



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: February 12, 2008

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Approve Professional Services To Initiate The Underground Utility Assessment District On Chapala Street

RECOMMENDATION: That Council:

- A. Receive and file this report as a "Certificate of Sufficiency" that residents between 1209 and 2535 Chapala Street, including properties along portions of their surrounding streets, have submitted a petition signed by property owners of not less than 60% of land area proposed to be included within the benefit assessment district, requesting that an Underground Utility Assessment District (UUAD) be initiated;
- B. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Initiating Proceedings for the Formation of an Underground Utility Assessment District for Chapala Street; and
- C. Authorize the Public Works Director to execute a professional services contract with Harris and Associates (Harris) in the amount of \$29,200 for Assessment Engineer Services associated with the Chapala Street UUAD Project.

DISCUSSION:

On November 22, 2005, Council approved the use of the Underground Fund for start-up costs by neighborhoods interested in undergrounding their utilities through the creation of UUADs. If the UUAD is successfully formed, the City recovers these costs as part of the overall neighborhood assessment. Council subsequently adopted Resolution Number 06-025 (Attachment 1), detailing City policy for creation of UUADs, on April 18, 2006.

The residents between 1209 and 2535 Chapala Street, including properties along portions of adjacent streets, have submitted a petition signed by property owners of not less than sixty percent (60%) of area of land proposed to be included within the benefit assessment district (Attachment 2). They have requested that the City adopt the subject Resolution and initiate the formation of the UUAD. The Chapala Street UUAD petition was signed by 105 of the 129 parcel owners (73.5% of the area of land) in support of the project. The petition has been filed with the City Clerk's Office and is available for public review.

REVIEWED BY: _____ Finance _____ Attorney

Agenda Item No. _____

ASSESSMENT ENGINEER SERVICES

California Municipal Improvement Act of 1913 requires preparation of an Assessment Engineer's Report identifying the assessed benefit, resulting cost, and method for distributing costs amongst all affected parcel owners in the proposed UUAD. Detailed cost estimates are prepared by the utility companies and included within the Engineer's Report.

Once prepared, the Engineer's Report is filed with the City Clerk for submission to City Council for approval. Upon its approval, ballots will be mailed to each parcel owner within the proposed UUAD and a date is set for a public hearing. Ballots are counted at the public hearing, and in the absence of a majority protest, Council may then adopt a Resolution to form the UUAD. A majority protest exists if ballots submitted in opposition to the assessment exceed ballots submitted in favor of the assessment, with ballots weighted according to the proportional financial obligation of the affected property. If a majority protest exists, proceedings to form the UUAD would be abandoned and the City would not attempt to recover start-up support costs from property owners. It is important to note that Council is not forming the UUAD today.

The City solicited proposals from firms with experience in Assessment Districts and has selected Harris. Harris currently provides Assessment Engineering Services for the Eucalyptus Hill Road UUAD Project and is one of the City's Pre-qualified Engineering Services consultants. Staff recommends that Council authorize the Public Works Director to execute a professional services contract with Harris in the amount of \$29,200 for Assessment Engineer Services. If the UUAD is formed, this cost will be added to the assessment.

UTILITY COMPANIES' ENGINEERING SERVICES

Staff requested estimates from the utility companies to prepare utility design and cost estimates for the Chapala Street UUAD. Staff recommends the City issue Purchase Orders in amounts not to exceed \$25,000 to Southern California Edison (SCE), \$14,000 to Verizon, and \$2,500 to Cox Communications. These amounts are within the approval authority of the City Administrator and Public Works Director. These costs will be reported in the Assessment Engineer's Report and added to the assessment.

SURVEY MAP

The utility companies require an accurate survey of the proposed UUAD, identifying existing surface (poles, driveways, etc.) and sub-surface features (water and wastewater mains) in order to prepare their designs. The City survey crew will prepare the survey map at an estimated cost of \$25,000. This cost will also be added to the assessment.

OTHER PROFESSIONAL SERVICES

At the September 26, 2006 Council meeting, Council approved a consultant services contract with Facilities Management Specialists (FMS) to provide project management and coordination for neighborhood UUAD projects. There are sufficient funds in the existing contract with FMS to provide these services for the Chapala Street UUAD project.

As with the two previously approved UUAD projects, staff recommends the City issue a Purchase Order in the amount not to exceed \$5,000 to Steve Friesen Utility Consultant to provide technical services, including coordination of maps and securing materials for the utility companies to design and engineer the underground system. This amount is within the approval authority of the Public Works Director. This cost will be reported in the Assessment Engineer's Report and added to the assessment based on actual costs.

FUNDING

There are sufficient funds in the Undergrounding Fund to cover the cost of these services. As noted, if the UUAD is successfully formed, these costs will be reimbursed to the fund.

SUSTAINABILITY IMPACT:

Undergrounding overhead utilities within the City contributes to the safety and sustainability of the City power and communication systems.

ATTACHMENT(S): 1. City Council Resolution Number 06-025 (City Policy for UUADs)
2. Chapala Street UUAD Site Map

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

SUBMITTED BY: Paul Casey, Acting Public Works Director

APPROVED BY: City Administrator's Office

RESOLUTION NO. 06-025

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SANTA BARBARA ESTABLISHING A POLICY FOR THE
CREATION OF UNDERGROUND UTILITY ASSESSMENT
DISTRICTS

WHEREAS, the undergrounding of utilities contributes to neighborhood beautification, the improvement of scenery, and an opportunity to upgrade infrastructure;

WHEREAS, the City Council wishes to clarify its intent regarding the undergrounding of utilities;

WHEREAS, it is the desire of the City Council to be responsive to residents who want to be assessed for utility undergrounding; and

WHEREAS, the City Council desires to clarify the public policy allowing for the creation of underground utility assessment districts.

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

SECTION 1. General Statement of Policy. It shall be the policy of the City of Santa Barbara to support the undergrounding of utilities when requested by the homeowners of a particular neighborhood.

SECTION 2. Neighborhood Underground Utility Assessment District Formation. Neighborhoods that seek to have utilities undergrounded should submit a petition in accordance with the requirements of Santa Barbara Municipal Code Chapter 4.60. The City will support petitions through City staff coordinating with local utilities, providing a handout defining the process, and funding support.

SECTION 3. Funding of the Engineer's Report. The City will fund start-up support for the formation of a District. This support consists of an Assessment Engineer, who prepares the Engineer's Report, obtains the cost estimates, and assists with the Proposition 218 voting process. If the assessment district is ultimately approved, the City will be reimbursed, and the costs of the start-up support will be made part of the assessment. If the district fails to be approved, the City will not seek to recover the funds.

SECTION 4. Expected Construction Contributions by the City. If the assessment district is approved by the property owners and City Council, the City will not contribute to any of the construction costs.

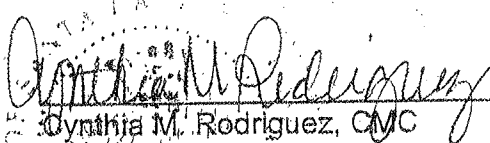
RESOLUTION NO. 06-025

STATE OF CALIFORNIA)
)
COUNTY OF SANTA BARBARA) ss.
)
CITY OF SANTA BARBARA)

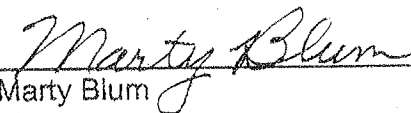
I HEREBY CERTIFY that the foregoing resolution was adopted by the Council of the City of Santa Barbara at a meeting held on April 18, 2006, by the following roll call vote:

- AYES: Councilmembers Iya G. Falcone, Roger L. Horton, Grant House, Helene Schneider, Das Williams; Mayor Marty Blum
- NOES: None
- ABSENT: Councilmember Brian B. Barnwell
- ABSTENTIONS: None

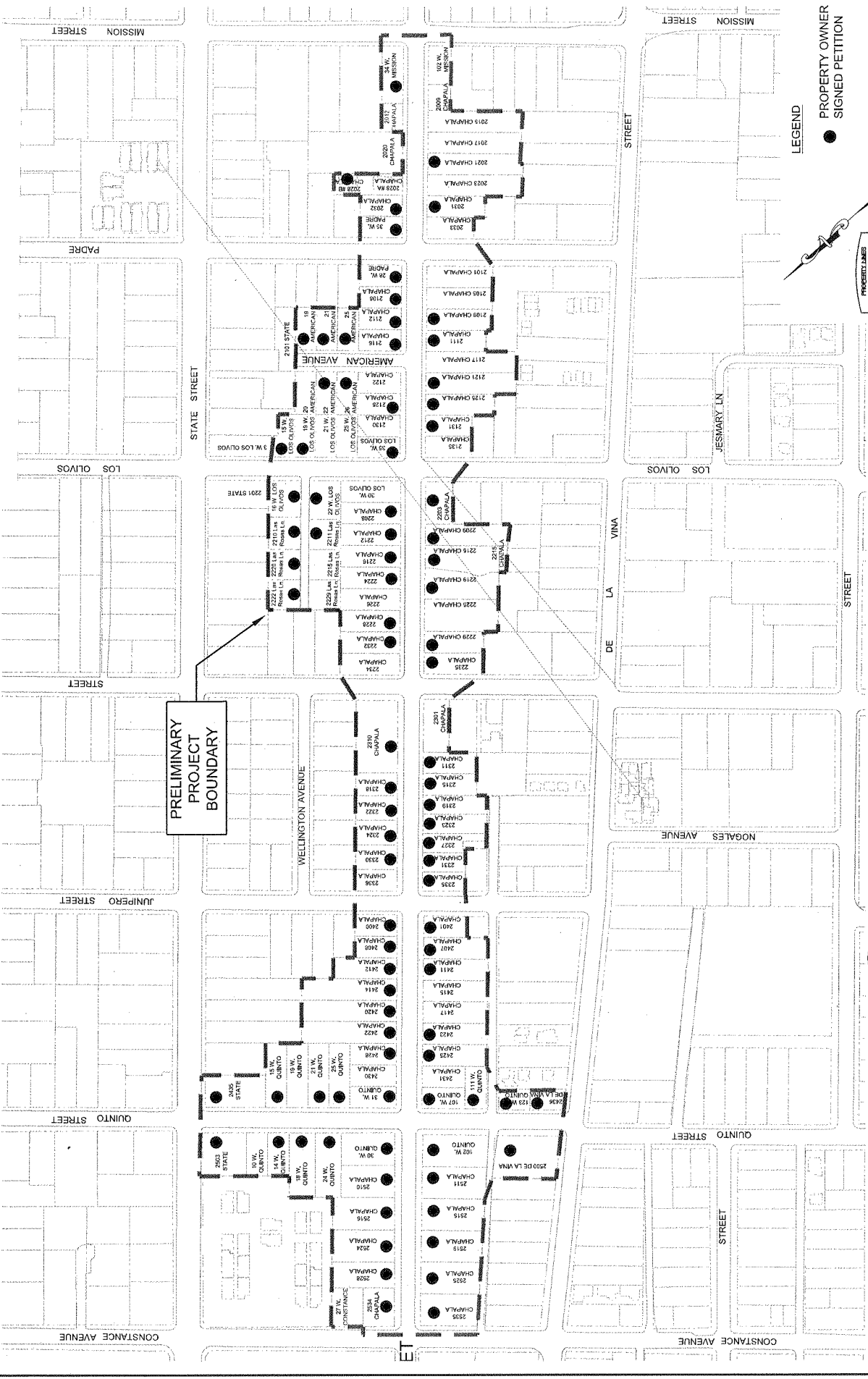
IN WITNESS WHEREOF, I have hereto set my hand and affixed the official seal of the City of Santa Barbara on April 19, 2006.


Cynthia M. Rodriguez, CMC
City Clerk Services Manager

I HEREBY APPROVE the foregoing resolution on April 19, 2006.


Marty Blum
Mayor

ATTACHMENT 2



PRELIMINARY PROJECT BOUNDARY

LEGEND

PROPERTY OWNER
SIGNED PETITION

PROPERTY LINES
AS APPROXIMATE



CITY OF SANTA BARBARA
PUBLIC WORKS DEPARTMENT ENGINEER-IN-CHARGE
APPROVED: _____ DATE: _____
PROJECT ENGINEER



DATE APPROVED	DATE
DRAWN	PROJECT ENGINEER
CHECKED	DATE
IN CHARGE	
SCALE	
PROJECT NO.	
DATE	
SCALE	
PROJECT NO.	
DATE	
SCALE	
PROJECT NO.	

UNDERGROUND UTILITY ASSESSMENT DISTRICT
PRELIMINARY PROJECT BOUNDARY
NORTH CHAPALA



DATE APPROVED	DATE
DRAWN	PROJECT ENGINEER
CHECKED	DATE
IN CHARGE	
SCALE	
PROJECT NO.	
DATE	
SCALE	
PROJECT NO.	

SCALE: N/A
VERT. 1"=100'
HOR. 1"=100'