



**CITY OF SANTA BARBARA
CITY COUNCIL/BOARD OF DIRECTORS
OF THE FINANCE AUTHORITY OF THE
CITY OF SANTA BARBARA MINUTES**

**REGULAR JOINT MEETING
SEPTEMBER 10, 2024
COUNCIL CHAMBERS, 735 ANACAPA STREET**

CALL TO ORDER

Mayor Randy Rowse called the meeting to order at 2:00 p.m. (The Finance Committee met at 12:00 p.m. The Ordinance Committee, which ordinarily meets at 12:00 p.m., did not meet on this day.)

PLEDGE OF ALLEGIANCE

Mayor Rowse.

ROLL CALL

Councilmembers/Board Members present: Eric Friedman, Alejandra Gutierrez, Oscar Gutierrez, Meagan Harmon, Mike Jordan, Kristen W. Sneddon, Mayor Randy Rowse.

Councilmembers absent: None.

Staff present: City Administrator Kelly McAdoo, City Attorney Sarah J. Knecht, City Clerk Services Manager Sarah Gorman.

CEREMONIAL ITEMS

1. Subject: Employee Recognition – Service Award Pins (120.04)

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, 2024.

Action: City Administrator Kelly McAdoo expressed her gratitude towards all City employees that were recognized on this day.

CHANGES TO THE AGENDA

There were no changes to the agenda.

CONSENT CALENDAR (Item nos. 2-12)

The titles of the Resolutions related to the Consent Calendar were read.

Motion:

Councilmembers Friedman/Jordan to approve the consent calendar as recommended.

Vote:

Unanimous roll call vote.

2. Subject: Minutes (000.00)

Recommendation: That Council waive reading and approve the minutes for the special meetings of August 20, 2024, and August 27, 2024, and for the regular meetings of August 20, 2024, and August 27, 2024.

Action: Approved the recommendation.

3. Subject: Annual Assessments for Downtown Community Benefit Improvement District and Coast Village Community Benefit Improvement District [Resolution] (290.00)

Recommendation: That Council:

- A. Adopt, by reading of title only, a Resolution of the Council of the City of Santa Barbara Requesting the Board of Supervisors of Santa Barbara County to Include the Downtown Community Benefit Improvement District Special Assessment on the 2024-2025 Tax Roll; and
- B. Adopt, by reading of title only, a Resolution of the Council of the City of Santa Barbara Requesting the Board of Supervisors of Santa Barbara County to Include the Coast Village Community Benefit District Special Assessment on the 2024-2025 Tax Roll.

Action: Approved the recommendations; Resolution Nos. 24-093, and 24,094 (September 10, 2024, report form the City Administrator; proposed Resolutions).

4. Subject: Resolution Approving the 2024-2026 Hourly Employees Bargaining Unit Memorandum of Understanding, and Amendment of Resolution No. 24-071, the Position and Salary Control Resolution for Fiscal Year 2025 [Resolution] (440.02)

Recommendation: That Council:

- A. Adopt, by reading of title only, a Resolution of the Council of the City of Santa Barbara Adopting the 2024-2026 Memorandum of Understanding Between the City of Santa Barbara and the Service Employees' International Union, Local 620, Hourly Employees' Bargaining Unit; and
- B. Adopt, by reading of title only, a Resolution of the Council of the City of Santa Barbara Amending Resolution No. 24-071, the Position and Salary Control Resolution for Fiscal Year 2025, Affecting the Salaries of Classifications in the Hourly Employees' Bargaining Unit, Effective September 7, 2024.

Action: Approved the recommendations; Resolution Nos. 24-095, and 24-095; Agreement No. 28,568 (September 10, 2024, report from the Human Resources Director; proposed Resolutions).

5. Subject: Resolution Approving the 2024-2025 Management Salary Plan and Amendment of Resolution No. 24-071, the Position and Salary Control Resolution for Fiscal Year 2025 [Resolution] (410.06)

Recommendation: That Council:

- A. Adopt, by reading of title only, a Resolution of the Council of the City of Santa Barbara Adopting the 2024-2025 Salary Plan Applicable Only to Unrepresented Managers and Professional Attorneys (except the City Administrator and City Attorney), and the 2024-2025 Salary Plan Applicable Only to Certain Unrepresented Safety Managers.
- B. Adopt, by reading of title only, a Resolution of the Council of the City of Santa Barbara Amending Resolution No. 24-071, the Position and Salary Control Resolution for Fiscal Year 2025, Affecting Certain Management Classifications Effective June 29, 2024.

Action: Approved the recommendations; Resolution Nos. 24-097, and 24-098 (September 10, 2024, report from the Human Resources Director; proposed Resolutions).

6. Subject: Water Resources Energy Master Plan [Resolution; Agreement] (540.08)

Recommendation: That Council:

- A. Authorize the Public Works Director to execute a City Professional Services contract with Hazen and Sawyer, in the amount of \$368,948 for the development of a Water Resources Energy Master Plan, and authorize the Public Works Director to approve expenditures up to \$55,342 for extra services that may result from necessary changes in the scope of work; and
- B. Adopt, by reading of title only, a Resolution of the Council of the City of Santa Babara Amending Resolution No. 24-066, Adopting the Budget for Fiscal Year 2025, to Appropriate Funds for the Water Resources Energy Master Plan.

Action: Approved the recommendations; Resolution Nos. 24-099; Agreement No. 28,565 (September 10, 2024, report from the Public Works Director; proposed Resolution).

7. Subject: Fiscal Year 2025 Interim Financial Statements for the First Month Ended July 31, 2024 (250.02)

Recommendation: That Council accepts the Fiscal Year 2025 Interim Financial Statements for the first month ended July 31, 2024.

Action: Approved the recommendation (September 10, 2024, report from the Finance Director).

8. Subject: Sewer Service Agreement for 898 Veronica Springs Road [Agreement] (540.13)

Recommendation: That Council authorize the Public Works Director to execute an Agreement for Provision of Sewer Service to the Real Property Located Outside City Limits, between the City and Kriger Family Trust to provide City sewer service to 898 Veronica Springs Road (APN 049-072-001).

Action: Approved the recommendation; Agreement No. 28,566 (September 10, 2024, report from the Public Works Director).

9. Subject: Contract Updates for the U.S. 101 State Street Undercrossing Project [Agreement] (530.04)

Recommendation: That Council:

- A. Approve a sole source purchase order with David Shelton Inc. in the amount of \$551,431 for fabrication and installation of ironwork for the U.S. 101 State Street Undercrossing Project; and authorize the General Services Manager to execute the purchase order; and
- B. Authorize the Public Works Director to execute the Fourth Contract Amendment with Bengal Engineering, Inc., for design support services for the U.S. 101 State Street Undercrossing Project, Contract No. 26,510A, in the amount of \$95,000, for a total expenditure authority of \$973,622.

Action: Approved the recommendations; Agreement No. 26,510.4 (September 10, 2024, report from the Public Works Director).

10. Subject: Approval of Parcel Map and Execution of Agreements for 1018 Garden Street [Agreement] (640.08)

Recommendation: That Council approve and authorize the City Administrator to execute and record Parcel Map Number 20,842 and a standard agreement relating to the approved one-lot subdivision at 1018 Garden Street.

Action: Approved the recommendation; Agreement Nos. 28,570, and 28,571 (September 10, 2024, report from the Public Works Director).

11. Subject: Authorization to Directly Negotiate with Vendors for Fleet-Related Purchases and to Standardize Equipment Manufacturers in Fiscal Years 2025 Through 2027 (530.01)

Recommendation: That Council:

- A. Authorize the General Services Manager to waive the formal bidding process under Santa Barbara Municipal Code section 4.52.070 for fleet purchases for fiscal years 2025 through 2027 on the condition that either a cooperative agreement is used based on the lowest price or best value, or a vehicle is bought off the dealer's lot at or below the manufacturers' suggested retail price; and
- B. Approval to standardize Scelzi truck bodies, Whelen Engineering products, and John Deere equipment based on a best interest finding per Section 4.52.070 (L) of the Municipal Code.

Action: Approved the recommendations (September 10, 2024, report from the Public Works Director).

12. Subject: Designation of Voting Delegate for League of California Cities Annual Conference (180.01)

Recommendation: That Council designate Councilmember Oscar Gutierrez as the City's voting delegate and designate Mayor Randy Rowse as an alternate to represent the City of Santa Barbara at the League of California Cities Annual Meeting, October 16 – 18, 2024.

Action: Approved the recommendation (September 10, 2024, report from the City Administrator).

REPORT FROM THE FINANCE COMMITTEE

Finance Committee Chair A. Gutierrez reported that Finance Committee recommended that Council adopt the debt issuance for the Police Station and Dwight Murphy Field Renovation, and that Council approve the authorization to apply for matching funds totaling \$2.9 million from the state's Local Housing Trust Fund Program for affordable housing projects.

GENERAL PUBLIC COMMENT

Members of the Public: Michael Baker; Marcy Winograd; Tarech Reheem; Jim Yarbrough; Mark Wofford.

PULLED CONSENT ITEMS

None.

COUNCILMEMBER COMMITTEE ASSIGNMENT REPORTS

- Councilmember Friedman attended the following meetings or events: 1. Sustainability Committee meeting.
- Councilmember O. Gutierrez attended the following meetings or events: 1. Living Wage Committee.
- Councilmember Sneddon attended the following meetings or events: 1. Sustainable Ocean Collective forum at SBCC; 2. Sustainability Committee; 3. CCRB meeting; 4. Ad Hoc Affordable Housing Crisis Committee wrapping up; 5. Creek Week approaching.
- Mayor Rowse attended the following meetings or events: 1. Presentation with U.S Representative Salud Carbajal and Lt. Governor Lt Eleni Kounalakis.

CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS

PUBLIC WORKS DEPARTMENT

13. Subject: Highway 101 Carpinteria to Santa Barbara and Parallel Projects Update (530.04)

Recommendation: That Council receive an update from the Santa Barbara County Association of Governments, District 5 of the California Department of Transportation, and City of Santa Barbara staff on the Highway 101 Carpinteria to Santa Barbara and Parallel Projects within the City of Santa Barbara.

Documents:

- September 10, 2024, report from the Public Works Director.
- PowerPoint presentation prepared and made by staff.

Speakers:

- Staff: Public Works Director Cliff Maurer; Supervising Transportation Planner Jessica Grant.
- Santa Barbara Council of Governments: Executive Director Marjie Kim; Director of Project Delivery and Construction Fred Luna; Director of Programming Sarkes Khachek.
- California Department of Transportation: Project Manager David Emerson.
- Members of the Public: None.

Discussion:

- Staff gave Council a presentation on the project overview, the Santa Barbara segment, the project timeline, securing funding, upcoming construction, and parallel projects.
- Councilmembers' questions were answered.

RECESS

3:20 p.m. – 3:25 p.m.

COMMUNITY DEVELOPMENT DEPARTMENT

PUBLIC HEARING

14. Subject: Authorization to Apply for Matching Funds Totaling \$2.9 Million from the State's Local Housing Trust Fund Program for Affordable Housing Projects [Resolution] (660.01)

Recommendation: That Council:

- A. Open the public hearing and take public comment, if any, and authorize submittal of an application to the California Department of Housing and Community Development Local Housing Trust Fund (LHTF) program

requesting \$2,900,000 in matching funds with the City of Santa Barbara Local Housing Trust Fund for eligible projects selected from the City of Santa Barbara's notice of funding availability, and authorize the Community Development Director to execute such documents, subject to approval as to form by the City Attorney, as necessary;

- B. Adopt, by reading of title only, a Resolution of the Council of the City of Santa Barbara, Authorized to Act as Manager of the City of Santa Barbara Local Housing Trust Fund, Authorizing Application to the California Department of Housing and Community Development Local Housing Trust Fund Program for Matching Funds of \$2,900,000;
- C. Adopt, by reading of title only, a Resolution of the Council of the City of Santa Barbara, Authorized to Act as Manager of the City of Santa Barbara Local Housing Trust Fund, Amending Resolution No. 23-076, Adopting the Budget for Fiscal Year 2024, to Approve an Increase in Fiscal Year 2024 Expenditure Appropriations in the Community Development General Fund in the Amount of \$500,000 and Approve an Increase in Fiscal Year 2024 Revenue Appropriations in the Local Housing Trust Fund in the Amount of \$500,000 Funded by Inclusionary Housing In-Lieu Fees to Provide the Local Housing Trust Fund with Ongoing Revenues Sufficient to Pay for the Trust Fund's Operating Costs for a Minimum of Five Years after the Date of a Program Award; and
- D. Adopt, by reading of title only, a Resolution of the Council of the City of Santa Barbara, Authorized to Act as Manager of the City of Santa Barbara Local Housing Trust Fund, Adopting the 2017 California Code of Regulations Title 25, Division 1, Chapter 7, Subchapter 19, Commencing with Section 8300 Uniform Multifamily Regulations as the Underwriting Guidelines for the City of Santa Barbara Local Housing Trust Fund.

The titles of the Resolutions were read.

Documents:

- September 10, 2024, report from the Community Development Director.
- PowerPoint presentation prepared and made by staff.
- Proposed Resolutions.

Public Hearing Opened: 3:26 p.m.

Speakers:

- Staff: Housing and Human Services Manager Laura Dubbels.
- Members of the Public: Veronica Garcia; Rob Fredericks.

Public Hearing Closed: 3:55 p.m.

Motion:

Councilmembers Harmon/Friedman to approve the staff recommendations; Resolution Nos. 24-100, 24-101, and 24-102.

Vote:

Unanimous roll call vote.

CONVENE JOINT MEETING WITH THE BOARD OF DIRECTORS OF THE FINANCE AUTHORITY OF THE CITY OF SANTA BARBARA

FINANCE AUTHORITY GENERAL PUBLIC COMMENT

PUBLIC HEARING

15. Subject: Debt Issuance for the Police Station and Dwight Murphy Field Renovation [Ordinance Introduction; Resolution] (210.05)

Recommendation: CITY COUNCIL RECOMMENDATION:

- A. That Council introduce and subsequently adopt, by reading of title only, an Ordinance of the City Council of the City of Santa Barbara Authorizing the Execution and Delivery by the City of a Ground Lease, a Lease Agreement, an Indenture, and a Continuing Disclosure Agreement in Connection with the Issuance of Finance Authority of the City of Santa Barbara Lease Revenue Bonds (Public Safety and Park Projects), Series 2024, Approving the Issuance of Such Bonds in an Aggregate Principal Amount of Not to Exceed \$135,000,000, Authorizing the Distribution of an Official Statement in Connection with the Offering and Sale of Such Bonds and Authorizing the Execution of Necessary Documents and Certificates and Related Actions; and

FINANCE AUTHORITY BOARD RECOMMENDATION:

- B. That the Board of Directors of the Finance Authority of the City of Santa Barbara adopt, by reading of title only and after holding a noticed public hearing, a Resolution of the Board of Directors of the Finance Authority of the City of Santa Barbara Authorizing the Execution and Delivery of a Ground Lease, a Lease Agreement, and an Indenture in Connection with the Issuance of the Finance Authority of the City of Santa Barbara Lease Revenue Bonds (Public Safety and Park Projects), Series 2024, Authorizing the Issuance of Such Bonds in an Aggregate Principal Amount Not to Exceed \$135,000,000, Authorizing the Distribution of an Official Statement in Connection Therewith and Authorizing the Execution of Necessary Documents and Certificates and Related Actions.

The title of the Ordinance and Resolution were read.

Documents:

- September 10, 2024, report from the Finance Director.
- PowerPoint presentation prepared and made by staff.
- Proposed Ordinance.
- Proposed Resolution.

Public Hearing Opened: 4:01 p.m.

Speakers:

- Staff: Finance Director Keith DeMartini; Parks and Recreation Director Jill Zachary; Police Chief Kelly Gordon.
- Bond Counsel: Kevin Hale.
- Members of the Public: Kelly Almeroth; J.J. McLeod; Carter McLeod; Margaret Deakyne; Time Deakyne; Victoria Strong; Eleonora Strong; Willa Strong; Emily Gardner; Jenny Deakyne; Cassian Deakyne; William Deakyne; Ben Sprague.

Public Hearing Closed: 5:05 p.m.

Motion:

Councilmembers Sneddon/Harmon to approve staff recommendation A.

Vote:

Unanimous roll call vote.

Motion:

Board Members Friedman/Harmon to approve staff recommendation B; Resolution No. 24-103.

Vote:

Unanimous roll call vote.

ADJOURN FINANCE AUTHORITY OF THE CITY OF SANTA BARBARA

COUNCIL AND STAFF COMMUNICATIONS

Councilmember Harmon was excused from the meeting at 5:06 p.m.

COUNCILMEMBER ENGAGEMENTS

- Mayor Rowse attended the following meetings or events: 1. Event at Friendship Center; 2. Project Harmony at Lobero Theater.

PUBLIC COMMENT (IF NECESSARY)

No one wished to speak.

ADJOURNMENT

Mayor Rowse adjourned the meeting at 5:06 p.m.

Approved and adopted by the City Council of the City of Santa Barbara on September 24, 2024.

SANTA BARBARA CITY COUNCIL

SANTA BARBARA
CITY CLERK'S OFFICE



RANDY ROWSE
MAYOR

ATTEST:



SARAH GORMAN
CITY CLERK SERVICES MANAGER

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