

CITY OF BUELLTON

CITY COUNCIL MEETING MINUTES

**Regular Meeting of August 12, 2021
City Council Chambers, 140 West Highway 246
Buellton, California**

CALL TO ORDER

Mayor Sierra called the meeting to order at 6:05 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

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

Staff: City Manager Scott Wolfe, City Clerk Linda Reid, Public Works Director Rose Hess, City Attorney Greg Murphy, Finance Director Shannel Zamora (via Zoom), Planning Director Andrea Keefer (via Zoom), and Contract City Planner Irma Tucker (via Zoom)

City Attorney Murphy explained the current masking rules during City Council meetings.

REORDERING OF AGENDA

None

PUBLIC COMMENTS

Li-At Rathbun, Buellton, discussed the City's purchase of the Willemsen property and requested that the City Council conduct more outreach and discussion before moving forward with redevelopment of the property.

CONSENT CALENDAR

- 1. Minutes of July 8, 2021 Regular City Council Meeting**
- 2. List of Claims to be Approved and Ratified for Payment to Date for Fiscal Years 2020/2021 and Fiscal Year 2021/2022**

- 3. Monthly Treasurer’s Report – June 30, 2021**
- 4. Acceptance of the Avenue of Flags Median 2 Improvements Project**
- 5. Law Enforcement Services Agreement – Amendment No. 1**
- 6. Approval of City Manager’s Amended Employment Agreement and Revised Medical Expense Reimbursement Plan**

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

None

COUNCIL MEMBER COMMENTS/ITEMS

Vice Mayor Sanchez and Council Member Andrisek thanked staff and volunteers for hosting the Buellton BBQ Bonanza.

Council Member King stated he met with local resident Davis Reinhardt and discussed Mr. Reinhardt’s talents and that he has a very bright future ahead.

Mayor Sierra thanked staff for organizing the Buellton BBQ Bonanza and recognized the local Girl Scout troop and other youth groups in the community.

WRITTEN COMMUNICATIONS

None

COMMITTEE REPORTS

Vice Mayor Sanchez announced that he attended the Arts and Culture Committee board meeting and provided an oral report regarding the meeting.

Mayor Sierra announced that she attended the Santa Barbara County Association of Governments North County Sub-Regional Committee meeting and provided an oral report for the record.

BUSINESS ITEMS

7. **Conceptual Review of “The 518” Mixed-Use Project; 518 Avenue of Flags (APN 137-170-006)**

RECOMMENDATION:

That the City Council receive a presentation by the Applicant and provide preliminary comments regarding the project.

STAFF REPORT:

Contract City Planner Tucker presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

SPEAKERS/DISCUSSION:

Applicants Brandon Mann and David Gibbs discussed the project.

Li-At Rathbun, Buellton, discussed commercial parking and questioned where the City’s tallest building is located. Mr. Mann addressed the parking concerns and added that there will be plenty of parking available.

The City Council discussed the following issues:

- Project will include parklet areas for kids to play outdoors
- Staff should look into recruiting commercial occupants for the new buildings
- Concerns regarding project density and parking
- Conditioning the rental units so garages are used for parking vehicles and not for storage or other uses

8. **Contract with Kosmont Companies for Private Project Economic Development Services**

RECOMMENDATION:

That the City Council direct the City Manager to approve the agreement for professional contract services with Kosmont Companies for private project economic development services.

STAFF REPORT:

City Manager Wolfe presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

MOTION:

Motion by Council Member Lewis, seconded by Council Member King directing the City Manager to execute the agreement for professional services with Kosmont Companies for private project economic development services.

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. License Agreement with Santa Ynez Valley Horseback Rides, LLC for Use of Property Located at 202 Dairyland Road (“Willemssen Property”)

RECOMMENDATION:

That the City Council approve the License Agreement with Santa Ynez Valley Horseback Rides, LLC and authorize the Mayor to execute the agreement.

STAFF REPORT:

City Manager Wolfe presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

SPEAKERS/DISCUSSION:

Li-At Rathbun, Buellton, spoke about Santa Ynez Valley Horseback Rides and how this business may affect residents in the Meadow Ridge subdivision.

Bob Sweeney, Santa Ynez Valley Horseback Rides, discussed using the lower portion of the Willemssen property for horseback rides.

The City Council requested that all marketing materials for the horseback rides direct customers to use Sycamore Drive to access the site.

MOTION:

Motion by Council Member King, seconded by Council Member Lewis approving the License Agreement with Santa Ynez Valley Horseback Rides, LLC and authorizing the Mayor to execute the agreement.

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. Update Regarding State Drought Conditions**RECOMMENDATION:**

That the City Council discuss the State's drought proclamation and provide direction to staff as appropriate.

STAFF REPORT:

Public Works Director Hess presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

DIRECTON:

The City Council agreed by consensus to direct staff to continue promoting water conservation in Buellton.

11. Discussion Regarding City's Reserve Policy**RECOMMENDATION:**

That the City Council discuss the City's Reserve Policy and direct staff to bring back a resolution amending the Fund Balance Reserve Policy.

STAFF REPORT:

Finance Director Zamora presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

SPEAKERS/DISCUSSION:

The City Council discussed the following issues:

- The reserve policy will be set at 35%
- Reserve balance is currently at 109%

- Adding an item to the policy that states “other uses as City may deem appropriate”
- Reserve policy will list priorities as CalPERS Unfunded Accrued Liability and infrastructure costs

DIRECTION:

The City Council agreed by consensus to bring back a resolution amending the Fund Balance Reserve Policy.

CITY MANAGER’S REPORT

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

ADJOURNMENT

Mayor Sierra adjourned the regular meeting at 8:16 p.m. The next meeting of the City Council will be a Special meeting held on Thursday, August 26, 2021 at 6:00 p.m. at 202 Dairyland Road (“Willemsen House”).

Holly Sierra
Mayor

ATTEST:

Linda Reid
City Clerk