



Facilities Financing Authority

City Council

Agenda

Tuesday, December 3, 2024

Closed Session 4:00 P.M./Regular Meeting 5:30 P.M.

City Hall, Council Chambers
130 Cremona Dr.
Goleta, CA

Members of the City Council

Mayor Paula Perotte

*Mayor Pro Tempore Luz Reyes-Martín,
District 1*

Councilmember James Kyriaco, District 2

Councilmember Kyle Richards

Councilmember Stuart Kasdin

*Robert Nisbet, City Manager
Megan Garibaldi, City Attorney
Deborah S. Lopez, City Clerk*

IMPORTANT NOTICE REGARDING THE CITY COUNCIL MEETING

The City of Goleta currently provides in person participation as well as virtual participation until further notice. The public may alternatively view the meeting on Goleta Channel 19 and/or online at www.cityofgoleta.org/meetings-agendas and in the Council Chambers.

PUBLIC PARTICIPATION

Speaking at the Meeting - Submit an email to the City Clerk at cityclerkgroup@cityofgoleta.org which states the item you want to speak to and provide your name, email and phone number.

FOR CLOSED SESSION PARTICIPATION

By phone -

- Email cityclerkgroup@cityofgoleta.org to be added to the speaker list. Please state your name, your phone number and indicate which closed session item you would like to speak on.
- Dial-in 10 minutes prior to the start of the meeting (3:50 pm): Toll-Free Dial-in: (866)580-6521, Participant passcode: 72295187 then #
- Please mute your phone until you are called to speak. If you do not have a mute button, you may mute by pressing the star key followed by the number six (* 6). You can unmute by pressing the same keys (* 6). Comments from the public are limited to three (3) minutes per speaker.

INSTRUCTIONS FOR USING ZOOM

- Join the meeting using the link below.
- You must have audio and microphone capabilities on the device you are using to join the meeting.
- When you join the meeting make sure that you join the meeting with audio and follow the prompts to test your speaker & microphone prior to joining the meeting.

TO SPEAK ON AN ITEM USING ZOOM

- The Mayor will call the item and staff will begin the staff report.
- Click on the Raise Hand icon if you would like to speak on the item.
- The City Clerk will call your name when it's your turn to speak.
- When your name is called, you will be prompted to unmute yourself.
- When your time is up, you will be muted.
- You will repeat this process for each item you want to speak on.

PLEASE BE ADVISED THAT WHILE THE CITY WILL ENDEAVOR TO ENSURE THESE REMOTE PARTICIPATION METHODS ARE AVAILABLE, THE CITY DOES NOT GUARANTEE THAT THEY WILL BE TECHNICALLY FEASIBLE OR WORK ALL THE TIME.

FURTHER, THE CITY RESERVES THE RIGHT TO TERMINATE THESE REMOTE PARTICIPATION METHODS (SUBJECT TO BROWN ACT RESTRICTIONS) AT ANY TIME AND FOR WHATEVER REASON.

PLEASE ATTEND IN PERSON OR BY SUBMITTING YOUR COMMENT VIA EMAIL TO THE CITY CLERK TO ENSURE YOUR PUBLIC PARTICIPATION AT CITYCLERKGROUP@CITYOFGOLETA.ORG.

FOR OPEN SESSION PARTICIPATION

Join Meeting Electronically at:

https://us06web.zoom.us/webinar/register/WN_MAzpuK7RQJ28iY1VYclXRg

Or, dial: US: +1 408 638 0968 or +1 669 444 9171 or +1 669 900 6833 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 564 217 2000 or +1 646 876 9923 or +1 646 931 3860 or +1 689 278 1000 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847

Webinar ID: 840 6194 4861

Passcode: 922604

ADDITIONAL PUBLIC PARTICIPATION ALTERNATIVES:

Distribution to the City Council - Submit your comment via email to the City Clerk at: cityclerkgroup@cityofgoleta.org. Your comment will be placed into the record and distributed appropriately.

LIVE SPANISH INTERPRETATION

Live Spanish interpretation will be available. No advanced request for interpretation services required.

La traducción al español estará disponible en vivo. No es necesario solicitar la traducción al español anticipadamente

AMERICANS WITH DISABILITIES ACT:

In compliance with the ADA, if assistance is needed to participate in a City Council meeting (including assisted listening devices), please contact the City Clerk's office at (805) 961-7505. Notification at least 48 hours prior to the meeting helps to ensure that reasonable arrangements can be made to provide accessibility to the meeting.

TELEVISION COVERAGE:

Each regular City Council meeting is broadcast live on Goleta City TV Cox Communications Channel 19 on the 1st and 3rd Tuesdays and rebroadcast on Wednesdays and Saturdays at 10:00 a.m. and 5:00 p.m.

WEB STREAMING:

Live or archived webstreaming of the City Council meetings is available at www.cityofgoleta.org/meetings-agendas

WRITTEN SUBMITTALS TO COUNCIL:

Written submittals concerning agenda items may be sent to the City Clerk email:cityclerkgroup@cityofgoleta.org; or mail: Attn: City Council and City Clerk at 130 Cremona Drive, Goleta, California 93117.

4:00 P.M. - CLOSED SESSION**CALL TO ORDER****ROLL CALL OF CITY COUNCIL****OPPORTUNITY FOR PUBLIC TO ADDRESS CLOSED SESSION MATTERS****RECESS TO CLOSED SESSION****CLOSED SESSION****CONFERENCE WITH LABOR NEGOTIATORS**

Pursuant to Government Code Section 54957.6
Agency Negotiator: Acting City Attorney Isaac Rosen
Title: City Manager

PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Pursuant to Government Code Section 54957 (b)(1)
Title: City Manager

CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Pursuant to the provisions of Government Code Section 54956.8 with regard to the following matter:

Property: APN: 073-330-015, 6500 Hollister Avenue, Goleta CA 93117

Agency Negotiator: Robert Nisbet, City Manager

Negotiating Party: Francois DeJohn, Partner, Hayes Commercial Group

Under Negotiations: Price and Terms

CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Pursuant to the provisions of Government Code Section 54956.8 with regard to the following matters:

Property: APN: 071-010-010 and 071-010-011

Agency Negotiator: Robert Nisbet, City Manager

Negotiating Party: Rick Harris, Senior Manager Real Estate, Union Pacific Railroad

Under Negotiations: Price and Terms

5:30 P.M. - REGULAR AGENDA**CALL TO ORDER AND PLEDGE OF ALLEGIANCE****ROLL CALL OF CITY COUNCIL****INTRODUCTION OF SPANISH INTERPRETERS/INTRODUCCIÓN DE INTÉRPRETES DE ESPAÑOL****REPORT FROM CLOSED SESSION****PUBLIC FORUM**

At this time the public shall have an opportunity to comment on any non-agenda item relevant to the jurisdiction of the City. Reasonable time limits are imposed on each topic and each speaker. In accordance with the provisions of the Ralph M. Brown Act (GC § 54950 et seq.), no action or discussion may take place by the Council on any item not on the posted agenda. The Council may respond to statements made or questions asked, and may direct the staff to report back on the topic at a future meeting.

AMENDMENTS OR ADJUSTMENTS TO AGENDA**CITY MANAGER/STAFF REPORT****A. CONSENT CALENDAR****A.1 [24-475](#) Acceptance of the September 2024 Investment Transaction Report**

Recommendation: Accept the investment transaction report for the month of September 2024.

Staff: Luke Rioux, Finance Director
Ryan Schwarz, Accountant

A.2 [24-521](#) **Amendment No. 2 to Computer Software Incorporated Contract for a new Managed Hosting Services term and to develop a digital signature component**

Recommendation: Authorize the City Manager to execute Amendment No. 2 to Professional Services Agreement No. 2011-050 with Computer Software Incorporated for a new five-and-a-half-year Managed Hosting Services term and to develop a digital signature component, increasing the maximum contract amount by \$278,100 for the hosting services and \$7,650 for the digital signature component for a total not-to-exceed amount of \$ 642,330, and to allow the contract to be signed in counterparts.

Staff: Peter Imhof, Planning and Environmental Review Director
Lisa Prasse, Current Planning Manager
Brian Hiefield, Associate Planner

A.3 [24-525](#) **Title 17 (Zoning) Amendments to Implement Housing Element 2023-2031 Programs and Determination that the Amendments are Exempt from the California Environmental Quality Act**

Recommendation: Conduct second reading (by title only) and waive further reading of Ordinance No. 24-__, entitled “An Ordinance of the City Council of the City of Goleta, California, Adopting Various Amendments to Title 17 (Zoning) of the Goleta Municipal Code to Implement the Housing Element 2023-2031 and Finding the Amendments to be Exempt from the California Environmental Quality Act (Case No. 24-0003-ORD).”

Staff: Peter T. Imhof, Planning and Environmental Review Director
Anne Wells, Advance Planning Manager
Andy Newkirk, Supervising Planner

A.4 [24-532](#) **Notice of Completion of Various Emergency Projects**

- Recommendation:**
- A. Adopt Resolution No. 24-___ entitled “A Resolution of the City Council of the City of Goleta, California, Authorizing the Filing of a Notice of Completion for the Evergreen Park Drainage Repair Project;” and

 - B. Adopt Resolution No. 24-___ entitled “A Resolution of the City Council of the City of Goleta, California, Authorizing the Filing of a Notice of Completion for the Ellwood Mesa Emergency Access Road Repair Project;” and

 - C. Adopt Resolution No. 24-___ entitled “A Resolution of the City Council of the City of Goleta, California, Authorizing the Filing of a Notice of Completion for the Newport Drive Culvert Repair Project;” and

 - D. Direct the City Clerk to file a Notice of Completion with the County Recorder’s Office for each completed project.

Staff:

Luz “Nina” Buelna, Public Works Director
John Plummer, Senior Engineer

A.5 [24-534](#) Public Works Budget Appropriations and Professional Services Agreements and Amendments with MNS Engineers Inc., Northwest Hydraulic Consultant, Inc., and Rincon Consultants, Inc.

Recommendation:

- A. Authorize the City Manager to execute Amendment No. 5 to Professional Services Agreement No. 2021-092 with MNS Engineers Inc. increasing the agreement amount by \$250,000 for a total not-to-exceed amount of \$738,000, expanding the scope of work, and extending the termination date December 31, 2025;
- B. Authorize the City Manager to execute Amendment No. 2 to Professional Services Agreement No. 2023-091 with MNS Engineers Inc., increasing the agreement amount by \$9,275 for a total not-to-exceed amount of \$118,485, expanding the scope of work, and extending the termination date to December 31, 2025;
- C. Authorize the City Manager to execute Amendment No. 2 to Professional Services Agreement No. 2022-024 with Northwest Hydraulic Consultant Inc., increasing the agreement by \$151,780 for a total not-to-exceed amount of \$492,701, expanding the scope, and extending the termination date to December 31, 2026;
- D. Authorize the City Manager to execute Amendment No. 1 to Professional Services Agreement No. 2023-025 with Rincon Consultants, Inc., increasing the agreement amount by \$60,916 for a total not-to-exceed amount of \$258,229, expanding the scope of work, and extending the termination date to June 30, 2026;
- E. Authorize the City Manager to execute a Professional Services Agreement with Rincon Consultants, Inc. for on-call permitting, arborist, and environmental services for the 2025 Storm Response for a total not-to-exceed amount of \$100,000 and expiring on December 31, 2025;
- F. Approve a budget appropriation and grant revenue for \$332,873 into fund 401 for the Hollister Avenue Bridge Replacement as identified in the fiscal impacts section of the report.

Staff:

Luz "Nina" Buelna, Public Works Director
Sarah Fox, Public Works Business and Administration Manager

B. PRESENTATION

B.1 [24-519](#) Certificates of Recognition - United Boys and Girls Club of Santa Barbara County 2024 Gold Card Recipients

Estimated Time: 30 minutes

B.2 [24-401](#) Debt Issuance Disclosure Training

Recommendation: Receive a presentation on debt issuance disclosure training by the City's Bond and Disclosure Counsels.

Staff: Luke Rioux, Finance Director

Estimated Time: 15 minutes

C. PUBLIC HEARING**C.1 [24-544](#) City of Goleta Authorizing the Issuance of Local Measure A Transportation Sales Tax Revenue Bonds (in an Aggregate Principal Amount Not to Exceed \$20 million) and Lease Revenue Bonds (in an Aggregate Principal Amount Not to Exceed \$23 million) to Finance All or a Portion of Costs Related to Certain Projects in the City of Goleta**

- Recommendation:**
- A. City Council adopt Resolution No. 24-___, entitled, "A Resolution of the City Council of the City of Goleta, California, Authorizing the Execution and Delivery by the City of Goleta of an Installment Sale Agreement, a Trust Agreement, and a Bond Purchase Agreement in Connection with the Issuance by the Goleta Facilities Financing Authority of its Local Measure A Transportation Sales Tax Revenue Bonds, Approving the Issuance of Such Bonds in an Aggregate Principal Amount of Not to Exceed \$20,000,000, and Authorizing the Execution of Final and Necessary Documents and Certificates and Related Actions"; and

 - B. City Council adopt Resolution No. 24-___, entitled, "A Resolution of the City Council of the City of Goleta, California, Authorizing the Execution and Delivery by the City of Goleta of a Ground Lease, Lease Agreement, Indenture, and Bond Purchase Agreement in Connection with the Issuance of Goleta Facilities Financing Authority Lease Revenue Bonds, Approving the Issuance of Such Bonds in an Aggregate Principal Amount of Not to Exceed \$23,000,000, and Authorizing the Execution of Final and Necessary Documents and Certificates and Related Actions".

Staff: Jaime A. Valdez, Assistant City Manager
Luke Rioux, Finance Director/Treasurer

Estimated Time: 30 minutes

RECESS TO THE GOLETA FACILITIES FINANCING AUTHORITY

CALL TO ORDER**ROLL CALL OF GOLETA FACILITIES FINANCING AUTHORITY****PUBLIC FORUM**

At this time the public shall have an opportunity to comment on any non-agenda item relevant to the jurisdiction of the City. Reasonable time limits are imposed on each topic and each speaker. In accordance with the provisions of the Ralph M. Brown Act (GC § 54950 et seq.), no action or discussion may take place by the Goleta Facilities Financing Authority on any item not on the posted agenda. The Goleta Facilities Financing Authority may respond to statements made or questions asked, and may direct the staff to report back on the topic at a future meeting.

A. CONSENT CALENDAR**A.1 [24-541](#) Confirm the Board of Directors of the Goleta Facilities Financing Authority, Meeting Schedule and Conflict of Interest Code**

Recommendation: Adopt Resolution No. 24-__ entitled, "A Resolution of the Goleta Facilities Financing Authority, Confirming the Chair, Vice Chair, Secretary, Treasurer and Executive Director, Respectively, of the Authority; Establishing the Dates, Time and Place of Regular Meetings of the Authority; and Adopting a Conflict of Interest Code."

Staff: Luke Rioux, Finance Director

B. PUBLIC HEARING**B.1 [24-542](#) Goleta Facilities Financing Authority Authorizing the Issuance of Local Measure A Transportation Sales Tax Revenue Bonds (in an Aggregate Principal Amount Not to Exceed \$20 million) and Lease Revenue Bonds (in an Aggregate Principal Amount Not to Exceed \$23 million) to Finance All or a Portion of Costs Related to Certain Projects in the City of Goleta**

- Recommendation:** A. Board of Directors adopt Resolution No. 24-___, entitled, "A Resolution of the Goleta Facilities Financing Authority Authorizing the Execution and Delivery by the Authority of an Installment Sale Agreement, a Trust Agreement, and a Bond Purchase Agreement in Connection with the Issuance of Local Measure A Transportation Sales Tax Revenue Bonds, Authorizing the Issuance of Such Bonds in an Aggregate Principal Amount of Not to Exceed \$20,000,000, and Authorizing the Execution of Final and Necessary Documents and Bonds and Related Actions"; and
- B. Board of Directors adopt Resolution No. 24-___, entitled, "A Resolution of the Board of Directors of the Goleta Facilities Financing Authority Authorizing the Execution and Delivery by the Authority of a Ground Lease, Lease Agreement, Indenture, Assignment Agreement, and Bond Purchase Agreement in Connection with the Issuance of Goleta Facilities Financing Authority Lease Revenue Bonds, Approving the Issuance of Such Bonds in an Aggregate Principal Amount of Not to Exceed \$23,000,000, and Authorizing the Execution of Final and Necessary Documents and Certificates and Related Actions."

Staff: Jaime A. Valdez, Assistant City Manager
Luke Rioux, Finance Director/Treasurer

Estimated Time: 15 minutes

ADJOURN GOLETA FACILITIES FINANCING AUTHORITY AND RECONVENE TO THE CITY COUNCIL MEETING

D. PUBLIC HEARING

- D.1 [24-526](#) **Consideration of Urgency and Non-Urgency Ordinances Amending Section 17.41.030 of the Goleta Municipal Code Regarding Accessory Dwelling Units and Junior Accessory Dwelling Units to Comply with Recent Changes in State Law and Finding the Actions to Be Statutorily Exempt from the California Environmentally Quality Act Under Section 21080.17 of the Public Resources Code**

Recommendation:

- A. Adopt on a four-fifths vote Urgency Ordinance No. 24-__U, entitled, "An Urgency Ordinance of the City Council of the City of Goleta, California, Amending Section 17.41.030 of the Goleta Municipal Code Relating to Accessory Dwelling Units and Junior Accessory Dwelling Units and Finding the Action to Be Statutorily Exempt from the California Environmental Quality Act Under Public Resources Code Section 21080.17 (Case No. 24-0006-ORD)."
- B. Introduce and conduct first reading (by title only) and waive further reading of Ordinance No. 24-__, entitled "An Ordinance of the City Council of the City of Goleta, California, Amending Section 17.41.030 of the Goleta Municipal Code Relating to Accessory Dwelling Units and Junior Accessory Dwelling Units and Finding the Action to Be Statutorily Exempt from the California Environmental Quality Act Under Public Resources Code Section 21080.17 (Case No. 24-0006-ORD)."

Staff:

Peter T. Imhof, Planning and Environmental Review Director
Anne Wells, Advance Planning Manager
Andy Newkirk, Supervising Planner

Estimated Time:

30 minutes

E. DISCUSSION/ACTION ITEM**E.1 [24-527](#) Fiscal Year 2024/25 First Quarter Financial Review**

- Recommendation:**
- A. Adopt Resolution No. 24-__ entitled, “A Resolution of the City Council of the City of Goleta, California, Amending the City of Goleta Operating and CIP Budget for Fiscal Year 2024/25, Amending the City of Goleta Schedule of Authorized Positions for Fiscal Year 2024/25, Amending the City of Goleta Salary Schedule for Fiscal Year 2024/25, Amending the Personnel Rules, and Authorizing the Application of the Hiring Incentive Policy to Certain Classifications and Severance Pay for Executive Staff.”

 - B. Adopt Resolution No. 24-__ entitled, “A Resolution of the City Council of the City of Goleta, California, Amending the Wage Schedule for Hourly Employees and Intern Assignments for Fiscal Year 2024/25.”

Staff: Luke Rioux, Finance Director
Tony Gonzalez, Accounting Manager
Shawna Stokes, Budget Analyst

Estimated Time: 30 minutes

E.2 [24-537](#) FY 2024-25 Childcare Initiatives

Recommendation: Approve the Fiscal Year 2024-25 Childcare Initiative funding recommendations of the Human Services Standing Committee.

Staff: Robert Nisbet, City Manager
Shannon Kirn, Assistant to the City Manager

Estimated Time: 30 minutes

E.3 [24-536](#) Amendments to Title 3, Chapter 3.05 of the Goleta Municipal Code Relating to the Purchasing System

Recommendation: Introduce and conduct the first reading (by title only and waive further reading) of City Council Ordinance No. 24-__ entitled “An Ordinance of the City Council of the City of Goleta, California, Amending Title 3 Chapter 3.05 of the Goleta Municipal Code Relating to the City of Goleta the Purchasing System.”

Staff: Matthew R. Fore, General Services Director
Christi Velasquez, Senior Management Analyst
Winnie Cai, Assistant City Attorney

Estimated Time: 15 minutes

F. COUNCIL COMMENTS/ STANDING COMMITTEE REPORTS

- 11/21/2024 Finance and Audit Standing Committee Meeting
- 11/21/2024 Energy and Green Issues Standing Committee Meeting
- 11/25/2024 Watersheds and Waste Reduction Standing Committee Meeting

G. CITY ATTORNEY REPORT