

CITY OF BUELLTON

CITY COUNCIL MEETING MINUTES
Regular Meeting of February 22, 2018
City Council Chambers, 140 West Highway 246
Buellton, California

CALL TO ORDER

Mayor Holly Sierra called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Council Members Ed Andrisek, Art Mercado, Vice Mayor Dave King, and Mayor Holly Sierra

Staff: City Manager Marc Bierdzinski, Public Works Director Rose Hess, City Attorney Steve McEwen, Finance Director Shannel Zamora, Assistant Planner Andrea Keefer, and City Clerk Linda Reid

REORDERING OF AGENDA

Council Member Andrisek requested that Item 5 be discussed before Item 4. The Council agreed by consensus to reorder the agenda as requested.

PUBLIC COMMENTS

Judith Dale, Buellton complimented the Santa Barbara County Sheriff's Department for taking the time to stop by her brother's house during the night to advise him that his garage door was open.

CONSENT CALENDAR

- 1. Minutes of February 8, 2018 Regular City Council Meeting**
- 2. List of Claims to be Approved/ Ratified for Payment to Date for Fiscal Year 2017-18**
- 3. Monthly Treasurer's Report - January 31, 2018**

MOTION:

Motion by Council Member Andrisek, seconded by Council Member Mercado approving Consent Calendar Items 1, 2, and 3 as listed.

VOTE:

Motion passed by a roll call vote of 4-0.
Council Member Andrisek – Yes
Council Member Mercado – Yes
Vice Mayor King - Yes
Mayor Sierra – Yes

PRESENTATIONS

None

BUSINESS ITEMS

5. Discussion and Direction Regarding Filling Open Council Seat Under Government Code Section 36512(d)

RECOMMENDATION:

That the City Council review and accept the staff report.

STAFF REPORT:

City Attorney Steve McEwen presented the staff report.

SPEAKERS/DISCUSSION:

John Dorwin, Buellton, asked the Council to call a special election to fill the vacant Council seat.

Richard Kusmitch, Buellton, discussed the process for filling the vacant Council seat.

The City Council discussed the following issues:

- Holding a stand-alone election sooner than November 2018
- Looking into Election Code Sections 1000 and 1002

DIRECTION:

The City Council agreed by consensus to accept the City Attorney’s recommendation to include the open City Council seat left vacant by Foster Reif on the November 6, 2018 ballot and staff shall bring back a resolution memorializing this change at a Council meeting in March.

PUBLIC HEARINGS

4. **Resolution No. 18-02 – “A Resolution of the City Council of the City of Buellton, California, Approving a Mitigated Negative Declaration (17-MND-03) and Mitigation Monitoring and Reporting Program for The Hub Project Located at the Southern Terminus of Industrial Way, Assessor’s Parcel Number 099-690-053 and Making Findings in Support Thereof”**

Resolution No. 18-03 - “A Resolution of the City Council of the City of Buellton, California, Approving a Final Development Plan (16-FDP-06) and Tentative Tract Map (TTM 31061) for The Hub Project Located at the Southern Terminus of Industrial Way, Assessor’s Parcel Number 099-690-053 and Making Findings in Support Thereof”

RECOMMENDATION:

That the City Council consider adoption of Resolution Nos. 18-02 and 18-03.

STAFF REPORT:

City Manager Bierdzinski presented the staff report.

SPEAKERS/DISCUSSION:

Gavin Moores, Project Developer discussed the proposed project and answered questions from the Council regarding the project.

Mayor Sierra opened the public hearing at 7:06 p.m.

John Olejnik, representing Caltrans discussed the proposed project and the traffic the project will generate on Highway 246 and he also suggested a secondary access to the project site.

Dick Pool, representing Associated Traffic Engineers, discussed the traffic associated with the proposed project and stated he is confident with the traffic analysis prepared for the project.

Jim Fiolek, Buellton, spoke about the proposed project and the impacts it will cause to Rancho de Maria residents.

Mark Cavanaugh, Buellton, expressed his opposition to the proposed project.

Peggy Brierton, Buellton, discussed adding a second entrance to the project site and asked that the Zaca Creek Trail be included with the project.

Judith Dale, Buellton, requested a pathway for pedestrians and bike riders to get from the project site to the Avenue of Flags.

Dan Durbiano, Buellton, discussed his infrastructure and water supply concerns for the project. Mr. Durbiano asked for smart growth in Buellton, especially concerning natural resources and traffic issues.

Steven Fritz, Buellton, stated he likes the proposed project but expressed his concerns regarding a single entrance into the project site, lack of parking spaces, traffic issues, and adequate water supply.

There being no further public comment, Mayor Sierra closed the Public Hearing at 7:40 p.m.

The City Council discussed the following issues:

- Concern over residential density, industrial noise, lack of parking, traffic congestion, and only one entrance into the project
- Requiring that the affordable units be part of the project (handout of affordable housing conditions added to the record)
- Minimizing impacts on residents in Rancho de Maria

DOCUMENTS:

Staff report with attachments as listed in the staff report.

MOTION:

Motion by Council Member Mercado, seconded by Council Member Andrisek adopting Resolution No. 18-02 – “A Resolution of the City Council of the City of Buellton, California, Approving a Mitigated Negative Declaration (17-MND-03) and Mitigation Monitoring and Reporting Program for The Hub Project Located at the Southern Terminus of Industrial Way, Assessor’s Parcel Number 099-690-053 and Making Findings in Support Thereof”

VOTE:

Motion passed by a roll call vote of 3-1, with Vice Mayor King voting no.

Council Member Andrisek – Yes

Council Member Mercado – Yes

Vice Mayor King – No

Mayor Sierra – Yes

MOTION:

Motion by Mayor Sierra, seconded by Council Member Mercado adopting Resolution No. 18-03 – “A Resolution of the City Council of the City of Buellton, California, Approving a Final Development Plan (16-FDP-06) and Tentative Tract Map (TTM 31061) for The Hub Project Located at the Southern Terminus of Industrial Way, Assessor’s Parcel Number 099-690-053 and Making Findings in Support Thereof” with changes to Conditions of Approval 107 (Affordable Housing) and 109 (Trails).

VOTE:

Motion passed by a roll call vote of 3-1, with Vice Mayor King voting no.

Council Member Andrisek – Yes

Council Member Mercado – Yes

Vice Mayor King – No

Mayor Sierra – Yes

COUNCIL MEMBER COMMENTS/ITEMS

Council Member Andrisek announced that the Moxi Museum is celebrating its first birthday on Saturday, February 24.

Council Member Andrisek asked that Council review and discuss Resolution No. 94-10 regarding engineering charges in the City. The Council agreed by consensus to bring this issue back at a future meeting.

Mayor Sierra stated: the Buellton State of the City luncheon was well done; she attended the award ceremony at Vandenberg Air Force Base; the Buellton Rec Center celebrated their 10 year anniversary, which was well attended; and requested that residents attend the Special Olympics basketball practice on Monday evenings.

WRITTEN COMMUNICATIONS

None

COMMITTEE REPORTS

Council Member Andrisek announced that he attended the Central Coast Water Authority (CCWA) Board Meeting and provided an oral report regarding the meeting.

Mayor Sierra announced that she attended the board meeting for Santa Barbara County Association of Governments (SBCAG) and provided an oral report regarding the meeting.

CITY MANAGER'S REPORT

City Manager Bierdzinski provided an informational report to the City Council.

CLOSED SESSION ITEMS

- 6. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Government Code Section 54956.8)
Property: Assessor's Parcel Number 099-283-010 (495 Avenue of Flags)
Negotiator: Marc Bierdzinski, City Manager
Parties: City of Buellton /Nancy Lee Williams, Williams Revocable Trust
Purpose: Possible Acquisition Terms and Price**

The City Council met in closed session to discuss possible property acquisition. No reportable action was taken.

ADJOURNMENT

Mayor Sierra adjourned the regular meeting at 8:45 p.m. The next regular meeting of the City Council will be held on Thursday, March 8, 2018 at 6:00 p.m.

Holly Sierra
Mayor

ATTEST:

Linda Reid
City Clerk