

**CITY OF SANTA BARBARA
CITY COUNCIL**

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



James L. Armstrong
City Administrator

Stephen P. Wiley
City Attorney

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

**MARCH 6, 2012
AGENDA**

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

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

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

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

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

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

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CEREMONIAL ITEMS

- 1. Subject: Proclamation Declaring March 6, 2012, As Arbor Day (120.04)**
- 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 March 31, 2012.

CHANGES TO THE AGENDA

PUBLIC COMMENT

CONSENT CALENDAR

- 3. Subject: Minutes**

Recommendation: That Council waive the reading and approve the minutes of the special meeting of February 9, 2012.

CONSENT CALENDAR (CONT'D)

4. Subject: Introduction Of Ordinance For Lease Of City Attorney Office Space At 740 State Street (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 Authorizing the City Attorney to Execute Amendment No. 3 to Agreement No. 16,332 with BDC Management, as Agents for the Owners, to Extend the Term of the Lease for the City Attorney's Office at 740 State Street, Suite 201, from February 1, 2012, to July 31, 2017.

NOTICES

5. The City Clerk has on Thursday, March 1, 2012, posted this agenda in the Office of the City Clerk, on the City Hall Public Notice Board on the outside balcony of City Hall, and on the Internet.

This concludes the Consent Calendar.

CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS

CITY ATTORNEY

6. Subject: Ordinance Amendments Related To Construction Prohibited In The Vicinity Of The Conejo Landslide And Homes Destroyed In The Tea Fire (640.04)

Recommendation: That Council introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Amending Chapter 22.90 of Title 22 of the Municipal Code in Order to Define "New Construction" to Allow Those Homes Which Existed on November 12, 2008, to be Rebuilt When They Have Been Destroyed by Fire or Other Casualty.

PUBLIC WORKS DEPARTMENT

7. Subject: Contract For The Supply Of Electric Vehicle Charging Units And Supporting Service Agreement (330.05)

Recommendation: That Council:

- A. Authorize the Public Works Director to execute a contract with Coulomb Technologies to supply at least six electric vehicle charging stations; and
- B. Authorize the Public Works Director to execute a contract with Coulomb Technologies for enrollment in the ChargePoint Network.

COUNCIL AND STAFF COMMUNICATIONS

COUNCILMEMBER COMMITTEE ASSIGNMENT REPORTS

CLOSED SESSIONS

8. 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 General bargaining unit, the Supervisory bargaining unit, and the Police Management bargaining unit, and regarding discussions with confidential employees and unrepresented management about salaries and fringe benefits.

Scheduling: Duration, 45 minutes; anytime

Report: None anticipated

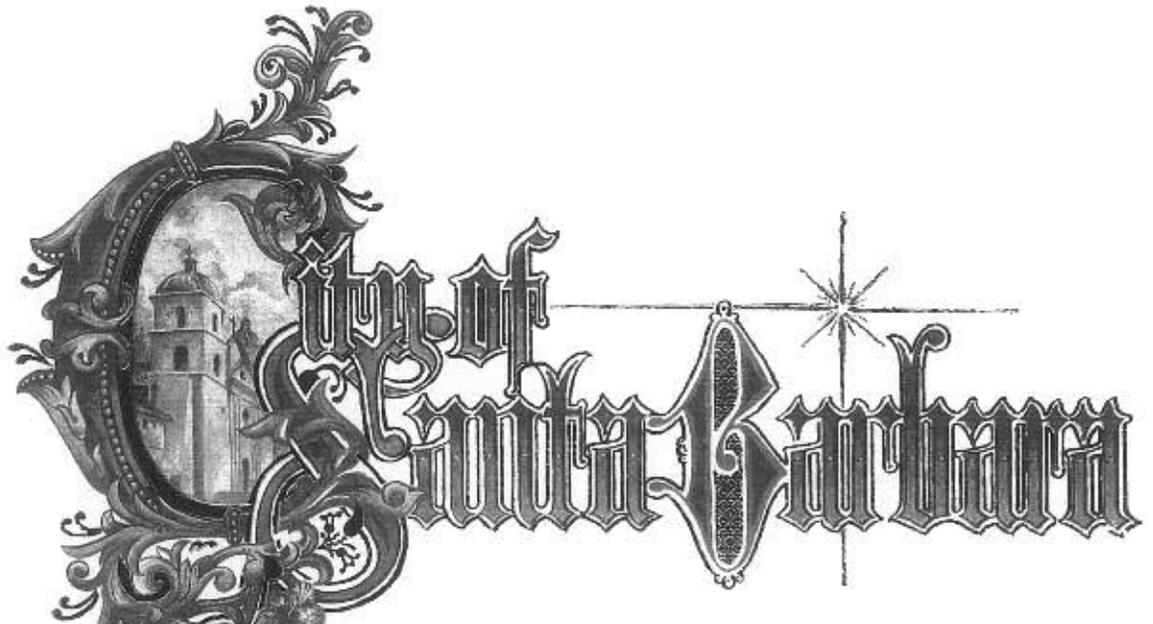
9. Subject: Conference With Legal Counsel - Pending Litigation (160.03)

Recommendation: That Council hold a closed session to consider pending litigation pursuant to subsection (a) of section 54956.9 of the Government Code and take appropriate action as needed. The pending litigation is *Santa Barbara Channelkeeper v. City of Santa Barbara*, USDC Case No. CV-1103624 JHN (AGRx).

Scheduling: Duration, 15 minutes; anytime

Report: None anticipated

ADJOURNMENT



PROCLAMATION

Arbor Day

March 6, 2012

WHEREAS, Arbor Day Observances were held in California during the week of March 6th, 2012, and in the City of Santa Barbara throughout the month of March; and

WHEREAS, the City of Santa Barbara has been designated a "Tree City USA" for 32 years by the National Arbor Day Foundation; and

WHEREAS, the City of Santa Barbara is proud of its approximately 40,000 public open space, park, and street trees and recognizes the importance of professional tree care and annual tree planting programs that create a more livable community; and

WHEREAS, Arbor Day observances were held at seven (7) local grade school campuses; and

WHEREAS, this spring, Santa Barbara is celebrating 110 years of City Parks, providing stewardship of trees, parks, and open space; and

WHEREAS, the City acknowledges Santa Barbara Beautiful's significant contribution to our urban forest through the planting of over 12,000 street trees in the past 46 years.

NOW, THEREFORE, I, HELENE SCHNEIDER, by virtue of the authority invested in me as Mayor of the City of Santa Barbara, California, do hereby acknowledge and proclaim March 6, 2012, as **ARBOR DAY** in the City of Santa Barbara and recognize the value that trees provide in enhancing the quality of our lives.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Santa Barbara, California, to be affixed this 6th day of March, 2012.




Helene Schneider
Mayor



Agenda Item No. _____

File Code No. 410.01

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 6, 2012

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 March 31, 2012.

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 March 31, 2012.

ATTACHMENT: March 2012 Service Awards

SUBMITTED BY: Marcelo López, Assistant City Administrator

APPROVED BY: City Administrator's Office

MARCH 2012 SERVICE AWARDS

March 6, 2012 Council Meeting

5 YEARS

Richard Welch, Building Inspector, Community Development Department
Maken Bierer, Electronics/Communication Technician II, Public Works Dept
Matthew Ward, Water Distribution Surveyor, Public Works Department
Jody Thomas, Senior Library Technician, Library Department

15 YEARS

Jose Monclus, Carpenter, Public Works Department
Donald Mac Nevin, Senior Maintenance Worker, Parks & Recreation Department

20 YEARS

Elizabeth Limon, Redevelopment Specialist, Community Development
Department
Kristin Shamordola, Police Officer, Police Department

25 YEARS

Donald Ensign, Police Sergeant, Police Department
James Russell, Maintenance Supervisor II, Public Works Department
Fernando Reynoso, Airport Patrol Supervisor, Airport Department

30 YEARS

Peggy Avila, Water Reclamation Inspector / Cross Connection Specialist, Public
Works Department

35 YEARS

Christine Nail, Police Information Technology Manager, Police Department



CITY OF SANTA BARBARA CITY COUNCIL MINUTES

SPECIAL MEETING February 9, 2012 CASA LAS PALMAS, 323 E. CABRILLO BOULEVARD

CALL TO ORDER

Mayor Pro Tempore Frank Hotchkiss called the meeting to order at 9:40 a.m.

ROLL CALL

Councilmembers present: Dale Francisco, Grant House (9:42 a.m.), Cathy Murillo, Randy Rowse, Bendy White, Mayor Pro Tempore Hotchkiss, Mayor Helene Schneider (9:42 a.m.).

Councilmembers absent: None.

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

PUBLIC COMMENT

No one wished to speak.

NOTICES

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

WORK SESSIONS

Subject: Fiscal Year 2013 Special Budget Work Session (230.05)

Recommendation: That Council hold a special work session on the Fiscal Year 2013 budget.

Documents:

- February 9, 2012, report from the Finance Director.
- PowerPoint presentation prepared and made by Staff.

(Cont'd)

Subject: Fiscal Year 2013 Special Budget Work Session (Cont'd)

Speakers:

- Staff: City Administrator James Armstrong, Finance Director Robert Samario, Assistant City Administrator/Community Development Director Paul Casey.

Discussion:

Finance Director Samario began his presentation with a description of the City's financial structure, including revenues by category and expenditures by department. He explained the current recession's impacts on General Fund revenues, cuts made to department expenditures in response to revenue losses, and corresponding reductions in services over the last two years. Updated projections for Fiscal Year 2013 General Fund revenues, the financial status of the City's Enterprise Funds, and the effects of the dissolution of the Redevelopment Agency were described. City Administrator Armstrong then presented Staff's recommendations for priorities for Fiscal Year 2013.

Recess: 10:57 a.m. – 11:08 a.m.

Speakers (Cont'd):

- Staff: Chief of Police Camerino Sanchez, Parks and Recreation Director Nancy Rapp, Library Director Irene Macias, Public Works Director Christine Andersen, Fire Chief Andy DiMizio.
- Members of the Public: Robert Burke.

Discussion (Cont'd):

City Administrator Armstrong outlined the milestones for preparation, review, and adoption of the budget for Fiscal Year 2013. Councilmembers provided feedback, and their questions were answered.

ADJOURNMENT

Mayor Schneider adjourned the meeting at 11:48 a.m.

SANTA BARBARA CITY COUNCIL

SANTA BARBARA
CITY CLERK'S OFFICE

HELENE SCHNEIDER
MAYOR

ATTEST: _____
SUSAN TSCHECH, CMC
DEPUTY CITY CLERK



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 6, 2012

TO: Mayor and Councilmembers

FROM: City Attorney's Office

SUBJECT: Introduction Of Ordinance For Lease Of City Attorney Office Space At 740 State Street

RECOMMENDATION:

That Council introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Authorizing the City Attorney to Execute Amendment No. 3 to Agreement No. 16,332 with BDC Management, as Agents for the Owners, to Extend the Term of the Lease for the City Attorney's Office at 740 State Street, Suite 201, from February 1, 2012, to July 31, 2017.

DISCUSSION:

On December 10, 1991, the City Council authorized the City Attorney's office to enter into a lease with De La Guerra/State Street Partners for the use of approximately 3600 square feet of office space in what is known as the De La Guerra Building at 740 State Street. The "triple net" real property lease was approved by Council's adoption of Ordinance No. 4732 and the City Attorney's staff was relocated out of City Hall and across De La Guerra Plaza into their present offices.

The initial term of the lease was for a period of ten (10) years beginning in July 1992, and ended in July 2002. In 1999, the lease was amended to provide an option to extend the term of the lease for two additional periods of five (5) years each, or until July 31, 2012.

The City Attorney's office has recently negotiated with the firm managing the building for the owners, regarding another lease extension. The owners have recently agreed to offer to extend the term of the existing lease by five (5) years - i.e., until August of 2017 and to reduce the monthly rent to reflect the current Santa Barbara market rent levels for second floor commercial office space. This results in a per square foot rent reduction for the City of \$3,476.54 on a monthly basis. In addition, the property owners also offered to reduce the monthly "common area maintenance" ("CAMS") by

approximately 20 cents per square foot and to provide a one-time tenant improvement allowance of \$36,000 so long as the allowance is used to make improvements and upgrades to the leasehold. In addition, the proposed amendment also grants the City a unilateral option to extend the lease an additional (3) three years, so long as the City provides written notice of its decision to extend prior to April 2017. Otherwise, the terms for the amendment will provide for the same terms and conditions as the original 1999 lease extension including a two percent (2%) annual rent increase; otherwise, the lease amendment continues all of the existing terms and conditions of the current lease.

BUDGET/FINANCIAL INFORMATION

The new estimated FY 2013 common area maintenance (CAM) expenses under the lease are \$30,441.60 on an annual basis. This CAM cost breaks down as \$2,536.80 per month or \$0.70 per square foot per month. The base rent for the City Attorney's office space will be \$8,516.40 a month calculated by the approximate square footage which is 3,624 square feet x \$2.35 per square foot. As a result, the reduction in rent and CAMS will be about \$4,000 per month. No budget appropriation is needed at this time, as the City Attorney's office has budgeted for a higher rent amount and for an adjustment of 2 percent each year of the lease extension.

PREPARED BY: City Attorney's Office
SUBMITTED BY: Stephen P. Wiley, City Attorney
APPROVED BY: City Administrator's Office

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA AUTHORIZING THE CITY ATTORNEY TO EXECUTE AMENDMENT NO. 3 TO AGREEMENT NO. 16,332 WITH BDC MANAGEMENT, AS AGENTS FOR THE OWNERS, TO EXTEND THE TERM OF THE LEASE FOR THE CITY ATTORNEY'S OFFICE AT 740 STATE STREET, SUITE 201, FROM FEBRUARY 1, 2012, TO JULY 31, 2017

THE 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, Amendment No. 3 to Agreement No. 16,332 between the City Attorney's office as tenant, and BDC Management, as Agents for the Owners, Atlantico, Inc., as landlord, is hereby approved in order to extend the term of the original 1991 lease for the City Attorney's offices located at 740 State Street, Suite 201, for a new term commencing in February 1, 2012, and ending in August, 2017. This Amendment provides office space for a period of five (5) years and five (5) months with an additional three (3) year option term which term is at the City's discretion.

SECTION 2. That the City Attorney is hereby authorized to execute the foregoing lease amendment agreement and any other documents necessary to give effect to such a lease extension for the City Attorney office space at 740 State Street.



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 6, 2012

TO: Mayor and Councilmembers

FROM: City Attorney's Office
Building Division, Community Development Department

SUBJECT: Ordinance Amendments Related To Construction Prohibited In The Vicinity Of The Conejo Landslide And Homes Destroyed In The Tea Fire

RECOMMENDATION:

That Council Introduce and subsequently adopt, by reading of title only, An Ordinance of the City Council of the City of Santa Barbara Amending Chapter 22.90 of Title 22 of the Santa Barbara Municipal Code in Order to Define "New Construction" to Allow Those Homes Which Existed on November 12, 2008, to be Rebuilt When They Have Been Destroyed by Fire or Other Casualty.

DISCUSSION:

In 1984, the City Council adopted Municipal Code Chapter 22.90 (at that time as an uncodified ordinance), as a City ordinance provision entitled "Construction Prohibited in the Vicinity of the Conejo Road Landslide." This ordinance was due to active slide movement in the Conejo area apparently related to the very wet "El Nino" rain season of 1982-83. Since that time, approximately eight homes have succumbed to landslide movement while many other homes continue to experience foundation settlement, the collapse and twisting of sewers laterals, exterior stucco cracking, the movement of electric and gas utility lines and cracking or collapse of retaining walls and driveways. In addition, many of the public and private streets in this area have seen substantial cracking and uplifting. For example, the Ealand Place cul-de-sac, located at the top of the Conejo Road Landslide, continues to actively slide (especially in recent years) and is severely sloped, rendering the end of cul-de-sac portion of the street inaccessible to motor vehicles.

At the same time, however, a few of the homes well within the Slide Mass C area have remained habitable and essentially un-impacted by the geologic instability of the area. Some of these un-impacted homes were only destroyed by the November 2008 Tea Fire.

Council Agenda Report

Ordinance Amendments Related To Construction Prohibited In The Vicinity Of The Conejo Landslide And Homes Destroyed In The Tea Fire

March 6, 2012

Page 2

Consequently, the attached draft ordinance to amend the Conejo Slide Area ordinance (SBMC Chapter 22.90) has been prepared in order to address concerns that the property owners in the Conejo Road "Slide Mass C area" whose homes were destroyed by the November 2008 Tea Fire are prohibited by SBMC Chapter 22.90 from rebuilding. The consequence of this prohibition to these particular homeowners is, they believe, a potential future loss of a significant amount of the value of their properties. This possible loss of property value has been the subject of on-going Santa Barbara Superior Court litigation between three of the Tea Fire impacted property owners and the City over the extent to which the City's ordinance needs to prohibit re-construction within Slide Mass C area after a catastrophic fire in order to protect the safety of the homeowners and the public. In an effort to resolve this litigation, the City Attorney's office is recommending City Council consideration of the proposed ordinance; as drafted, this amendment would allow homes within Slide Mass C to be re-built under limited circumstances so long as they do so in a manner consistent with the recommendations contained in the Grover Hollingsworth and Associates, Inc. geotechnical report dated May 29, 2009 or an equivalent expert report supporting reconstruction.

The Grover-Hollingsworth report was commissioned by several of the area property owners impacted by the Tea Fire and was intended, in part, to explain, from a geotechnical standpoint, how, in the opinion of the report's author (engineering-geologist, Robert Hollingsworth), the Slide Mass C area homes could be safely and cost-effectively rebuilt after the Tea Fire so long as a specific engineered approach was used in designing and building the new home foundations and the utility connections for these homes. The City Building and Safety staff reviewed the Grover-Hollingsworth May 2009 report and asked for certain follow-up information. The City's Chief Building Official also commissioned peer review of the report by Frank J. Kenton, an experienced geologist very familiar with the history of the Conejo Slide area and its underlying geological conditions. Mr. Kenton has acted as consultant for the City on the Conejo Slide area for more than 20 years.

Consequently, the proposed Chapter 22.90 amendment attached to this report would allow the re-construction of any home within the Conejo Road Slide Mass C area where the home was lost in the November 2008 Tea Fire or which is lost subsequent to the Tea Fire as a result of any fire of casualty which destroys the home. In the opinion of the City Attorney's office, this ordinance amendment should definitively resolve the pending litigation claim that the City's Conejo Road Slide Mass C ordinance (SBMC Chapter 22.90) constitutes a taking of the property rights of the three Slide Mass C area property owners who have lost their homes in the Tea Fire as well as any similar claim which might be made in the future.

Finally, special construction conditions will still be applicable through the City building permit process to any Conejo Road area parcels identified for possible re-construction in the Grover Hollingsworth and Associates geotechnical report dated May 29, 2009. Some of these conditions are likely to include the following: 1. that, upon the initiation and completion of the construction of the home foundation, foundation inspections to be performed by a California Registered Engineering Geologist (or similarly licensed individual) in order to confirm that the earth materials encountered in construction are as described in the required soils reports submitted by the property owner; and, 2. that, should there be a change in the consultant record occur, the new geological or engineering or architectural consultant sign a statement that they read and understood all geologic and soils engineering design and interpretations in the Grover Hollingsworth report dated May 29, 2009 and subsequent studies as may be applicable to the new construction.

ATTACHMENT: Introduction Draft Ordinance Amending Chapter 22.90

PREPARED/SUBMITTED BY: Stephen P. Wiley, City Attorney

APPROVED BY: City Administrator's Office

Draft Ordinance for Introduction
March 6, 2012
Showing Changes from Current Code
New Provision Underlined

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF SANTA BARBARA AMENDING CHAPTER
22.90 OF TITLE 22 OF THE SANTA BARBARA
MUNICIPAL CODE IN ORDER TO DEFINE "NEW
CONSTRUCTION" TO ALLOW THOSE HOMES
WHICH EXISTED ON NOVEMBER 12, 2008, TO
BE REBUILT WHEN THEY HAVE BEEN
DESTROYED BY FIRE OR OTHER CASUALTY

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

**SECTION ONE: Section 22.90.030 of Chapter 22.90 of Title 22
of the Santa Barbara Municipal Code is amended to add a new
subparagraph D which subparagraph reads as follows:**

22.90.030 New Construction Prohibited; Exceptions.

A. All new construction is prohibited on the parcels which are located entirely or partially within the boundary of Slide Mass C, except as provided in this Chapter 22.90. The existing parcels located entirely or partially within Slide Mass C are identified in Section 22.90.050, Parcels Within Slide Mass C.

B. It shall be unlawful to erect, produce, permit, maintain or keep any new construction on a parcel which is located entirely or partially within the boundary of Slide Mass C, in violation of the provisions of this Chapter.

C. The following new construction is excepted from the prohibitions of this section:

(i) routine repairs and maintenance to residential structures and to road, drive, and utilities improvements,

(ii) remodeling of the interior of an existing residential structure, and;

(iii) additions to an existing building which do not exceed one hundred and fifty (150) square feet of enclosed area during any twenty four (24) month period.

D. As used in this section, the term "new construction" shall not include the construction of a home on any legal parcel located entirely within Slide Mass C where the parcel contained a home which was destroyed by fire or other casualty after November 12, 2008.



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 6, 2012

TO: Mayor and Councilmembers

FROM: Facilities Division, Public Works Department

SUBJECT: Contract For The Supply Of Electric Vehicle Charging Units And Supporting Service Agreement

RECOMMENDATION: That Council:

- A. Authorize the Public Works Director to execute a contract with Coulomb Technologies to supply at least six electric vehicle charging stations; and
- B. Authorize the Public Works Director to execute a contract with Coulomb Technologies for enrollment in the ChargePoint Network.

DISCUSSION:

Coulomb Technologies (Coulomb) is sponsoring a project to install 1,800 planned 240-volt electric vehicle (EV) charging stations through the ChargePoint America Project in order to facilitate a rapid increase in the use of electric vehicles. This project is a nationwide \$37 million plan that is backed by a \$15 million Department of Energy grant, which is provided through the American Reinvestment and Recovery Act. The purpose of the project is to demonstrate the viability of an EV charging structure, as well as to assess its environmental and economic benefits.

The ChargePoint America effort was expected to provide 4,600 networked charging stations to homes and public locations by October 2011, adding to the existing ChargePoint Network. In December 2011, this deadline was extended to March 31, 2012.

The ChargePoint America Project will collect data on vehicle use and charging patterns, the data will be analyzed by researchers at Purdue University and the U.S. Department of Energy's Idaho National Laboratory in order to formulate national EV policies and best practices.

Coulomb has approached the City of Santa Barbara with an offer of providing the City with nineteen electric vehicle charging stations free of charge, however it is only feasible for the City to install 6 stations at this time. Should additional charging stations become available under this agreement, the City would find suitable locations for their installation. By accepting and installing these stations, the City would be entering into a service agreement for the ChargePoint networking services until December 31, 2013, allowing the City and Coulomb to gather billing and energy usage data. Entering into this agreement would also enable the City to provide public charging stations for EVs at accessible public locations for use by EV owners.

The ChargePoint Network is a financial and energy use information system which is accessible on-line. It allows EV owners to find open charging stations, keep track of usage and, in some instances, it allows for advance reservation of a particular station. Because it is the largest network of its kind, it allows for greater accessibility to EV travelers. The City could also access this network to charge customers a charging fee that can be used to offset the energy cost associated with the charging. Users of the charging stations would still be subject to City parking fees where applicable.

Coulomb has stated that they will provide the ChargePoint service free of charge until December 31, 2013. After that time, the City would begin paying fees per a fee schedule negotiated in a new ChargePoint Service Agreement. There is no obligation after December 31, 2013 to continue with the ChargePoint service.

The City proposes to install the six charging stations at City Lot 6 (Granada Garage), City Lot 7 (Library Garage) and the Helena Lot (pending Historic Landmarks Commission approval). These locations were indentified due to availability of existing infrastructure. If the Historic Landmarks Commission approval is not granted, the stations will all be installed in Lots 6 and 7.

BUDGET/FINANCIAL INFORMATION:

The charging station equipment will be provided to the City free of charge. The installation will be self-performed by City staff. There are sufficient funds in the Facilities PM Plus Fund to cover the cost of installation.

After December 31, 2013, in the event Coulomb and the City enter into another ChargePoint Service Agreement, the new agreement would contain the following, or similar, fee schedule:

<u>Fee Schedule</u>	<u>Transaction Volume</u>	<u>For Each Charging Session using ChargePass™ Card (per Host)</u>	<u>For Each Charging Session Using Credit Card (per Host)</u>
Session Authorization Fee	<1,500/month	\$0.40 per Session	\$0.40 per Session
	<3,000/month	\$0.35 per Session	\$0.35 per Session
	<6,000/month	\$0.30 per Session	\$0.30 per Session
	>6,000/month	\$0.25 per Session	\$0.25 per Session
Session Processing Fee	<1,500/month	5.0% of Session Fees	6.0% of Session Fees
	<3,000/month	4.5% of Session Fees	5.5% of Session Fees
	<6,000/month	3.5% of Session Fees	4.0% of Session Fees
	>6,000/month	3.0% of Session Fees	3.5% of Session Fees

Electric vehicle owners using the City’s chargers will pay a fee of up to \$5.00 per hour to recover the cost of electricity. Except for the Helena Lot, these customers will also be paying for their normal parking fees upon exiting. These fees can be paid with a credit card or a “ChargePoint” card issued by Coulomb. Coulomb would then reimburse the City each month for the cost of the electricity used to charge the vehicle.

The estimated increased electric cost to the Downtown Parking Fund is \$4,800 per year. A fee will be charged to the users that will be designed to recover the increased cost. The actual usage of the charging stations will be monitored and, if necessary, the fee will be adjusted so that all costs are fully recovered.

SUSTAINABILITY IMPACT:

Electric vehicles use electricity from California’s electrical grid. As the percentage of renewable electrical energy increases in California, more of the transportation sector will use renewable energy, reducing greenhouse gas emissions.

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

SUBMITTED BY: Christine F. Andersen, Public Works Director

APPROVED BY: City Administrator’s Office



Agenda Item No. _____

File Code No. 440.05

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 6, 2012

TO: Mayor and Councilmembers

FROM: City Administrator's Office

SUBJECT: Conference With Labor Negotiator

RECOMMENDATION:

That Council hold a closed session, per Government Code Section 54957.6, to consider instructions to City negotiator Kristy Schmidt, Employee Relations Manager, regarding negotiations with General bargaining unit, the Supervisory bargaining unit, and the Police Management bargaining unit, and regarding discussions with confidential employees and unrepresented management about salaries and fringe benefits.

SCHEDULING: Duration, 45 minutes; anytime

REPORT: None anticipated

PREPARED BY: Kristy Schmidt, Employee Relations Manager

SUBMITTED BY: Marcelo López, Assistant City Administrator

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 6, 2012
TO: Mayor and Councilmembers
FROM: City Attorney's Office
SUBJECT: Conference with Legal Counsel – Pending Litigation

RECOMMENDATION:

That Council hold a closed session to consider pending litigation pursuant to subsection (a) of section 54956.9 of the Government Code and take appropriate action as needed.

The pending litigation is *Santa Barbara Channelkeeper v. City of Santa Barbara*, USDC Case No. CV-1103624 JHN (AGR_x)

SCHEDULING:

Duration: 15 minutes; anytime

REPORT:

None anticipated

SUBMITTED BY: Stephen P. Wiley, City Attorney

APPROVED BY: City Administrator's Office