Staff has selected consultants to provide construction management, engineering support, and environmental monitoring for the Project. The City's portion of the bid came in lower than estimated; however, the costs for construction management are higher than the fifteen percent allowed by the FHWA without special approval. Staff is working with Caltrans to obtain this special approval and will return to Council to award construction phase support service contracts. Staff will return to Council in the near future to award these contracts.

COMMUNITY OUTREACH

The Mason Street Bridge Project is one of several projects that will be starting this fall and scheduled to finish in 2016. The other large projects in the area are the Cabrillo Boulevard Bridge Replacement Project, Entrada de Santa Barbara, and the Children's Museum. There are also be projects slated to begin in the summer of 2015 including the 101 State Street Hotel Project and County LMC Reaches 1B and 2A between Mason Street and Yanonali Street. Staff has been coordinating all this work and has planned traffic control and haul routes to minimize disruption and keep the public safe while work is being conducted.

Approximately two months ago, in advance of anticipated Mason Street Bridge construction, written notices with fact sheets were mailed to adjacent properties within 500 feet of the Project site. The fact sheets contained information about the Project's benefit, location, construction schedule, traffic control showing temporary road closures and detours, staff's contact information, and the City website information for construction status updates.

Staff will also be mailing written notices at a minimum of two weeks in advance of the start of construction activity. The written notices will provide detailed information of construction hours and staff's contact information. Once the construction contractor is issued the notice to proceed, the construction contractor will deliver another written notice, 72 hours in advance of any construction activity, to the adjacent properties within 500 feet of the Project site.

FUNDING

The City has received construction and construction management authorization of \$7,100,000 from the Federal Highway Administration (FHWA) Highway Bridge Program grant for 100 percent of eligible Project construction costs. The grant cost for the construction of the Mason Street Bridge totals \$6,098,913 excluding the cost of construction management, engineering support, and environmental monitoring. Caltrans will adjust the grant amount based on the council award amounts.

The LMCFC Reach 1A Phase 2 Project construction cost is separately funded by the Santa Barbara County Flood Control Benefit Assessment Fees. The division of costs between the City and the County is covered by a cost-sharing agreement, approved by Council on January 14, 2014, and will be approved by the County Board of Supervisors on September 9, 2014. The County's cost totals \$1,181,796.

The City had previously received grant funding for the design and right-of-way phases of the Mason Street Bridge Project. Not all the funding received was appropriated during those phases. Staff recommends that Council appropriate the remaining \$200,000 of available grant funds.

The following table summarizes the construction contract funding recommended in this report:

CONSTRUCTION CONTRACT FUNDING SUMMARY

	Basic Contract	Change Funds	Total
Lash	\$6,658,081.00	\$622,627.75	\$7,280,708.75
TOTAL RECOMMENDED AUTHORIZATION			\$7,280,708.75

The following table summarizes the City's cost of design, right of way acquisition, pre-construction activities, and project management and construction costs being shared by the City and County.

ESTIMATED TOTAL PROJECT COST

**Cents have been rounded to the nearest dollar in this table.*

	GRANT	CITY	COUNTY	TOTAL
Design Cost (Contract)	\$803,159	\$104,058		\$907,217
Right of Way Cost (Contract)	\$74,891			\$74,891
Right of Way Acquisition and Relocation Costs	\$4,695,293			\$4,695,293
Other Preconstruction Cost- Sycamore Tree Propagation (Contract)	\$4,591	\$595		\$5,186
Project Management Cost (City Staff)	\$367,043	\$98,304		\$465,347
Subtotal	\$5,944,977	\$202,957		\$6,147,934
Construction Contract (Base Bid Plus Alternate Bid)	\$5,544,466		\$1,113,615	\$6,658,081
Construction Change Order Allowance	\$554,447		\$68,181	\$622,628
Subtotal	\$6,098,913		\$1,181,796	\$7,280,709
Construction Management Support/Inspection/Material Testing Cost (Contract)	\$1,392,615		\$208,092	\$1,600,707
Engineering Support Services (Contract)	\$166,650			\$166,650
Environmental Coordination/Biological Monitoring (Contract)	\$167,327		\$25,003	\$192,330
Construction Management Cost (City Staff)	\$116,568	\$29,142		\$145,710
Subtotal	\$1,843,160	\$29,142	\$233,095	\$2,105,397
TOTAL PROJECT COST	\$13,887,050	\$232,099	\$1,414,891	\$15,534,040

SUSTAINABILITY IMPACT:

The Project's environmental process has led to many special conditions to protect the environment during construction and provide for sustainability in the future. Native plants will be used, and major species to the riparian community will be restored along the Project Reach. Aquatic habitat will also be enhanced with the improvement of the streambed characteristics. The bridge will be widened from the current 32 feet to just over 49 feet and will provide a bike lane and sidewalks at least 6 feet wide. The bridge widening will improve safety and accessibility for pedestrians and will, therefore; contribute to the City's sustainability goals by encouraging more people to walk, reducing energy consumption and air pollution.

ATTACHMENT(S): Mason Street Bridge Fact Sheet

PREPARED BY: Linda Sumansky, Principal Civil Engineer/JI/mj

SUBMITTED BY: Rebecca J. Bjork, Public Works Director

APPROVED BY: City Administrator's Office



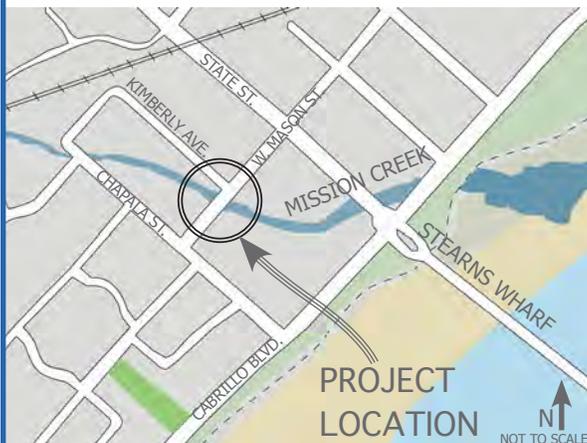
MASON STREET BRIDGE

REPLACEMENT



PROJECT

LOCATION



PROJECT OVERVIEW

The Mason Street Bridge Replacement Project is one of three bridges being replaced over Mission Creek in the lower State Street vicinity. The bridge, built in 1946, has been deemed structurally deficient by CALTRANS and will be replaced to meet current structural standards. The new bridge design will:

- Increase flood capacity
- Increase habitat for the steelhead trout & tidewater gobies
- Improve safety
- Improve street lighting, sidewalks, landscape, & bridge railings

MASON STREET BRIDGE OVER MISSION CREEK BETWEEN STATE ST. & CHAPALA ST.

CONSTRUCTION SCHEDULE

FALL 2014-SUMMER 2016

FUNDING

FEDERAL HIGHWAY BRIDGE PROGRAM

COST

\$7 MILLION



RENDERING OF MASON ST. BRIDGE

MASON STREET BRIDGE REPLACEMENT PROJECT

Construction will include:

- Building demolition
- Bridge replacement
- New channel walls
- Expanded habitat zones
- Kimberly Ave. realignment

There will be area closures during the Mason Street Bridge improvements and detour signage to reduce neighborhood impacts as much as possible. Please see detour map at :

www.santabarbaraca.gov/CabrilloBridgeDetours



construction information

For more information, please contact
 John L. Ilasin, P.E.
 Project Engineer
 805.564.5383
 City Website: www.SantaBarbaraCA.gov

* For monthly construction updates, please go to the City's website. You will find more information at the "Major Construction Projects" link.



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: September 9, 2014

TO: Mayor and Councilmembers

FROM: Transportation Division, Public Works Department

SUBJECT: State Street Safety Guide Pilot Program

RECOMMENDATION:

That Council approve the Scope of Work and authorize release of the Request for Proposals for a State Street Safety Guide Pilot Program.

DISCUSSION:

BACKGROUND

On June 2, 2014, in response to a proposal from Councilmember Rowse, Council allocated \$150,000 from the General Fund for a one year pilot program to provide Safety Guides on State Street and directed staff to return with a scope of work for the pilot program. The pilot program will consist of a contract with a firm to provide two Safety Guides (Guides) to patrol State Street on foot from Victoria Street to Cabrillo Boulevard from 11:00 AM to 7:00 PM, 365 days per year.

To develop the scope of work, staff from the Police Department, Downtown Parking, and the Downtown Organization met with representatives of the Business Improvement Districts and Police Departments of the Cities of Long Beach and Santa Monica in order to examine and understand how their respective programs operate. Both cities have long-running, successful programs, contracting with a private firm that assists their departments in effectively addressing a variety of security issues in their respective downtown areas.

SCOPE OF WORK

The Request For Proposals (RFP) is based on the successful programs in the Cities of Long Beach and Santa Monica. If approved, the City would contract with a firm to provide a two-person patrol, working an eight-hour shift each day on foot, in the State Street corridor (Cabrillo to Victoria and Anacapa to Chapala) 365 days per year. The primary area of concern is State Street. The Guides would be a non-sworn presence dedicated to the downtown corridor, carrying communication devices, and not carrying

weapons of any kind, nor would they have citation authority. They would be working in close coordination with the Police Department, not with the intent of replacing sworn officers, but serving as additional eyes on the street. In addition to assisting the Police, the Guides would provide assistance for visitors, similar to a Downtown Host, and be a point of contact for the merchants.

The firm providing the service would be required to provide extensive training, including training required to be able to qualify for possession of a Guard Card. The Guard Card requirements, among other things, limit the contractor's personnel to those that have no criminal record. Before starting work, Guide personnel would be subject to a final interview and approval by a panel that would include Police Department staff.

STAKEHOLDERS

Staff has included stakeholders in the development of the RFP and will include stakeholders in the selection of the firm and its personnel, and the monitoring of the contractor's performance, including: Downtown Parking (DTP) staff, the Police Department, and the Downtown Organization. DTP staff has met several times with the Police Department in order to include language in the Scope of Work that addresses law enforcement issues in the downtown area, and coordination of efforts. Staff has met with the Downtown Organization's Executive Director and members of its Safety Committee in order to ensure that the Scope of Work addresses the interests of the merchants. Staff will continue to work with the stakeholders in order to maintain communications that would assist in the monitoring of the Contractor's work and ensure the success of the Pilot Program.

Recent collaborative efforts by the stakeholders to address aggressive panhandling have been successful in addressing problem areas. This pilot program would build on that momentum with a more focused effort and additional resources. Other similar communities, like Long Beach and Santa Monica, both of which share these same issues, have shown that having a private, uniformed patrol presence can be effective in assisting the Police in addressing the problems associated with transients, people with mental health issues, and aggressive panhandlers.

REQUEST FOR PROPOSALS PROCESS

To draft the Scope of Work and RFP, City staff has reviewed language from RFPs and contracts from other Cities and Business Improvement Districts that have dealt successfully with similar downtown issues, using a private patrol for similar services.

Proposals will be evaluated by a selection committee composed of the stakeholders, and will be based on the quality of the responses to the different requirements outlined in the RFP. The proposal must describe recent experience providing similar service in Southern California, working with municipal agencies and Business Improvement Districts. Firms submitting proposals must also include a statement of experience, work

plans, qualifications of key personnel, a knowledge and understanding of the downtown corridor's characteristics, the City's program goals, and the costs.

After a thorough review of the proposals, finalists will be selected to be interviewed by the selection committee. Based on the interviews, staff will negotiate a final contract with the most qualified firm and will return to Council for authorization to award the contract.

PROGRAM ADMINISTRATION

Downtown Parking staff, working in close coordination with the Police Department, will manage the State Street Safety Guide Program. DTP staff has a great deal of experience managing projects and programs provided by outside vendors, including those that require close coordination with the Police, merchants, and the general public. Over the years, DTP staff has worked closely with the Police Department in dealing with transients, skateboarders, vandalism and other misbehavior in the City's downtown parking facilities. The Downtown Parking Program has a good reputation for providing the public with cost-effective services with the highest levels of customer service. The contractor will be held to the same level of customer service as DTP staff.

The successful contractor will be required to provide regular program reporting, including the frequency of contact with individuals, calls to the Police, and interactions with the downtown merchants. This regular reporting will assist staff in determining whether or not to recommend to Council continuing with the Safety Guide Program.

BUDGET/FINANCIAL INFORMATION:

\$150,000 has been transferred from the General Fund to the Downtown Parking Program in order to administer the one-year Pilot State Street Safety Guide Pilot Program.

ATTACHMENTS

1. Scope of Work
2. Vicinity Map

PREPARED BY: Browning Allen, Transportation Manager/VG/kts

SUBMITTED BY: Rebecca J. Bjork, Public Works Director

APPROVED BY: City Administrator's Office

IV. PROJECT DESCRIPTION SCOPE OF WORK/SPECIFICATIONS

State Street Safety Guide – PILOT PROGRAM

In order to address the perception and reality of crime and inappropriate conduct in the Downtown area, the City of Santa Barbara proposes to contract with a qualified firm that can implement a State Street Safety Guide Pilot Program. This pilot program will be managed by the City's Downtown Parking staff, working in close coordination with the City's Police Department.

The Contractor shall maintain close coordination at all times with the Santa Barbara Police Department in order to ensure a safer environment in the Downtown Area and contribute to the ongoing success of the program.

Successful completion of the pilot program, demonstrating the value of the program to the City, could result in a renewal of the Safety Guide Program contract for an additional year, up to five years maximum.

SCOPE OF WORK

The goal of the State Street Guide Pilot Program is to maintain a presence in the public areas, primarily State Street, parking facilities, paseos and sidewalks of the Downtown. The purpose of this presence is to both reduce the actual level of crime and unwanted behavior as well as improve the negative perception of safety in the Downtown core by offering assistance as well as outreach to the merchant community and visitors.

State Street Safety Guide Pilot Program contractor will employ trained personnel working as 2-person foot patrols working 8-hour shifts, seven days a week. The Contractor shall submit schedules describing how they will deploy their personnel in order to cover the project area within the specified times.

In addition to the focus on State Street, the Contractor may also propose alternatives that it believes would meet the city's goals, including different staffing levels, shifts, or modes of transportation (such as bicycle or Segway) with proposed schedules, scope and budget, that could enhance the coverage and effectiveness. These alternatives would be listed, along with hourly rates for all personnel, including supervisors and lead personnel. These costs may be included and listed separately in the proposal. Implementation of any alternatives would be subject to negotiation and final City approval.

Scheduling and staffing levels may vary depending on the need, season, weather, special events and greater numbers of visitors on Fridays and Saturdays, or during visits by Cruise ships. In those cases, the Contractor shall work with the City in order to determine the most cost-effective scheduling and deployment of personnel. It is expected that the Contractor will provide a good mix of full-time, part-time and on-call personnel to ensure that all shifts are staffed all the time. At no time shall the Contractor deploy personnel and equipment that would result in exceeding the approved budget.

A Program Manager shall work the necessary number of hours (including nights, weekends or Holidays as necessary) and be available, onsite when necessary, to respond to problems and questions during program hours.

It is clearly expected that the Program Manager will be on duty during the anticipated heavy visitor hours each week. The individuals who have these positions must be flexible about the days and hours they work. Program Manager, Assistant Program Manager and Lead Guide will be expected to work nights and weekends on a regular basis to ensure the Safety Guide Program is meeting the changing needs of the City.

Services Provided

The State Street Safety Guide Pilot Program emphasizes both hospitality and security. The Safety Guides act as additional "eyes and ears" for the Police Department and as roving concierges for the Downtown business community. The Safety Guides will perform a wide variety of tasks and are expected to exercise good independent judgment under minimal supervision. The Safety Guides will work as a team, cooperating with the Police Department and communicating regularly with the downtown merchants. Each Safety Guide will be expected to develop a clear understanding of the issues downtown and develop strong working relationships with the Police Department and Downtown Parking staff.

Project Area

The primary focus for the Pilot Program includes both sides of State Street from Victoria Street to Cabrillo Boulevard, from Anacapa Street to Chapala Street. The area may be expanded at times to include, depending on budget, scheduling, need and City approval, downtown paseos, parking garages and surface parking lots within the area bounded by the streets named above.

Hours of Operation

Initially, the Contractor shall focus on State Street. The Contractor shall provide a 2-person patrol working 8-hour shifts. This patrol will be deployed within the hours of 11:00 a.m. to 7:00 p.m. daily, Monday through Sunday. The Contractor shall have additional, trained, back-up personnel, able to work in case of sickness or other reasons in order to ALWAYS have 2 people on duty.

The Safety Guide Pilot Program will operate seven days a week, 365 days a year. Deployment, work days, hours, and scheduling may be adjusted, with prior City approval, depending on need.

All scheduling and staffing levels will be approved in advance by the City, working in close coordination with the Police Department, and may be modified based on seasonal demand or special events. Contractor shall provide full time personnel on a schedule to be agreed upon by the City. A schedule of observed holidays will be agreed upon in advance. The proposal may also include a proposed holiday schedule with alternative scheduling and staffing.

Any services proposed to be performed outside of the normal agreed upon scope of the program, either overtime or additional personnel or scope, shall be approved in advance by the City of Santa Barbara.

Personnel

The Contractor shall deploy two employees that shall be a presence on State Street during the above-specified hours. All personnel used by the Contractor under this program will be employees of the Contractor, no subcontractors. Contractor shall be responsible for all personnel costs necessary to deliver the Safety Guide Pilot Program, including salaries, benefits, insurance and other expenses, all federal social security taxes, federal and state unemployment taxes, and all other taxes relating to the employees. Contractor must comply with legal requirements including the Federal Fair Labor Standards Act, Equal Opportunity Employment and Americans with Disabilities Act and City of Santa Barbara Living Wage.

The City of Santa Barbara has the right to reject any of the Contractor's applicants for employment, or request immediate replacement of any employee without cause.

The Contractor and the Contractor's employees shall be competent, careful and physically fit. The Contractor's employees shall have a fitness level that would allow them to perform all of their duties on their feet during their entire shift, every day, 40 hours per week. The State Street Safety Guides must be able to walk the entire distance of the project area for the entire day, every day, during daylight and dusk hours and any kind of weather. All Safety Guides shall undertake and obtain "Guard Card" training and certification before starting work. The Contractor shall not knowingly retain any person who repeatedly engages in misconduct or is incompetent or negligent in due and proper performance of his or her duties. The City of Santa Barbara shall have the right to require the Contractor to remove any employee who displays misconduct toward the public or public property, or is discourteous to the public.

All of the contractor's Safety Guides applicants shall be interviewed by Downtown Parking and Police Department staff. Downtown Parking and the Police Department shall have the final hiring approval of ALL State Street Safety Guide personnel.

Contractor's personnel shall NOT have citation authority. They will not carry firearms or any other weapons.

- Contractor shall provide City-approved uniforms that clearly identify their personnel as official City representatives.
- Contractor shall supply their personnel with cell phones and digital cameras.
- Personnel shall not engage or provoke others in an aggressive or confrontational manner.
- Avoid verbal altercations and/or physical confrontations at all times.
- Contact the Police Department when observing illegal behavior

- Safety Guides must be physically fit, able to walk the entire project area every day

Coordination

The Contractor shall work in close coordination with the City's Police Department representatives. Prior to starting the project, the Contractor shall meet with the City's Police Department representatives and Downtown Parking staff to discuss and clarify the project objectives, coordination of the schedule, how personnel shall be deployed, how communications with the Police will be handled and how to best achieve the program's objectives

Training

Training is essential to the success of the program. Before starting work, all personnel shall be fully trained by the Contractor. This training includes the issuance of a "Guard Card" certification. Initial Contractor training will also include some classroom time, field instruction and Police "ride-alongs" in the project area. Contractor personnel shall attend regular briefings conducted by the Police Department. The Contractor shall provide ongoing training to refresh basic knowledge and adapt to any changed conditions. Contractor shall submit a detailed training plan/program and schedule along with their proposal.

Training provided by the Contractor is at the Contractor's sole expense and shall include, but may not be limited to:

- Possession of "Guard Card" certification
- Thorough understanding of the program's goals and objectives
- A working knowledge of applicable sections of the City's Municipal Code
- Policies regarding personal conduct, attitude, etiquette;
- Public Relations and customer service;
- City of Santa Barbara's Employee Code of conduct/rules and regulations;
- Scheduling, assignments, procedures;
- Uniform maintenance, appearance;
- Equipment use and maintenance;
- Cell Phone use
- Daily procedures;
- Special Events procedures;
- Data collection, report writing, emergency reporting procedures;
- Program activity reporting;
- Personal safety policies and procedures; emergency procedures;
- Legal responsibilities;
- Street Smarts; awareness; dealing with conflict and cultural diversity
- Chain of command;
- CPR/First Aid;
- History and organization of the City of Santa Barbara;
- Downtown attractions, landmarks, points of interest;
- Streets, paseos, parking lots and garages
- How to deal with difficult emotional behaviors, the mentally ill, homelessness, aggressive behavior, etc.;
- Dealing with youth and gang activity.
 - Personnel training will include a Police Department orientation, including Ride-Alongs
 - Personnel shall be able to identify those people that have mental disorders, are homeless or are engaging in illegal/illicit behavior and make the appropriate referrals.
 - Qualified firm shall coordinate the scheduling of personnel, including the number, start and end times, total hours and specific days
 - Personnel shall patrol on foot from 10am until 6pm every day, including weekends and Holidays
 - When needed, manager or supervisor shall attend Police briefings, merchant meetings.
 - Weekly check-ins with Downtown Parking staff.
 - Attend monthly Downtown Organization, Downtown Parking Committee, City Council or other Merchant meetings as is appropriate
 - Site visits of Waterfront Shuttle and MTD routes and stops

Additional Personnel and Equipment Information

1. Contractor shall provide all personnel with “Guard Card” training and certification before starting work.
2. Contractor shall provide all Safety Guides with 24-hours of pre-service training.
Current pre-service training calls for the following subjects to be taught:
 - a. Report writing 4 hours
 - b. Communication Skills 2 hours
 - c. Policy and procedures 4 hours
 - d. Ethics 1 hour
 - e. Liabilities 1 hour
 - f. Grooming standards 1 hour
 - g. Business District tour 4 hours
 - h. Radio communication 1 hour
 - i. Community Orientation 4 hours
 - j. Safety Guide’s Role and police relations 2 hours
3. If proposed and approved by the City, Safety Guides may also receive, when scheduling and budget allows, an additional four hours of formal bike training and four hours of Segway training.
4. Safety Guides will serve on an at-will basis. The City reserves the right to request a Safety Guide be replaced at any time, for any reason, including the Supervisors.
5. Four hours of on-going training will be conducted on a quarterly basis.
6. Contractor is responsible for providing any additional necessary equipment, including Smart Phones, for Program Manager, Assistant Program Manager and Lead Guide/Duty Cell, a computer system and any necessary related maintenance or technical support.

Supervision and Project Administration

- Downtown Parking staff, working in close coordination with the Police Department, will administer the program, evaluate Contractor performance, review reports, review and approve invoices and process progress payments.
- Invoices for progress payments must list all personnel and their hourly rates
- Contractor shall only invoice for hours actually worked by the personnel working the project area
- Unless approved in advance by the City, Contractor shall not invoice for work during hours outside of the approved schedule or during inclement weather
- The Contractor shall provide direct supervision of its personnel
- Personnel may receive direction in the field from the Police Department or Downtown Parking Supervisors
- The Contractor’s supervisor(s) shall respond to City inquiries or complaints within 90 minutes
- Contractor shall submit weekly regular Reports that include daily logs
- Logs and reports shall clearly describe the hours worked, locations checked, businesses contacted, incidents and when Police assistance is needed
- Incident reports shall follow the City format.
- For informational purposes, the cost of all the services detailed and provided above shall be paid monthly.
- Weekly logs and reports shall be submitted and approved as to format and content before progress payments are processed
- Contractor’s management team shall meet quarterly with City staff
- Contractor shall meet monthly with Block Captains
- Provide a Final Report with results and recommendations at least 30 days before the end of the contract.

Performance Standards

The philosophy to govern the performance of the City of Santa Barbara’s Safety Guide Program is one of service and outreach, with the intent of making the Downtown a safer and more inviting place for people to live, work, and visit. This

is dramatically different from the usual fixed-post security philosophy, which works to exclude and restrict the use of a place by people.

Working in close coordination with the Police Department, the Safety Guides act as an extra set of eyes and ears for the Police. An additional role for the Safety Guides is to provide information and directions to users of the Downtown, as well as routinely identify those conditions that warrant formal police and sanitation interventions. They will also be heavily involved with Outreach Workers from the City and other Agencies, interacting with the homeless population in the Downtown Area.

It is important that companies wishing to provide State Street Safety Guide services understand the philosophy behind the program and the need to staff these positions with individuals who may be quite different from those that fill positions for ordinary security assignments. In addition to the basic security skills, individuals must possess excellent interpersonal and communication skills, including the ability to work with and appreciate individuals from a wide range of economic and social backgrounds. Individuals must also demonstrate outstanding verbal skills with the ability to communicate information in a clear and friendly manner. Individuals must have the ability to prepare concise and understandable written reports. Of particular interest is the recruiting of people that have studied communication, public service and community relations. The kind of phrases used to describe the kind of individuals that make ideal candidates for this role include: outgoing, social, cordial, friendly, diplomatic, good-natured and pleasant, neighborly and a “people person” not afraid to reach out and make friends with those who live and work in the area. Providing the very best in Customer Service to the public will be a top priority.

Term of Contract

The term for this “Pilot Program” contract will be for twelve (12) months from the date of execution of the contract. Thereafter, upon receiving favorable recommendations, the City of Santa Barbara may exercise its option to renew said contract for an additional year, up to five years maximum. The City of Santa Barbara may terminate the Contract without penalty at any time, with or without cause, by giving Contractor thirty (30) days prior written notice of its election to terminate. In the event Contractor fails to perform services or is in default under the terms of the Contract, the City of Santa Barbara may terminate the Contract immediately and Contractor shall be paid only for the services provided, less any damages or costs incurred by the City of Santa Barbara in the termination of the Contract.

Proposals

Proposals Shall Contain the Following

Company Resources

1. Company Name, address, website, e-mail, phone & fax numbers
2. Local Southern California office information
3. Ownership structure
4. Management structure
 - a. General
 - b. Specific to providing services under this contract, including identification of individuals and their relevant experience.
 - c. Specify the role and responsibilities of supervisors directly managing this contract (where located, how many hours dedicated, their experience).
5. At least 5 years of experience working with at least 5 municipal and/or Business Districts listing references with contact name and telephone number.
 - a. General
 - b. Los Angeles
 - c. In the Southern California area
 - d. Specific to providing services in public areas

EVALUATION

Each proposal for this Pilot Program will be evaluated based upon the quality of the responses to all of the sections in the RFP. Because this is a pilot project and the funding is limited, the City must fulfill its mission while working within a fixed budget. The overall cost of providing the State Street Safety Guide services is a very important element in the evaluation process. However, cost will not be the only factor used to evaluate proposals and select a contractor.

The evaluation committee will be looking for a contractor that understands the mission of the City and has designed a program that addresses the unique characteristics and challenges of providing services in the public right-of-way, parking lots and garages, and paseos. The evaluation committee will be open to suggestions for changes and improvements to the service levels and hours that, in the contractor's opinion, would better achieve the City's goals.

Required Submittals

The following documents are required to be completed by the successful Contractor prior to the execution of a contract:

- All required Certificates of Insurance
- Applicable State of California and City of Santa Barbara business licenses and permits.
- Qualification of Contractors: Any bidder must have been established for a period of at least two years prior to the date of this bid and have a functioning service operation of sufficient size with a Municipality or Business Improvement District, to satisfactorily execute this contract.
- A schedule of all project costs including, salaries and benefits for employees, administrative costs, overhead and profit

A. EVALUATION FACTORS

Corporate Experience: Evaluation will be based on documented experience on similar municipal and business improvement district projects.

References: Evaluation will be based on the offeror's work for previous municipal and/or business improvement district clients receiving similar products and services to those proposed by the offeror for this project.

Project Work Plans: The offeror's work plan will be evaluated based on the quality and thoroughness, and a demonstration of the offeror's knowledge of the current needs of the project area.

Project Management Team: The relevant experience of key personnel based upon the resumes and experience narratives submitted will be evaluated.

Cost: The evaluation of each proposer's cost proposal will be based on whether the proposer can deliver the specified services within the project area and schedule in a cost-effective manner.

Presentation/Demonstration: Proposers will be evaluated based upon the qualifications of their project team, effective communication and understanding of the project area and goals, experience with similar projects, and the quality of responses to questions.

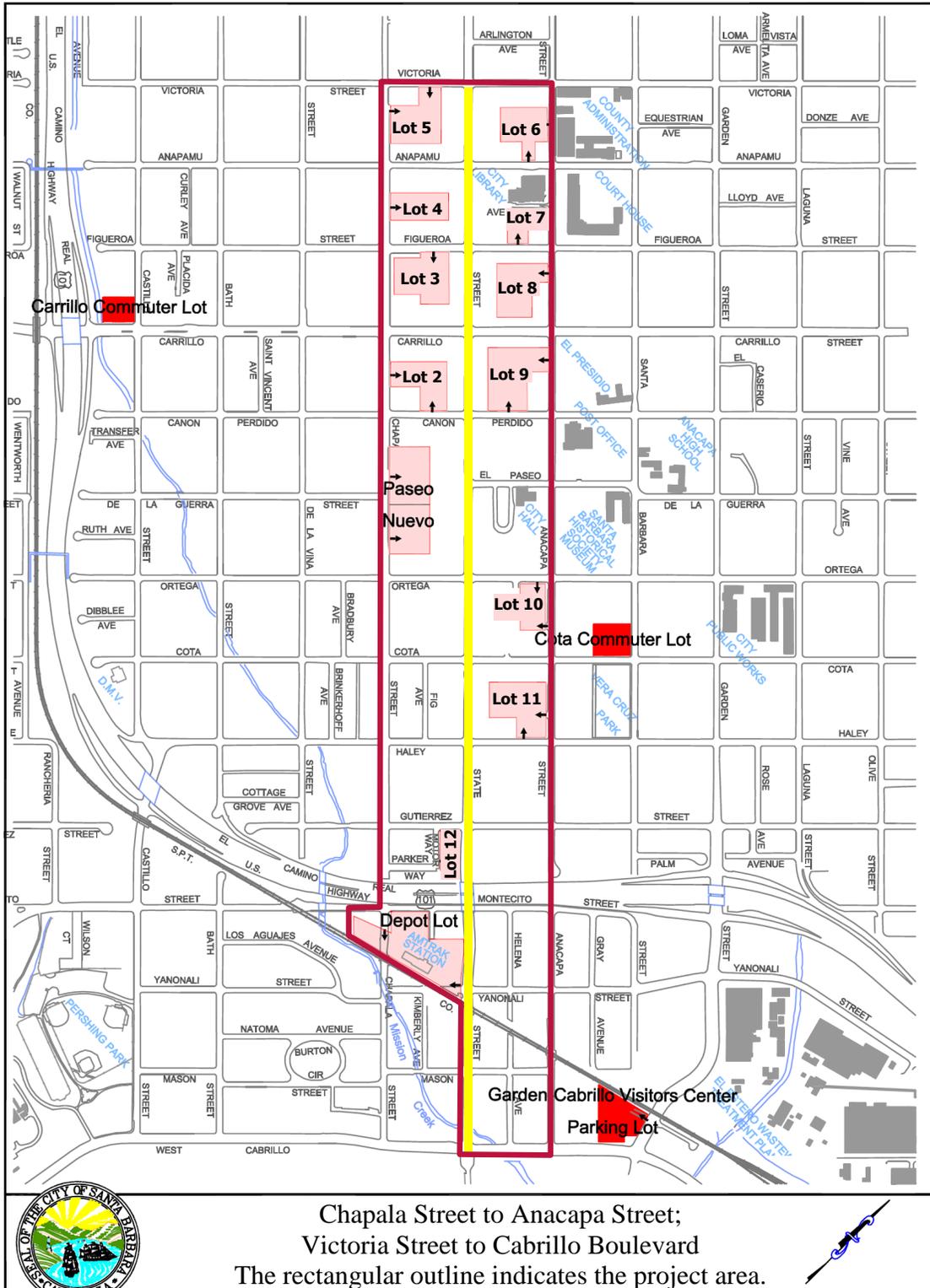
Alternatives: The offeror may submit alternatives that will be evaluated on the relevance, applicability and merit of the response to the specification.

B. EVALUATION PROCESS:

1. All proposals will be reviewed for compliance with the mandatory requirements as stated within the RFP. Proposals deemed non-responsive will be eliminated from further consideration.
2. The City may contact the proposer for clarification of their responses.
3. The City may use other sources of information to perform the evaluation.

4. Responsive proposals will be evaluated on the factors described within the RFP. The most responsible proposers may be selected as finalists based upon their initial proposals or the City may proceed with the proposer considered to be the most responsive. Finalists who are asked or who choose to submit revised proposals for the purpose of obtaining best and final offers will be advised accordingly. Results of oral presentations and product demonstrations will be added to the previously evaluations to attain a final decision. The responsible proposer whose proposal is most advantageous to the City, taking into consideration the evaluation factors, will be recommended for contract award to the City Council. Please note, however, that a serious deficiency in the response to any one factor may be grounds for rejection regardless of overall responsiveness.

State Street Safety Guide-Pilot Program Project Area





CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: September 9, 2014

TO: Mayor and Councilmembers

FROM: Airport Administration, Airport Department

SUBJECT: Introduction of Ordinance For Airline Terminal Solar Photovoltaic Power Purchase Agreement at 500 Fowler Road

RECOMMENDATION:

That Council introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving and Authorizing the Airport Director to Execute a Power Purchase Agreement with SunEdison to Develop, Own, Operate and Maintain a Solar Photovoltaic Generating System at the Airport, and Sell All Power Generated to the Airport.

EXECUTIVE SUMMARY:

Council directed Airport staff to investigate ways to offset increases in carbon emissions anticipated from the new Airline Terminal. The use of a solar photovoltaic (PV) collection system was selected as the best solution. Due to lack of capital funding to construct the PV project, the use of a Power Purchase Agreement, for construction of the project and subsequent sale of the generated power to the Airport, was approved by the Airport Commission. A request for proposals (RFP) process was used to select a company to design, construct, own, and operate the system. Eight firms submitted proposals, three firms were interviewed, and SunEdison was selected as the firm that best meets the needs of the Airport.

SunEdison has developed, financed, and installed over 1,000 individual photovoltaic projects with a total installed capacity exceeding 1.2 GW. The proposed PV collection system will consist of solar photovoltaic panels located on four canopies over the center section of the Airport's long term parking lot. The facility will consist of over 2,500 solar panels mounted on double cantilever canopies.

The term of the Power Purchase Agreement is 20 years and SunEdison's proposed rate per kilowatt hour in year one is \$0.099. The proposed rate inflates at 2.5% per year over the life of the agreement. When SunEdison's proposed pricing is modeled against anticipated Southern California Edison (SCE) pricing over the term of the agreement, in

present value terms, the SunEdison proposal beats SCE pricing by over \$1 million dollars.

DISCUSSION:

Background

During the approval process for the Airline Terminal project, City Council asked that Airport staff explore ways to offset anticipated increases in carbon emissions related to the building under design. Additional carbon emissions were expected due to the increased energy consumption when transitioning from the 1942 era terminal to the new, more automated, much larger Terminal building.

Airport staff identified solar PV, where sunlight is converted directly into electricity, as the most likely source of renewable energy available to accomplish the carbon offset goal. Since capital funding was unavailable for the Airport to construct, operate, and own a solar PV collection system, a Power Purchase Agreement (PPA) approach was selected.

The benefits of Solar PV include:

- Renewable energy source,
- Zero carbon emissions are generated by the facility when in operation,
- Proven and reliable technology,
- Provides shade for some Airport parking customers.

On February 5, 2014, Airport Department issued a request for proposals. The scope for the project was developed with input from Community Environmental Council and City staff. Proposals were received on March 27, 2014. Eight firms submitted proposals. Three firms were invited as finalists to present the proposals and respond to staff questions. SunEdison was selected as the best consultant for the project.

SunEdison proposed a project that closely matched the specifications developed by staff. The firm demonstrated an outstanding portfolio of projects that included substantial experience with municipal Power Purchase Agreements and experience with developing PV projects at airports. The proposed schedule reflected some optimism, but was realistic and acknowledged the need to avoid impacts to Airport parking during peak travel times. Further, SunEdison's proposed pricing structure was one of the most favorable for the Airport among those received.

Since its inception in 2003, SunEdison has developed, financed and installed over 1,000 individual photovoltaic projects with a total installed capacity exceeding 1.2 GW. Their expertise encompasses all facets of solar development including site evaluation, financing, procurement, construction management, operation and maintenance. Within their portfolio SunEdison has developed:

- 120 MW of PV under Power Purchase Agreements with municipal customers
- 40 MW of PV at airports
- Systems that have generated over 3,849 GWh

Once the Power Purchase Agreement is executed, SunEdison will begin designing and permitting the proposed solar PV project. It is estimated that it will take approximately 1.5 years from the date the agreement is executed until the project is completed and power is delivered to the Airline Terminal.

Proposed Facility

The proposed PV collection system will consist of solar photovoltaic panels located on four canopies over the center section of the Airport's long term parking lot. The facility will consist of over 2,500 solar panels mounted on double cantilever canopies. Canopies will provide shade, but will not be watertight. The array is expected to produce approximately 1,536,000 kilowatt hours per year, which is roughly 80% of the Airline Terminal's annual electrical load. Power generated will be transmitted underground and delivered to the Airline Terminal electrical switchgear.

In anticipation of the project, and to reduce the impact on newly installed infrastructure, conduit was installed from the Moffett and Fowler intersection to the Terminal's electric service point. SunEdison will be responsible for connecting the system to the existing conduit. Energy produced by the proposed system will be metered as it is delivered to the Terminal.

Net metering will allow any excess energy produced during the day to go onto the electrical grid and be used during nighttime hours when the system is not producing. Under the current power tariff structure, the system will produce energy and credits for overproduction at mid-day when energy prices are highest. Credits earned during peak rates will be used to power the facility during less expensive mid-peak and off-peak hours. Said another way, we will be selling excess energy back to SCE during the middle of the day at a high on-peak price and buying the power back during night, morning and evening hours at a much lower off-peak or mid-peak price (keeping in mind that the Public Utilities Commission can change tariffs and tariff rules at any time.)

Proposed Power Purchase Agreement

Under a Power Purchase Agreement (PPA) arrangement, a third party plans, finances, permits, builds, owns, and operates a solar collection system on the Airport. In exchange, the Airport agrees to purchase all power produced by the system and delivered to the Airport's electric meter at a pre-determined price, over the 20 year term of the agreement.

The PPA is based on the agreement entered into successfully by the City with the provider of the solar PV collection facility at the Public Works Department's Corporate Yard. In addition to terms and conditions for development, operation, maintenance of

the system, the proposed agreement describes system output and pricing for the energy produced over the life of the agreement.

A brief outline of the specifics of the agreement include:

- Term of agreement is 20 years;
- SunEdison will plan, permit, construct, own, operate and maintain the facility;
- SunEdison guarantees that system will produce at least 90% of anticipated output annually; and
- At end of the agreement, City will have the option to purchase the facility at fair market value or have SunEdison remove the facility and return the site to original condition.

Airport Commission

Airport Commission recommended approval of the Power Purchase Agreement with SunEdison at the regularly scheduled meeting on August 20, 2014.

BUDGET AND FINANCIAL INFORMATION:

The Airport will purchase all the energy produced by the proposed SunEdison facility, in lieu of purchasing the energy from Southern California Edison (SCE). SunEdison's proposed rate per kilowatt hour in year one is \$0.099. The proposed rate inflates at 2.5% per year over the life of the agreement. When SunEdison's proposed pricing is modeled against anticipated Southern California Edison (SCE) pricing over the term of the agreement, in present value terms, the SunEdison proposal beats SCE pricing by over \$1 million dollars over the 20 year term of the agreement.

SUSTAINABILITY:

While generating electric energy, solar PV panels produce zero emissions. Up to 80% of the Airline Terminal's annual electrical demand is expected to be powered by the proposed solar PV facility.

PREPARED BY: Jeff McKee, Maintenance Superintendent

SUBMITTED BY: Hazel Johns, Airport Director

APPROVED BY: City Administrator's Office

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA APPROVING AND AUTHORIZING THE AIRPORT DIRECTOR TO EXECUTE A POWER PURCHASE AGREEMENT WITH SUNEDISON TO DEVELOP, OWN, OPERATE AND MAINTAIN A SOLAR PHOTOVOLTAIC GENERATING SYSTEM AT THE AIRPORT, AND SELL ALL POWER GENERATED TO THE AIRPORT.

THE COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN AS FOLLOWS:

In accordance with the provisions of Section 521 of the Charter of the City of Santa Barbara, that certain Power Purchase Agreement between the City of Santa Barbara and SunEdison, authorizing SunEdison to develop, own, operate and maintain a solar photovoltaic generating system at the Airport, and sell all power generated to the Airport for a term of twenty years, is hereby approved.



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: September 9, 2014

TO: Mayor and Councilmembers

FROM: City Administrator's Office

SUBJECT: Public Employment/Public Employee Appointment

RECOMMENDATION:

That Council hold a closed session, per Government Code Section 54957(b)(1), to discuss the appointment for the position of Acting City Administrator and, if appropriate, make a decision regarding that appointment.

SCHEDULING: Duration, 30 minutes; anytime

REPORT: Possible

SUBMITTED BY: Helene Schneider, Mayor

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: September 9, 2014
TO: Mayor and Councilmembers
FROM: City Attorney's Office
SUBJECT: Conference with City Attorney – Pending Litigation

RECOMMENDATION:

That Council hold a closed session to consider pending litigation pursuant to subsection (d)(1) of section 54956.9 of the Government Code and take appropriate action as needed.

The pending litigation is *Tony Denunzio v. City of Santa Barbara, et al.*, USDC Case No. CV-13-06542 GW (MANx).

SCHEDULING: Duration, 15 minutes; anytime
REPORT: None anticipated
SUBMITTED BY: Ariel Calonne, City Attorney
APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: September 9, 2014
TO: Mayor and Councilmembers
FROM: City Attorney's Office
SUBJECT: Conference With City Attorney – Pending Litigation

RECOMMENDATION:

That Council hold a closed session to consider pending litigation pursuant to subsection (d)(1) of section 54956.9 of the Government Code and take appropriate action as needed.

The pending litigation is *Brittney Cotledge vs. City of Santa Barbara, et. al., USDC Case No. CV 12-08623 MRW.*

SCHEDULING: Duration, 15 minutes; anytime
REPORT: None anticipated
SUBMITTED BY: Ariel Calonne, City Attorney
APPROVED BY: City Administrator's Office