

# CITY OF BUELLTON

**CITY COUNCIL MEETING MINUTES**  
**Regular Meeting of October 22, 2020**  
**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 via Zoom:** Council Members Ed Andrisek, Dave King, John Sanchez, Vice Mayor Art Mercado, and Mayor Sierra

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

## **REORDERING OF AGENDA**

None

## **PUBLIC COMMENTS**

None

## **CONSENT CALENDAR**

- 1. Minutes of October 8, 2020 Regular City Council Meeting**
- 2. List of Claims to be Approved and Ratified for Payment to Date for Fiscal Year 2019/20 and Fiscal Year 2020/2021**
- 3. Acceptance and Filing of Stormwater Management Program (SWMP) Annual Report FY 2019-2020**

4. **Consideration of Landscape Maintenance Contract Amendment with Valley Gardener**
5. **Resolution No. 20-28 – “A Resolution of the City Council of the City of Buellton, California, Approving Application for and Entering into Agreements for the Regional Early Action Planning Grant”**
6. **Monthly Treasurer’s Report – September 30, 2020**

**MOTION:**

Motion by Council Member Andrisek, seconded by Council Member King, 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 Sanchez - Yes

Vice Mayor Mercado – Yes

Mayor Sierra – Yes

**PRESENTATIONS**

None

**PUBLIC HEARINGS**

7. **Resolution No. 20-26 - “A Resolution of the City Council of the City of Buellton, California, Approving a Final Development Plan (19-FDP-01) and Lot Line Adjustment (19-LLA-01) for the Proposed Creekside Village – Mixed-Use Development Project, Located at 480 Avenue of Flags, Assessor’s Parcel Number 137-170-042 & -043” and**

**Ordinance No. 20-07 - “An Ordinance of the City Council of the City of Buellton, California, Approving a Development Agreement (20-DA-01) for the Creekside Village – Mixed-Use Development Project, Located at 480 Avenue of Flags and Authorizing Execution of the Agreement by the City Manager” (Introduction and First Reading)**

**RECOMMENDATION:**

That the City Council discuss Resolution No. 20-26 and Ordinance No. 20-07 and continue the item to a special meeting on Thursday, October 29, 2020 at 6:00 p.m. to receive additional public comment regarding the project.

**STAFF REPORT:**

Contract City Planner Tucker presented the staff report.

**SPEAKERS/DISCUSSION:**

Brandon Mann and Waleed Elbayar, MB Development Company, introduced himself and his business partner and briefly explained the proposed project.

Michael Holiday, DMHA Architecture, provided a PowerPoint presentation displaying the proposed Creekside Village project.

Bethany Clough, Landscape Architect, discussed the proposed landscaping for the project.

Mayor Sierra opened the public hearing at 7:41 p.m.

Correspondence was received and made part of the record from Pam Gnekow, Buellton supporting the proposed Creekside Village project.

Correspondence was received and made part of the record from James Withrow supporting the proposed Creekside Village project.

Correspondence was received and made part of the record from Kathy Vreeland, Executive Director of the Buellton Chamber of Commerce and Visitors Bureau, supporting the proposed Creekside Village project.

There being no further public comment, Mayor Sierra continued the Public Hearing to the Special meeting of Thursday, October 29, 2020 at 6:00 p.m.

The City Council discussed the following issues:

- Limited parking for the development and how residential parking will spill onto the street; possibly adding diagonal parking in the area
- Ensuring landscaping growth does not present a problem in the future
- Concern over the height of the proposed project

**DOCUMENTS:**

Staff report with attachments as listed in the staff report.

**MOTION:**

Motion by Vice Mayor Mercado, seconded by Council Member King continuing this item to a special meeting scheduled for Thursday, October 29, 2020, at 6:00 p.m. in order to allow additional public comment on the proposed project.

**VOTE:**

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

Council Member Andrisek - Yes

Council Member King – Yes

Council Member Sanchez - Yes

Vice Mayor Mercado – Yes

Mayor Sierra – Yes

**COUNCIL MEMBER COMMENTS/ITEMS**

Council Member Andrisek requested that staff seek reporting information from Santa Barbara County Fire regarding spot fires in the riverbed. City Manager Wolfe stated he would look into the issue of fires near the riverbed and will report back to the Council.

Mayor Sierra thanked staff for the Land Use and Circulation Element joint meeting conducted October 21, 2020 and stated that it was very informative. Mayor Sierra stated that Buellton Recreation is organizing reverse trick or treating for residents and those interested can contact the Recreation Department at 805-688-1086.

## **WRITTEN COMMUNICATIONS**

None

## **COMMITTEE REPORTS**

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

Vice Mayor Mercado announced that he attended the Buellton Chamber of Commerce and Visitors Bureau 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. Approval of Arts and Culture Project Applications:**
  - A. Walk into Wildfire Project**
  - B. Hero's Journey: Intimate Stranger Sculpture Project**

### **RECOMMENDATION:**

That the City Council consider approving \$14,252 to fund the Walk into Wildfire Project and \$5,000 to fund the Hero's Journey: Intimate Stranger Sculpture Project.

### **STAFF REPORT:**

Recreation Supervisor Abello presented the staff report.

### **SPEAKERS/DISCUSSION:**

#### **A. Walk into Wildfire Project**

Correspondence was received and made part of the record from Casey Caldwell, Managing Director, Santa Barbara Arts Collaborative and Community Arts Workshop supporting the Walk into Wildfire Project.

Correspondence was received and made part of the record from Annie Yakutis, Buellton, supporting the Walk into Wildfire Project.

Ethan Turpin, discussed the Walk into Wildfire Project and answered questions from the Council regarding the project and the funding request.

**DOCUMENTS:**

Staff report with attachments as listed in the staff report.

**MOTION:**

Motion by Vice Mayor Mercado, seconded by Council Member Andrisek, approving the amount of \$17,667 to fund the Walk into Wildfire Project.

**VOTE:**

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

Council Member Andrisek – Yes

Council Member King – Yes

Council Member Sanchez - Yes

Vice Mayor Mercado – Yes

Mayor Sierra – Yes

**SPEAKERS/DISCUSSION:**

**B. Hero's Journey: Intimate Stranger Sculpture Project**

Joseph Castle discussed the Hero's Journey: Intimate Stranger Sculpture Project and answered questions from the Council regarding the project and the funding request.

**MOTION:**

Motion by Mayor Sierra, seconded by Vice Mayor Mercado, approving \$5,000 to fund the Hero's Journey: Intimate Stranger Sculpture Project.

**VOTE:**

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

Council Member Andrisek – Yes

Council Member King – Yes

Council Member Sanchez - Yes

Vice Mayor Mercado – Yes

Mayor Sierra – Yes

**9. Consideration of Agreement with Pacific Gas & Electric (PG&E) for Community Resource Center at River View Park**

**RECOMMENDATION:**

That the City Council authorize the City Manager to enter into an agreement with PG&E for purposes of establishing a Community Resource Center on a portion of River View Park during PSPS events.

**STAFF REPORT:**

Planning Director Keefer presented the staff report.

**DOCUMENTS:**

Staff report with attachments as listed in the staff report.

**MOTION:**

Motion by Council Member Sanchez, seconded by Council Member King authorizing the City Manager to enter into an agreement with PG&E for purposes of establishing a Community Resource Center on a portion of River View Park during PSPS events.

**VOTE:**

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

Council Member Andrisek – Yes

Council Member King – Yes

Council Member Sanchez - Yes

Vice Mayor Mercado – Yes

Mayor Sierra – Yes

**10. Discussion Regarding Flag Pole on Median 2**

Due to technical difficulties with the Zoom meeting, Item 10 was rescheduled to the Council meeting of November 12, 2020.

**CITY MANAGER’S REPORT**

None

**CLOSED SESSION ITEMS**

- 11. Closed Session Pursuant to Government Code Section 54956.8  
Conference with Real Property Negotiator  
Property: 202 Dairyland Road, Buellton, CA (APN: 099-66-032,-033, -034, and -035)  
Agency Negotiator: Scott Wolfe, City Manager  
Negotiating Party: MORIARTY PROPERTY COMPANY  
Under Negotiation: Price and Terms of Payment**

- 12. Closed Session Pursuant to Government Code Section 54956.8  
Conference with Real Property Negotiator  
Property: 264 La Lata Drive, Buellton, CA (APN: 099-450-012)  
Agency Negotiator: Scott Wolfe, City Manager  
Negotiating Party: ECCUMENICAL III, LLC, Property Owner  
Under Negotiation: Price and Terms of Payment**

The City Council met in closed session to discuss Items 11 and 12. No reportable action was taken.

**ADJOURNMENT**

Mayor Sierra adjourned the regular meeting at 9:25 p.m. The next meeting of the City Council will be a special meeting held on Thursday, October 29, 2020 at 6:00 p.m.

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Holly Sierra  
Mayor

ATTEST:

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Linda Reid  
City Clerk