



# CITY OF SANTA BARBARA CITY COUNCIL MINUTES

## REGULAR MEETING February 25, 2014 COUNCIL CHAMBER, 735 ANACAPA STREET

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### CALL TO ORDER

Mayor Pro Tempore Cathy Murillo called the meeting to order at 2:03 p.m. (The Ordinance Committee met at 12:00 p.m., and the Finance Committee met at 12:30 p.m.)

### PLEDGE OF ALLEGIANCE

Mayor Pro Tempore Murillo.

### ROLL CALL

Councilmembers present: Dale Francisco, Frank Hotchkiss, Randy Rowse, Bendy White, Mayor Pro Tempore Murillo.

Councilmembers absent: Gregg Hart, Mayor Helene Schneider.

Staff present: City Administrator James L. Armstrong, Interim City Attorney Sarah Knecht, Deputy City Clerk Susan Tschech.

### PUBLIC COMMENT

Speakers: Clint Orr, Robert Burke, Brandon Morse, Phil Walker, Terri Gray.

### CONSENT CALENDAR (Item Nos. 1 – 9)

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

#### Motion:

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

#### Vote:

Unanimous roll call vote (Absent: Councilmember Hart, Mayor Schneider).

**1. Subject: Minutes**

Recommendation: That Council waive further reading and approve the minutes of the special meeting of January 30, the regular meeting of February 4, and the special meeting of February 10, 2014.

Action: Approved the recommendation.

**2. Subject: Acceptance Of Meter Easements For 901 Olive Street And 34 West Victoria Street (540.06)**

Recommendation: That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Accepting an Agreement for Access to Water Meters and Sub-Meters and Grant of Easement, and an Agreement for Access to Water Meter Room and Grant of Easement.

Action: Approved the recommendation; Resolution No. 14-010; Agreement Nos. 24,724 and 24,725 (February 25, 2014, report from the Acting Public Works Director; proposed resolution).

**3. Subject: January 2014 Investment Report (260.02)**

Recommendation: That Council accept the January 2014 Investment Report.

Action: Approved the recommendation (February 25, 2014, report from the Finance Director).

**4. Subject: Banking Services Agreement (210.03)**

Recommendation: That Council authorize the Finance Director to execute, a banking services agreement, in a form acceptable to the City Attorney, with Union Bank to provide banking services in an amount not to exceed \$78,000 for the period of March 1, 2014, through December 31, 2014.

Action: Approved the recommendation; Agreement No. 24,726 (February 25, 2014, report from the Finance Director).

**5. Subject: Request To Amend Homeowners' Affordability Covenant On Property Located At 3965 Via Lucero (660.04)**

Recommendation: That Council:

- A. Approve amending the homeowners' affordability covenant to allow for a maximum household income of at or below 80% of Area Median Income (AMI) for future homeowners; and

(Cont'd)

5. **(Cont'd)**

- B. Authorize the Community Development Director to execute, subject to approval as to form by the City Attorney, related documents as necessary.

Action: Approved the recommendations (February 25, 2014, report from the Acting Community Development Director).

6. **Subject: Loan Restatement Request On Property Located At 424-430 Rancheria Street ("Rancheria Village Apartments") (660.04)**

Recommendation: That Council approve a Restatement and Subordination of the 1994 Loan Agreement funded with Redevelopment Agency Housing Set-Aside Funds, a Restatement and Subordination of the Deed of Trust to secure the Restated Loan, and a new Affordability Housing Covenant with an extended term of an additional 45 years, and authorize the Community Development Director to execute, subject to approval as to form by the City Attorney, such agreements and related City documents as necessary.

Action: Approved the recommendation; Agreement No. 24,727 (February 25, 2014, report from the Acting Community Development Director).

7. **Subject: Contract For Design Of The Runway 15L-33R Pavement Rehabilitation Project (560.04)**

Recommendation: That Council authorize the Public Works Director to execute a City professional services contract with Kimley-Horn and Associates, Inc., in the amount of \$151,250 for design services for the Pavement Rehabilitation Project for Runway 15L-33R, Terminal Ramp, South General Aviation Ramp, and Signature Ramp, and authorize the Public Works Director to approve expenditures up to \$15,250 for extra services that may result from necessary changes in the scope of work.

Action: Approved the recommendation; Contract No. 24,728 (February 25, 2014, report from the Acting Public Works Director).

8. **Subject: Approval of Purchase Orders For Primary Coagulant Chemicals For The William B. Cater Water Treatment Plant (540.10)**

Recommendation: That Council:  
Find it in the City's best interest to waive the formal bidding process, as authorized by Municipal Code Section 4.52.070(L), and authorize the City General Services Manager to:

- A. Issue a purchase order to California Aluminum Chemicals in an amount not to exceed \$18,500 for the purchase of approximately 47,000 pounds of CalChem CC 2110 coagulant chemical for a full-scale plant water treatment trial; and

(Cont'd)

**8. (Cont'd)**

- B. Issue a purchase order to California Aluminum Chemicals and issue a Purchase Order to Summit Research Labs for a total combined amount of not to exceed \$450,000 for the purchase of coagulant chemicals on an as-needed basis, with the option to renew both Purchase Orders for an additional four years, subject to Council's adoption of the budget.

Action: Approved the recommendations (February 25, 2014, report from the Acting Public Works Director).

**NOTICES**

9. The City Clerk has on Thursday, February 20, 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 Committee met to review a proposed banking services agreement with Union Bank, which was approved by the Council as part of this Agenda's Consent Calendar (Item No. 4). The Committee also heard a report on the status of revenues and expenditures in relation to budget for the first half of Fiscal Year 2014 and approved proposed mid-year adjustments to the Fiscal Year 2014 budget. These items will be considered by the full Council as Agenda Item No. 10.

**REPORT FROM THE ORDINANCE COMMITTEE**

Ordinance Committee Chair Randy Rowse reported that the Committee met to consider a draft ordinance amending Municipal Code provisions related to fences, screens, walls and hedges. The Committee voted to forward the ordinance to the full Council for introduction and subsequent adoption.

**CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS**

**FINANCE DEPARTMENT**

**10. Subject: Fiscal Year 2014 Mid-Year Review (230.04)**

Recommendation: That Council:

- A. Hear a report from staff on the status of revenues and expenditures in relation to budget for the six months ended December 31, 2013;

(Cont'd)

**10. (Cont'd)**

- B. Accept the Fiscal Year 2014 Interim Financial Statements for the Six Months Ended December 31, 2013; and
- C. Approve the proposed mid-year adjustments to Fiscal Year 2014 appropriations and estimated revenues as detailed in the attached Schedule of Proposed Mid-Year Adjustments.

Documents:

- February 25, 2014, report from the Finance Director.
- PowerPoint presentation prepared and made by Staff.

Speakers:

Staff: Accounting Manager Julie Nemes, Treasury Manager Genie Wilson, Acting Airport Director Hazel Johns.

Motion:

Councilmembers Hotchkiss/White to approve recommendations B and C.

Vote:

Unanimous voice vote (Absent: Councilmember Hart, Mayor Schneider).

PUBLIC WORKS DEPARTMENT

**11. Subject: Capital Improvement Projects: Second Quarter Report For Fiscal Year 2014 (230.01)**

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

Documents:

- February 25, 2014, report from the Acting 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.

## **COUNCILMEMBER COMMITTEE ASSIGNMENT REPORTS**

### Information:

- Councilmember Hotchkiss reported on his attendance at a meeting of the Milpas Action Task Force, during which representatives from the City of Ventura made a presentation regarding ordinances recently adopted for that city to control the consumption of alcohol in public.
- Councilmember Rowse reported that the Airport Commission had heard a report on the status of enplanements at the City's airport.
- Mayor Pro Tempore Murillo commented on efforts being made by the Santa Barbara Youth Council and the local Girl Scouts organization to address youth issues.

## **RECESS**

The Mayor Pro Tempore recessed the meeting at 2:56 p.m. in order for the Council to reconvene in closed session for Agenda Item No. 12, and she stated that no reportable action is anticipated.

## **CLOSED SESSIONS**

### 12. Subject: Conference With Real Property Negotiators (330.03)

Recommendation: That Council hold a closed session pursuant to Government Code Section 54956.8 to consider the possible lease of real property.

Real Property: A portion of the City-owned property located at 631 Garden Street in the City of Santa Barbara (Assessor's Parcel No. 031-152-033).

City Negotiators: Paul Casey, Assistant City Administrator; Nina Johnson, Assistant to the City Administrator; Sarah Knecht, Acting City Attorney; Scott Vincent, Assistant City Attorney.

Negotiating Parties: Santa Barbara Arts Collaborative.

Under Negotiation: Instructions to negotiators regarding the price and terms of payment of a possible ground lease.

Scheduling: Duration, 30 minutes; anytime

Report: None anticipated

### Documents:

February 25, 2014, report from the Acting City Attorney.

### Time:

2:58 p.m. – 3:15 p.m. Councilmember Hart and Mayor Schneider were absent.

No report made.

**ADJOURNMENT**

Mayor Pro Tempore Murillo adjourned the meeting at 3:15 p.m.

SANTA BARBARA CITY COUNCIL

SANTA BARBARA  
CITY CLERK'S OFFICE

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CATHY MURILLO  
MAYOR PRO TEMPORE

ATTEST:

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SUSAN TSCHECH, CMC  
DEPUTY CITY CLERK