



CITY OF SANTA BARBARA CITY COUNCIL MINUTES

REGULAR MEETING July 12, 2005 COUNCIL CHAMBER, 735 ANACAPA STREET

CALL TO ORDER

Mayor Pro Tempore Roger L. Horton called the joint meeting of the Council and the Redevelopment Agency to order at 2:01 p.m. (The Ordinance Committee met at 12:30 p.m. The Finance Committee met at 1:00 p.m.)

PLEDGE OF ALLEGIANCE

Mayor Pro Tempore Horton.

ROLL CALL

Councilmembers present: Brian B. Barnwell, Iya G. Falcone, Helene Schneider, Das Williams, Mayor Pro Tempore Horton.

Councilmembers absent: Dan B. Secord, Mayor Marty Blum.

Staff present: City Administrator/Clerk James L. Armstrong, City Attorney Stephen P. Wiley, Deputy City Clerk Brenda Alcazar.

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 July 31, 2005.

Documents:

July 12, 2005, Assistant City Administrator's report.

Speakers:

Staff: City Administrator James L. Armstrong, Street Tree Inspector Arnold Avila, Senior Treatment Plant Technician Charles Figueroa.

(Cont'd)

1. (Cont'd)

Councilmember Secord entered the meeting at 2:07 p.m.

Action: Approved the recommendation. The following employees were recognized:

40-Year Pin

Arnold Avila Jr., Street Tree Inspector, Parks and Recreation

25-Year Pin

Charles Figueroa, Senior Treatment Plant Technician, Public Works

Robert Luna, Waterfront Maintenance Worker II, Waterfront

20-Year Pin

Armando Martel, Police Lieutenant, Police

Mary Barry, Office Specialist II, Parks and Recreation

15-Year Pin

Mark Johnson, Meter Reader, Finance

Lynn Mullins, Senior Public Works Inspector, Public Works

Harry Jackmon, Street Maintenance Superintendent, Public Works

Donis Montoya, Senior Office Specialist, Public Works

Craig Washburn, Wastewater Treatment Plant Operator II, Public Works

Barbara Reed, Library Assistant II, Library

10-Year Pin

Marck Aguilar, Redevelopment Specialist, Community Development

Aaron Baker, Police Officer - Detective, Police

Dan Tagles, Police Officer - Detective, Police

Mark Hunt, Police Officer, Police

Gwen Cain, Senior Librarian, Library

5-Year Pin

David Anduri, Police Officer, Police

Rashun Drayton, Police Officer, Police

Teddy Symonds, Police Officer, Police

Lisa Hammerly, Parking Enforcement Officer, Police

John Rousseau, Traffic Technician II, Public Works

Stephen Sisler, Traffic Technician II, Public Works

Alicia Quinonez-Fisher, Accounting Assistant, Public Works

Janice Rorick, Senior Librarian, Library

Cathy Carpenter, Tennis Services Coordinator, Parks and Recreation

Lark Chadwick, Office Specialist II, Waterfront

PUBLIC COMMENT

Speakers: Ken Loch, Nancy Tunnell, and Frank Becchio.

COUNCILMEMBER COMMITTEE ASSIGNMENT REPORTS

Information:

- Councilmember Schneider spoke about an honorary dinner held for David Tabor by the Housing Authority.
- Councilmember Williams reported on his attendance at a BEACON meeting and said they are working on funding sediment studies for the counties of Ventura and Santa Barbara; he also reported on a meeting with Southern California Edison Company regarding an update on potential supply shortages.
- Mayor Pro Tempore Horton reported on an event at the Santa Barbara Courthouse to launch the new 211 phone number for social services; he also reported on his attendance at a Parks and Recreation meeting to review all City youth activity programs.
- Councilmember Barnwell spoke about the following: 1) the Library will be offering books on tape that may be accessed through the Library's website on the Internet; 2) the Pearl Chase Society annual meeting; and 3) a display at the County Courthouse on the restoration of the County Hall of Records.

CONSENT CALENDAR (Item Nos. 2 – 15, 17, and 19 - 22)

The titles of the ordinance and resolutions related to the Consent Calendar were read.

Motion:

Council/Agency members Falcone/Barnwell to approve the Consent Calendar as recommended.

Vote:

Unanimous roll call vote (Absent: Mayor/Chair Blum).

2. Subject: Minutes

Recommendation: That Council waive the reading and approve the minutes of the regular meetings of June 21 and June 28, 2005.

Action: Approved the recommendation.

3. Subject: Acceptance Of Grant From Federal Emergency Management Agency (520.02)

Recommendation: That Council:

- A. Accept a grant for \$61,199 from the Federal Emergency Management Agency Fiscal Year 2003 Assistance to Firefighters Grant Program; and
- B. Increase appropriations and estimated revenue in the Fiscal Year 2005 Fire Department Operating Budget in the amount of \$61,199.

Action: Approved the recommendations (July 12, 2005, Acting Fire Chief's report).

4. Subject: Lease Agreements For Franklin Neighborhood Center, Westside Community Center, And Louise Lowry Davis Recreation Center (330.04)

Recommendation: That Council approve and authorize the Acting Parks and Recreation Director to execute the following lease agreements for space at the following locations:

- Franklin Neighborhood Center:
Endowment for Youth
Cornelia Moore Dental Foundation Clinic
Brotherhood of Santa Barbara
- Westside Community Center:
Work Inc./UCP
Community Action Commission
Independent Living Resources Center
Santa Barbara Special Olympics
- Louise Lowry Davis Recreation Center:
United Cerebral Palsy Association of Los Angeles, Ventura, and Santa Barbara Counties

Action: Approved the recommendations; Agreement Nos. 21,747 – 21,754 (July 12, 2005, Acting Parks and Recreation Director's report).

5. Subject: Purchase Order For Work, Incorporated (570.03)

Recommendation: That Council find it in the City's best interest to waive the formal bid procedure as authorized by Municipal Code Section 4.52.080 (k), and authorize the General Services Manager to issue a purchase order to Work, Incorporated, for janitorial services at the Waterfront Department for Fiscal Year 2005, in an amount not to exceed \$199,000.

Action: Approved the recommendation (July 12, 2005, Waterfront Director's report).

6. Subject: Introduction Of Ordinance For Lease Amendment With J&J Golf Management Company, Inc. (330.04)

Recommendation: That Council:

- A. Approve and authorize the Airport Director to execute a Lease Amendment Agreement with J&J Golf Management Company, Inc. (J&J), a California Corporation, amending the "Obligation to Construct Improvements," "Golf Course Operations," "Rental" and "Reporting Procedure" provisions, and Exhibit B, "Required Work," of Agreement No. 20,722, and adding "Corporate Authority," "No Joint Venture," "Audit of Records," and "Leasehold Guaranty," effective upon adoption of the enabling ordinance; and

(Cont'd)

6. (Cont'd)

- B. Introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving an Amendment of Lease Agreement No. 20,722 Between the City of Santa Barbara and J&J Golf Management for Operation of the Twin Lakes Golf Course at the Santa Barbara Airport.

Action: Approved the recommendations (July 12, 2005, Airport Director's report; proposed ordinance).

7. Subject: Contract With Old Spanish Days (180.02)

Recommendation: That Council authorize the Finance Director to execute a Community Promotion contract with Old Spanish Days in an amount of \$42,000, covering the period from June 1, 2005, to May 31, 2006.

Action: Approved the recommendation; Contract No. 21,755 (July 12, 2005, Finance Director's report).

8. Subject: Contract with the Santa Barbara Conference and Visitors Bureau (180.02)

Recommendation: That Council authorize the Finance Director to execute the Fiscal Year 2006 Community Promotion contract with the Santa Barbara Conference and Visitors Bureau in an amount of \$1,385,726 for the term of July 1, 2005, through June 30, 2006.

Speakers:

Santa Barbara Conference and Visitors Bureau: Kathy Janega-Dykes, President/Chief Executive Officer.

Action: Approved the recommendation; Contract No. 21,756 (July 12, 2005, Finance Director's report).

9. Subject: Maintenance Agreement With The Downtown Organization (530.04)

Recommendation: That Council approve and authorize the Acting Parks and Recreation Director to execute an agreement in the amount of \$590,900 with the Downtown Organization (DO) for landscape maintenance, sidewalk cleaning, and general maintenance of surfaces of the 00-1200 blocks of State Street and various cross streets from July 1, 2005, through June 30, 2006.

Action: Approved the recommendation; Agreement No. 21,757 (July 12, 2005, Acting Parks and Recreation Director's report).

10. Subject: Certificate Of Results Of Ballots Cast For State Street Sidewalk Improvement Assessment District (290.00)

Recommendation: That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Approving and Accepting the City Clerk's Certificate of Results of the Ballots Cast with Respect to the 1998 State Street Sidewalk Improvement Assessment District (Phase IV; 400-500 Blocks), and Confirming the Absence of a Majority Protest of Affected Property Owners Pursuant to Article XIII(D) of the State Constitution.

Action: Approved the recommendation; Resolution No. 05-067 (July 12, 2005, Assistant City Administrator's report; proposed resolution).

11. Subject: Animal Control Donation (520.05)

Recommendation: That Council:

- A. Authorize the acceptance of an \$8,279.93 donation from the Deborah K. Oldham Trust of 2001 to the Santa Barbara Police Department's Animal Control Program for maintenance of an Animal Control vehicle for one year; and
- B. Increase the estimated Fiscal Year 2006 General Fund revenue by \$8,279.93 and appropriate the funds to the Police Department's Animal Control Program budget.

Action: Approved the recommendations (July 12, 2005, report from the Chief of Police).

12. Subject: Mountain Drive Water Main Extension Agreement (540.06)

Recommendation: That Council authorize the Public Works Director to negotiate and execute an agreement, in a form approved by the City Attorney, providing for property owners in the 1100 to 1400 address range of West Mountain Drive to construct a 1,000-foot public water main extension, with a City cost contribution based on the incremental cost of constructing a 12-inch diameter water main instead of the minimum 8-inch diameter main.

Action: Approved the recommendation; Agreement No. 21,758 (July 12, 2005, Public Works Director's report).

13. Subject: Integrated Regional Water Management Implementation Grant (530.04)

Recommendation: That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Approving the Filing of an Application for Grant Funds from the California Department of Water Resources and the State Water Resources Control Board for the Integrated Regional Water Management Implementation Grant Program, Pursuant to the Water Security, Clean Drinking Water, Coastal and Beach Protection Act of 2002, for the Las Positas Storm Water Detention and Water Quality Improvement Project.

Speakers:

Staff: Creeks Restoration/Clean Water Manager Jill Zachary.

Action: Approved the recommendation; Resolution No. 05-068 (July 12, 2005, Acting Parks and Recreation Director's report; proposed resolution).

14. Subject: Contract For Signalization At Santa Barbara and Ortega Streets Intersection (530.05)

Recommendation: That Council:

- A. Award and authorize the Public Works Director to execute a contract with Lash Construction Corporation (Lash), in their low bid amount of \$163,277.50, for construction of the Signalization at Santa Barbara and Ortega Streets Intersection, Bid No. 3417;
- B. Authorize the Public Works Director to approve expenditures up to \$16,328 to cover any cost increases that may result from contract change orders for extra work and differences between estimated bid quantities and actual quantities measured for payment; and
- C. Authorize the General Services Manager to issue a Purchase Order to Fugro West, Incorporated (Fugro), in the amount of \$1,760 for material testing services.

Action: Approved the recommendations; Contract No. 21,759 (July 12, 2005, Public Works Director's report).

15. Subject: United States Fish And Wildlife Service Grant Award (540.14)

Recommendation: That Council:

- A. Authorize the Acting Parks and Recreation Director to enter into an agreement with the United States Fish and Wildlife Service (USFWS) to receive a Partners for Fish and Wildlife Program grant award of \$25,000 for the Arroyo Burro Estuary Restoration project; and

(Cont'd)

15. (Cont'd)

- B. Increase appropriations and estimated revenues by \$25,000 in the Fiscal Year 2006 Creeks Division Capital Fund for the Arroyo Burro Estuary Restoration project.

Action: Approved the recommendations; Agreement No. 21,760 (July 12, 2005, Acting Parks and Recreation Director's report).

17. Subject: Contract To Develop Maintenance Management Practices For El Estero Wastewater Treatment Plant (540.13)

Recommendation: That Council:

- A. Authorize the Public Works Director to execute a contract with Linjer, in an amount not to exceed \$145,000, to develop and implement maintenance management practices at the El Estero Wastewater Treatment Plant; and
- B. Authorize the Public Works Director to approve extra services that may result from necessary changes in the scope of work at a total amount not to exceed \$14,500.

Action: Approved the recommendations; Contract No. 21,762 (July 12, 2005, Public Works Director's report).

Item No. 18 appears in the Redevelopment Agency minutes.

19. Subject: Subordinations For New Financing For Transition House (660.04)

Recommendation:

- A. That the Redevelopment Agency Board approve the subordination of an Agency loan for the homeless shelter located at 434 East Ortega Street, owned by Transition House, to new financing provided by the State;
- B. That Council approve the subordination of a City loan for the homeless shelter located at 434 East Ortega Street, owned by Transition House, to new financing provided by the State, and approve an amendment to the affordability covenant; and
- C. That Council and the Redevelopment Agency Board authorize the City Administrator and Executive Director to execute the subordination agreements in a form acceptable to the City Attorney and Agency Counsel.

Action: Approved the recommendations; City Council Agreement No. 21,763; Redevelopment Agency Agreement No. 452 (July 12, 2005, report from the Community Development Director/Deputy Director).

NOTICES

20. The City Clerk has on Thursday, July 7, 2005, 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.
21. A City Council site visit originally scheduled for Monday, July 18, 2005, at 1:30 p.m. to the property located at 29 State Street, has been rescheduled for Monday, August 15, 2005, at 1:30 p.m.
22. Received a letter of resignation from Rental Housing Mediation Task Force Member Timm High; the vacancy will be part of the next City Advisory Group recruitment. (580.03)

This concluded the Consent Calendar.

ITEM REMOVED FROM CONSENT CALENDAR

Councilmember Schneider stated that she would abstain from voting on the following item due to ownership of property in the vicinity of the project.

16. Subject: Approval Of Final Map And Agreements For 1318 San Andres Street (640.08)

Recommendation: That Council:

- A. Approve and authorize the City Administrator to record Final Map No. 20,701 by Jeffrey B. Lockwood and Joanne P. Lockwood, husband and wife as joint tenants, for a Tentative Map approved by Planning Commission on August 7, 2003, as Resolution No. 043-03, located at 1318 San Andres Street, Assessor's Parcel Number 039-101-008, finding the map in conformance with the General Plan and applicable specific plans of the City of Santa Barbara (City); and
- B. Approve and authorize the City Administrator to execute and record an Agreement Relating to Subdivision Map Conditions Imposed on Real Property.

Documents:

July 12, 2005, report from the Public Works Director.

Motion:

Councilmembers Falcone/Barnwell to approve the recommendations; Agreement No. 21,761.

Vote:

Unanimous voice vote (Abstention: Councilmember Schneider; Absent: Mayor Blum).

REPORT FROM THE ORDINANCE COMMITTEE

Ordinance Committee Chair Iya G. Falcone reported that the Committee met to discuss the scope of work and timeline for the Living Wage ordinance.

REPORT FROM THE FINANCE COMMITTEE

Finance Committee Chair Dan B. Secord reported that the Committee received an update from staff regarding risk management and insurance renewals. They also met to discuss retention of PFM for investment advisory services. The Committee unanimously agreed to discontinue services with PFM for one year and reevaluate it at that time; the recommendation will be forwarded to the Council next week.

CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS

AIRPORT DEPARTMENT

23. Subject: Developer Selection For Airport Parcel 22, 6100 Hollister Avenue (560.04)

Recommendation: That Council:

- A. Approve the selection of Bermant Development Company for the development of 180,000 square feet of research and development/office and service retail space on approximately 15 acres, at 6100 Hollister Avenue;
- B. Recommend that staff enter into exclusive lease negotiations with Bermant Development Company for a period not to exceed 120 days for the purpose of completing a Disposition and Development Agreement and Ground Lease Agreement based upon their development proposal; and
- C. Recommend that in the event the exclusive lease negotiations with Bermant Development Company are unsuccessful, that staff enter into exclusive lease negotiations with Sares-Regis Group based on their development proposal.

Documents:

- July 12, 2005, report from the Airport Director.
- July 12, 2005, PowerPoint presentation prepared and made by staff.

Speakers:

- Staff: Airport Director Karen Ramsdell; City Attorney Stephen P. Wiley.
- ADK & A: Allan Kotin.
- Airport Commission: Chair Addison Thompson.
- Members of the Public: City of Goleta Director of Community Services Steven Wagner; John Gardiner, Citrix On-Line; Jeff Bermant and Andrew Bermant, Bermant Development Company.

(Cont'd)

23. (Cont'd)

Motion:

Councilmembers Secord/Barnwell to approve the recommendations.

Amendment Motion:

Councilmembers Secord/Barnwell to approve the recommendations and direct staff to begin design review as soon as possible.

Vote on Amendment Motion:

Unanimous voice vote (Absent: Mayor Blum).

RECESS

3:56 p.m. – 4:10 p.m. Councilmember Williams was absent when the Council reconvened.

PUBLIC WORKS DEPARTMENT

24. Subject: Contract For Wastewater Collection System Modeling (540.13)

Recommendation: That Council:

- A. Authorize the Public Works Director to execute a contract with Carollo Engineers (Carollo) for \$39,743, to calibrate a hydraulic model and evaluate the effect of proposed changes to a portion of the Wastewater Collection System; and
- B. Authorize the Public Works Director to approve expenditures to Carollo up to \$4,000, to cover any cost increases that may result from contract change orders for extra work.

Documents:

- July 12, 2005, report from the Public Works Director.
- July 12, 2005, PowerPoint presentation prepared and made by staff.

Speakers:

Staff: Wastewater System Manager Rebecca Bjork.

Councilmember Williams entered the meeting at 4:12 p.m.

Motion:

Councilmembers Williams/Secord to approve the recommendations; Contract No. 21,764.

Vote:

Unanimous voice vote (Absent: Mayor Blum).

RECESS

Mayor Pro Tempore Horton recessed the meeting at 4:32 p.m. in order for the Council to reconvene in closed session for Item No. 25 and stated that no reportable action would be taken during the closed session.

CLOSED SESSIONS

25. Subject: Conference With Labor Negotiator (440.05)

Recommendation: That Council hold a closed session, per Government Code Section 54957.6, to consider instructions to the City's labor negotiator, Kristy Schmidt, Employee Relations Manager, regarding negotiations with the Hourly Employees' Bargaining Unit.

Scheduling: Duration, 60 minutes; anytime

Report: None anticipated.

Documents:

July 12, 2005, Assistant City Administrator's report.

Time:

4:35 p.m. – 5:40 p.m.

No report made.

ADJOURNMENT

Mayor Pro Tempore Horton adjourned the meeting at 5:40 p.m.

SANTA BARBARA CITY COUNCIL

CYNTHIA M. RODRIGUEZ, CMC
CITY CLERK SERVICES MANAGER

ATTEST:

ROGER L. HORTON
MAYOR PRO TEMPORE

BRENDA ALCAZAR, CMC
DEPUTY CITY CLERK