

**CITY OF SANTA BARBARA
CITY COUNCIL
FINANCING AUTHORITY**

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



James L. Armstrong
City Administrator

Stephen P. Wiley
City Attorney

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

**DECEMBER 10, 2013
AGENDA**

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

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

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

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

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

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

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

ORDER OF BUSINESS

2:00 p.m. - City Council Meeting
2:00 p.m. - Special Financing Authority Meeting

REGULAR CITY COUNCIL MEETING – 2:00 P.M. SPECIAL FINANCING AUTHORITY MEETING – 2:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

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 December 31, 2013.

CHANGES TO THE AGENDA

PUBLIC COMMENT

CONSENT CALENDAR

2. Subject: Minutes

Recommendation: That Council waive further reading and approve the minutes of the regular meeting of November 12, 2013, and the adjourned regular meeting of November 25, 2013.

CONSENT CALENDAR (CONT'D)

3. Subject: Resolution Of Council Findings Regarding Arlington Village (640.07)

Recommendation: That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Denying the Appeal and Upholding the Decision of the Historic Landmarks Commission to Approve the Application of Metropolitan Theatres Corporation for a Project Located at 1330 Chapala Street (MST2013-00169) and Known As the "Arlington Village" Project.

4. Subject: Local Coastal Program Grant Application Resolution (650.04)

Recommendation: That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Supporting a Grant Application to Update the City of Santa Barbara Local Coastal Program (LCP) to Address Sea-Level Rise, Coastal Hazards and Other Climate Change-Related Impacts.

5. Subject: Authorization Of Payment To Southern California Edison For Interconnection At The City's Hydroelectric Plant (380.01)

Recommendation: That Council authorize the Public Works Director to approve payment to Southern California Edison for installation of interconnection equipment at the City's Hydroelectric Plant in the amount of \$106,628, and an additional \$10,663 to cover any unforeseen costs.

6. Subject: Extension Of Banking Services Agreement (210.03)

Recommendation: That Council authorize the Finance Director to negotiate and execute a second amendment to banking services agreement, in a form acceptable to the City Attorney, with Union Bank, to provide banking services on the same terms and conditions as Agreement No. 22,312 and the First Amendment dated December 14, 2011, for an additional two months through February 28, 2014.

7. Subject: Entrada De Santa Barbara Owner Participation Agreement, Substantial Encroachment And Land Development Agreements (700.07)

Recommendation: That Council:

- A. Authorize the City Administrator to execute an Amendment to the April 2004 Owner Participation Agreement with 35 State Street Hotel Partners, LLC, in a form of agreement approved by the City Attorney;

(Cont'd)

CONSENT CALENDAR (CONT'D)

7. (Cont'd)

- B. Authorize the Public Works Director to execute a standard City Land Development Agreement (and related subsidiary agreements), in a form of agreement approved by the City Attorney, for the remaining public improvements associated with the Entrada Project; and
- C. Authorize the Public Works Director to execute a standard City Substantial Encroachment Agreement for the Entrada Project's Hotel Arcade on East Mason Street.

8. **Subject: Contract For Design Of Lift Station Improvement Project (540.13)**

Recommendation: That Council authorize the Public Works Director to execute a City Professional Services contract with MNS Engineers in the amount of \$188,350 for design services for the Lift Station Improvement Project, and authorize the Public Works Director to approve expenditures of up to \$18,835 for extra services of MNS Engineers that may result from necessary changes in the scope of work.

9. **Subject: Agreement For Fats, Oils, And Grease Inspection Services For Food Services Establishments (540.13)**

Recommendation: That Council authorize the Public Works Director to execute a one-year City professional services agreement with Wallace Group for fats, oils, and grease inspection services for the City's food service establishments in an amount not to exceed \$149,575, and authorize the Public Works Director to approve expenditures of up to \$14,958 for extra services that may result from necessary changes in the scope of work.

10. **Subject: Professional Services Agreement For Final Design Of Santa Barbara Police Department Vehicle Access Security Gate Project (320.01)**

Recommendation: That Council authorize the Public Works Director to execute a Professional Services Agreement with Kruger, Bensen, Ziemer Architects, Inc., in the amount of \$25,750 for the final design of the Vehicle Access Security Gate Project at the Santa Barbara Police Department at 215 East Figueroa Street, and authorize the Public Works Director to approve expenditures of up to \$2,575 for extra services that may result from necessary changes in the scope of work.

CONSENT CALENDAR (CONT'D)

11. Subject: Professional Services Agreement For Santa Barbara Police Department HVAC Design (320.01)

Recommendation: That Council authorize the Public Works Director to execute a standard City Professional Services contract with Mechanical Engineering Consultants for \$150,000 for the design of a new heating, ventilation and air conditioning system for the Police Department building.

12. Subject: Declaration Of Fire Engine As Surplus, And Donation Of Said Fire Engine (520.03)

Recommendation: That Council authorize the General Services Manager to prepare all documentation required to donate one (1) surplus 1983 Mack fire engine, Vehicle No. 1264, to Allan Hancock College Regional Fire Academy.

NOTICES

13. The City Clerk has on Thursday, December 5, 2013, 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 concludes the Consent Calendar.

CITY COUNCIL AND FINANCING AUTHORITY REPORTS

14. Subject: 2014 Waterfront Refunding Revenue Bonds (210.05)

Recommendation:

- A. That the Board adopt, by reading of title only, A Resolution of the Board of Directors of the Santa Barbara Financing Authority Authorizing the Execution and Delivery by the Authority of an Installment Sale Agreement, a Trust Agreement and a Letter Agreement for Purchase in Connection With the Execution and Delivery of Santa Barbara Financing Authority Waterfront Refunding Revenue Bonds, Series 2014, Authorizing the Execution and Delivery of Such Bonds in an Aggregate Amount Not to Exceed \$14,000,000, and Authorizing Related Actions;

(Cont'd)

CITY COUNCIL AND FINANCING AUTHORITY REPORTS (CONT'D)

14. (Cont'd)

- B. That Council introduce, by reading of title only, an Ordinance of the Council of the City of Santa Barbara Authorizing the Execution and Delivery by the City of an Installment Sale Agreement and a Letter Agreement for Purchase and Approving the Execution of a Trust Agreement by the Authority in Connection with the Execution and Delivery of Santa Barbara Financing Authority Waterfront Refunding Revenue Bonds, Series 2014, and Authorizing Related Actions; and
- C. That Council approve and authorize the City Administrator to execute a Commitment Letter between the City and Compass Bank.

CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS

COMMUNITY DEVELOPMENT DEPARTMENT

15. Subject: Freedom Warming Centers Funding Request (660.04)

Recommendation: That Council:

- A. Consider the request from The Unitarian Society to support the Freedom Warming Centers' pilot emergency overflow site;
- B. If approved, authorize the Assistant City Administrator to execute an agreement with The Unitarian Society for up to \$15,000 for the operation of the pilot emergency overflow site from December 15, 2013, through March 31, 2014, subject to City Attorney approval as to form; and
- C. Appropriate \$15,000 from the Overnight Accommodation reserves funds held within the General Fund.

PUBLIC HEARINGS

16. Subject: Proposed City Landmark Designation Of The Hodges House And Property Improvements At 2112 Santa Barbara Street (640.06)

Recommendation: That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Designating the Hodges House and Property Improvements at 2112 Santa Barbara Street as a City Landmark.

CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS (CONT'D)

COMMUNITY DEVELOPMENT DEPARTMENT (CONT'D)

17. Subject: Mills Act Historic Property Contract For 2112 Santa Barbara Street - Assessor's Parcel Nos. 025-252-006 And -007 (640.06)

Recommendation: That Council consider approval of an exception to the Mills Act contract limits outlined in Santa Barbara Municipal Code Section 22.22.160.C.4(m) for historic property at 2112 Santa Barbara Street, subject to completion of City Landmark Designation, and authorize the Community Development Director to execute a historic property contract.

18. Subject: General Plan Safety Element Update (650.06)

Recommendation: That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Adopting the 2013 Safety Element Update to the General Plan and Making Environmental Findings Pursuant to the California Environmental Quality Act.

(Continued from November 12, 2013, Item No. 12)

COUNCIL AND STAFF COMMUNICATIONS

COUNCILMEMBER COMMITTEE ASSIGNMENT REPORTS

CLOSED SESSIONS

19. Subject: Public Employment/Public Employee Appointment (160.01)

Recommendation: Continuation of the December 5, 2013 closed session, pursuant to Section 54957 of the Government Code, regarding the appointment of an interim City Attorney. The Council will announce in open session the selection of the Interim City Attorney.

Position Title: Interim City Attorney

Scheduling: Anytime.

Report: The Council will announce the selection of the Interim City Attorney.

CLOSED SESSIONS (CONT'D)

20. Subject: Conference With Labor Negotiator (440.05)

Recommendation: That Council hold a closed session, per Government Code Section 54957.6, to consider instructions to City negotiator Kristy Schmidt, Employee Relations Manager, regarding negotiations with the General Bargaining Unit, Treatment and Patrol Bargaining Units, Hourly Bargaining Unit, Police Management Association, and regarding salaries and fringe benefits for certain unrepresented management and confidential employees.

Scheduling: Duration, 30 minutes; anytime

Report: None anticipated

ADJOURNMENT