

# CITY OF BUELLTON

## CITY COUNCIL MEETING MINUTES

Regular Meeting of June 24, 2021

City Council Chambers, 140 West Highway 246  
Buellton, California

### CALL TO ORDER

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

### PLEDGE OF ALLEGIANCE

### ROLL CALL

**Present:** Council Members Ed Andrisek, Dave King, Elysia Lewis, Vice Mayor Sanchez, and Mayor Sierra

**Staff:** City Manager Scott Wolfe, City Clerk Linda Reid, Public Works Director Rose Hess, City Attorney Greg Murphy, and Finance Director Shannel Zamora (via Zoom)

### REORDERING OF AGENDA

None

### PUBLIC COMMENTS

David Schwartz, Buellton, discussed how the Willemsen house could be used for meetings and the Buellton Library and the barn could be used for craft making projects.

Judith Dale, Buellton, requested the Council use the Willemsen house in a way that serves the community.

Kathy Vreeland, Executive Director of the Buellton Chamber of Commerce and Visitors Bureau provided announcements for the record.

**CONSENT CALENDAR**

1. **Minutes of June 10, 2021 Regular City Council Meeting**
2. **List of Claims to be Approved and Ratified for Payment to Date for Fiscal Year 2020/2021**
3. **Monthly Treasurer’s Report – May 31, 2021**
4. **Resolution No. 21-11 – “A Resolution of the City Council of the City of Buellton, California, Establishing an Appropriation Limit for Fiscal Year 2021-22”**
5. **Consideration of Amended Contract with Wallace Group for Fats/Oils/Grease (FOG), Sanitary Sewer Management Plan (SSMP), and Industrial Discharge (ID) Programs Implementation**
6. **Consideration of Amended Contract with AutoSys LLC for SCADA/Instrumentation/Electrical Technician Services**

**MOTION:**

Motion by Council Member King, seconded by Council Member Lewis, approving Consent Calendar Items 1 through 6 as listed.

**VOTE:**

Motion passed by a roll call vote of 5-0.  
Council Member Andrisek – Yes  
Council Member King – Yes  
Council Member Lewis – Yes  
Vice Mayor Sanchez - Yes  
Mayor Sierra – Yes

**PRESENTATIONS**

None

**PUBLIC HEARINGS**

7. **Amended Resolution No. 20-25 – “Amended Resolution of the City Council of the City of Buellton, California, Finding and Determining that the Public Interest, Convenience and Necessity Require the Acquisition of Property Interests for Public Purposes”**

**RECOMMENDATION:**

That the City Council consider approval of Amended Resolution No. 20-25.

**STAFF REPORT:**

City Attorney Murphy provided legal input regarding the public hearing and Public Works Director Hess presented the staff report.

**SPEAKERS/DISCUSSION:**

Mayor Sierra opened the public hearing at 6:21 p.m.

Correspondence was received from Douglas Gravelle, Hinson, Gravelle & Adair, LLP, dated June 15, 2021, which was distributed to the City Council and added to the record.

Correspondence was received from Kevin Brogan, Hill, Farrer & Burrill, LLP, dated June 24, 2021, which was distributed to the City Council and added to the record.

Douglas Gravelle of Hinson, Gravelle & Adair LLP, discussed his client's position and the impacts of the proposed construction project. Public Works Director Hess responded to Mr. Gravelle's comments.

Kevin Brogan of Hill, Farrer & Burrill, LLP, discussed his client's position and the impacts of the proposed construction project.

There being no further public comment, Mayor Sierra closed the Public Hearing at 6:30 p.m.

The City Council discussed various details regarding the proposed construction project.

**DOCUMENTS:**

Staff report with attachments as listed in the staff report.

**MOTION:**

Motion by Council Member Lewis, seconded by Mayor Sierra adopting the "newly revised" Amended Resolution No. 20-25 – "Amended Resolution of the City Council of the City of Buellton, California, Finding and Determining that the Public Interest, Convenience and Necessity Require the Acquisition of Property Interests for Public Purposes"

**VOTE:**

Motion passed by a roll call vote of 5-0.

Council Member Andrisek – Yes

Council Member King – Yes

Council Member Lewis – Yes

Vice Mayor Sanchez – Yes

Mayor Sierra – Yes

## **COUNCIL MEMBER COMMENTS/ITEMS**

Vice Mayor Sanchez thanked City Clerk Reid for registering Council Members for the League of California Cities (LOCC) Annual Conference in Sacramento in September. Vice Mayor Sanchez announced that Council Members will participate in Solvang's Fourth of July Parade and will ride in electric MOKE vehicles.

Council Member King announced that Council Members will be participating in the Fourth of July Parade.

Mayor Sierra thanked Vice Mayor Sanchez for reserving electric MOKE vehicles for Council to ride in the Fourth of July Parade. Mayor Sierra announced that Movies in the Park is scheduled for Friday, June 25, at 7:30 p.m. at Oak Park.

## **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.

Vice Mayor Sanchez announced that he attended the Buellton Chamber of Commerce and Visitors Bureau's Board meeting and provided an oral report regarding the meeting.

Mayor Sierra announced that she attended board meetings for Santa Barbara County Association of Governments (SBCAG) and Air Pollution Control District (APCD) and provided oral reports regarding the meetings.

## **BUSINESS ITEMS**

### **8. Decision on Future Use of Main Residence Building at 202 Dairyland Road ("Willemsen Property")**

#### **RECOMMENDATION:**

That the City Council discuss the future use of the Willemsen main residence, located at 202 Dairyland Road and direct staff accordingly.

#### **STAFF REPORT:**

City Manager Wolfe presented the staff report.

#### **SPEAKERS/DISCUSSION:**

The City Council discussed the following issues:

- Rental fee and community value in renting the Willemsen house to Zaca Center Preschool

- Renting the south end of the house for weddings/meetings and allowing the north end of the house to be used for the Buellton Library

**DOCUMENTS:**

Staff report with attachments as listed in the staff report.

**MOTION:**

Motion by Mayor Sierra, seconded by Council Member King, directing staff to work with Library staff to occupy a portion of the Willemsen residence and the remaining portion of the residence to be used for revenue generating purposes.

**VOTE:**

Motion passed by a roll call vote of 5-0.

Council Member Andrisek – Yes

Council Member King – Yes

Council Member Lewis - Yes

Vice Mayor Sanchez – Yes

Mayor Sierra – Yes

**9. Decision on Future Use of Property East of the Barn at 202 Dairyland Road (“Willemsen Property”)**

**RECOMMENDATION:**

That the City Council discuss the potential use of the property east of the Barn at 202 Dairyland Road and direct staff accordingly.

**STAFF REPORT:**

City Manager Wolfe presented the staff report.

**SPEAKERS/DISCUSSION:**

Ashley Jenkins, Executive Director of the Santa Ynez Valley Children’s Museum discussed plans to occupy the eastern portion of the Willemsen Barn for the Children’s Museum and answered questions from the Council.

Bob Sweeney, Santa Ynez Valley Horseback Rides, discussed using the lower portion of the Willemsen property for horseback rides and answered questions from the Council.

Pam Gnekow, Buellton, discussed her support for Santa Ynez Valley Horseback Rides

**DOCUMENTS:**

Staff report with attachments as listed in the staff report.

**MOTION:**

Motion by Council Member Lewis, seconded by Council Member King, approving the future use of the eastern portion of the Willemsen property by the Santa Ynez Valley Children’s Museum and approximately one acre of the lower portion of the property to be used by Santa Ynez Valley Horseback Rides, that agreements specify building completion dates, and that the City Manager issue letters of intent to the two agencies referenced above, so they can begin fundraising activities.

**VOTE:**

Motion passed by a roll call vote of 5-0.

Council Member Andrisek – Yes

Council Member King – Yes

Council Member Lewis - Yes

Vice Mayor Sanchez – Yes

Mayor Sierra – Yes

**10. Contract Extension with Kosmont Companies for Economic Development Services**

**RECOMMENDATION:**

That the City Council approve the Eighth Amendment to the Kosmont Companies contract for \$20,000 for Fiscal Year 2021-22.

**STAFF REPORT:**

City Manager Wolfe presented the staff report.

**SPEAKERS/DISCUSSION:**

Joe Dieguez, representing Kosmont Companies briefly spoke about the contract extension and thanked the Council for their support.

**DOCUMENTS:**

Staff report with attachments as listed in the staff report.

**MOTION:**

Motion by Council Member King, seconded by Council Member Lewis, approving the Eighth Amendment to the Kosmont Companies contract for \$20,000 for Fiscal Year 2021-22.

**VOTE:**

Motion passed by a roll call vote of 5-0.

Council Member Andrisek – Yes

Council Member King – Yes

Council Member Lewis - Yes

Vice Mayor Sanchez – Yes

Mayor Sierra – Yes

**11. Consideration of Extension of Contract with Buellton Business Association/Chamber of Commerce for Operation of a Visitors Bureau**

**RECOMMENDATION:**

That the City Council approve the single-year contract amendment.

**STAFF REPORT:**

City Manager Wolfe presented the staff report.

**SPEAKERS/DISCUSSION:**

Kathy Vreeland, Executive Director of the Buellton Chamber of Commerce and Visitors Bureau discussed the contract extension and thanked the Council for their support.

**DOCUMENTS:**

Staff report with attachments as listed in the staff report.

**MOTION:**

Motion by Council Member Lewis, seconded by Council Member Andrisek, approving the single-year contract amendment with the Buellton Business Association/Chamber of Commerce for Operation of a Visitors Bureau.

**VOTE:**

Motion passed by a roll call vote of 5-0.

Council Member Andrisek – Yes

Council Member King – Yes

Council Member Lewis - Yes

Vice Mayor Sanchez – Yes

Mayor Sierra – Yes

**12. Request for Position Letter to the Air Pollution Control District – Re: Central Coast Agriculture Violation**

**RECOMMENDATION:**

That the City Council consider the Mayor's request for a Position Letter to Air Pollution Control District regarding Central Coast Agriculture Violations and if appropriate, authorize the position letter.

**STAFF REPORT:**

City Manager Wolfe presented the staff report.

**SPEAKERS/DISCUSSION:**

The City Council discussed the following issues:

- Authorizing a letter to Santa Barbara County Planning and Development addressing work delays due to the lengthy permitting process, which necessitate the need for generators on the work site for extended periods

**DOCUMENTS:**

Staff report with attachments as listed in the staff report.

**MOTION:**

Motion by Mayor Sierra, seconded by Council Member King, authorizing staff to send a position letter to the Air Pollution Control District, with a copy to the Santa Barbara County Board of Supervisors, detailing violations by Central Coast Agriculture, requesting that fines be imposed and that Santa Barbara County's permitting process be made efficient, so work can be conducted without delay.

**VOTE:**

Motion passed by a roll call vote of 4-1, with Vice Mayor Sanchez voting no.

Council Member Andrisek – Yes

Council Member King – Yes

Council Member Lewis - Yes

Vice Mayor Sanchez – No

Mayor Sierra – Yes

**CITY MANAGER'S REPORT**

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

**CLOSED SESSION ITEMS****13. Closed Session - California Government Code Section 54957 regarding:  
PUBLIC EMPLOYEE PERFORMANCE EVALUATION**

Title: City Manager

The City Council met in Closed Session to discuss Item No. 13. There was unanimous direction to extend the City Manager's contract for a period of five (5) years and to agendaize at the next meeting an open-session discussion of compensation to be included in the contract amendment.

**ADJOURNMENT**

Mayor Sierra adjourned the regular meeting at 8:34 p.m. The next regular meeting of the City Council will be held on Thursday, July 8, 2021 at 6:00 p.m.

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Holly Sierra  
Mayor

ATTEST:

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Linda Reid  
City Clerk