



MINUTES OF THE REGULAR MEETING OF THE
SOLVANG CITY COUNCIL

Council Chambers
1644 Oak Street
Solvang, Ca. 93463

March 8, 2010
7:00 p.m.

CALL TO ORDER Mayor Richardson called the meeting to order at 7:00 p.m.

ROLL CALL

PRESENT: Mayor Richardson, Council Members Duus, Jamieson, Palmer and Skytt

STAFF: Brad Vidro, City Manager; Roy Hanley, City Attorney; Tully Clifford,
Public Works Director; Lt. Julie McCammon; Mary Ellen Rio, City Clerk

PLEDGE OF ALLEGIANCE Led by Council Member Skytt

CITY MANAGER'S STATUS REPORT

Informational report only.

1. **PUBLIC COMMUNICATIONS - WRITTEN OR VERBAL**

Charlie Uhrig, Deputy Resource Officer

- ❖ Reminding the community about the Scor bike ride taking place on Saturday with an estimated 4200 riders
- ❖ The second roller skating event, Rec & Roll is taking place on Saturday evening at the Veteran's Memorial Building

2. **COUNCIL COMMENTS AND REQUESTS**

Jamieson

- ❖ Send best wishes to Linda Johansen who recently suffered a broken leg, know too well how she is feeling and what she will be going through; send cards or give her calls

3. FEBRUARY 22, 2010 CITY COUNCIL MINUTES

Motion was made by Council Member Skytt, seconded by Council Member Duus to approve the minutes as presented. **Motion carried** with a verbal response of 5 ayes.

4. CONSENT AGENDA

Consent agenda read by City Clerk.

- a. Approval of pre-issued warrants dated February 17, 18, 22, 23, 26, March 2, 2010
- b. Approval of warrant register dated March 8, 2010
- c. Receive and file Sheriff's report for the month of January 2010
- d. Approve Budget Appropriation to fund the installation of lights in transit shelter located on Mission Drive adjacent to Restroom #2

Motion was made by Council Member Jamieson, seconded by Council Member Skytt to approve the Consent Agenda as presented. **Motion carried** with a roll call vote of 5 ayes.

REGULAR AGENDA

5. AWARD OF LEASE OF LOT 72 TO SANTA BARBARA TRUST FOR HISTORIC PRESERVATION

Staff report by City Attorney

- ❖ Decision on language in paragraph 2.3.6, drafted after the last Council meeting using notes to mirror what I thought was Council direction
- ❖ Santa Barbara Trust for Historic Preservation (Trust) drafted their version of this section also
- ❖ This is strictly for Council to decide as it is Council policy

Public Comment:

Wayne Natale

- ❖ On behalf of the Mission want to thank the Council for listening to us and for your consideration of Lot 72

John Poucher, Legal Counsel for the Trust

- ❖ We have a little bit of a problem with the way the City Attorney modified the language in this section
- ❖ This is not the way we interpreted what had been said; we drafted our language exactly after the Petersen easement, which we had at one time, regarding vehicle access across his property which did not deny access, but restricted it
- ❖ The City version is not workable, it puts us in a position to regulate the private road and our only method for doing this would be to install a gate. This would deny all vehicular traffic and we are not in a position nor have the manpower to control

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Aaron Petersen

- ❖ My interpretation for the easement for Lot 72 is pretty much as outlined by the trust
- ❖ Our concern is crossing from Lot 72 to the Mission, using this as a bypass or if the State bought the adjacent vineyard property and wanted to put camping there and access it through Lot 72
- ❖ My easement was in favor of the City, the verbiage was written by the City Attorney and included restricted vehicular access
- ❖ My vision was for denied access on three sides

Robert Andrews

- ❖ I also interpreted the discussion at the previous meeting to be as Mr. Poucher and Mr. Petersen have stated
- ❖ There is a private roadway agreement that governs the road and the agreement has been amended to include the Trust as an additional party; in the agreement, the Trust will have restricted access as is spelled out in their version of the lease

Council discussed the language in the leases with the City Attorney stating he was instructed to use the Old Mill lease language as a guide for the Lot 72 denied access; it included language which would not have been inserted had it been drafted from scratch; he stated he would be comfortable with either version. Council Member Duus reiterated his condition from the prior meeting requesting no fence around the perimeter of the property; Council Member Jamieson objected to the electric shuttle language and asked that it be deleted.

Motion was made by Council Member Skytt, seconded by Council Member Duus to accept the City Attorney's draft lease with the exception of 2.3.6, which will be substituted by the Trust's 2.3.6, deleting use of electric shuttles, and adding verbiage in 2.3.7 that there shall be no construction of fencing around the exterior of the leased premises. **Motion carried** with a roll call vote of 5 ayes.

6. **ALAMO PINTADO ROAD/SR 246 INTERSECTION IMPROVEMENT PROJECT – WORKSHOP OVERVIEW (Tabled from February 22, 2010 meeting)**

Staff report by Public Works Director

- ❖ Workshop was held for this project and was well attended. Public was invited to review three proposed alternatives and offer opinions which will be included in the environmental approval phase
- ❖ Briefly described the alternatives
- ❖ Staff is pleased with the work the consultant has done and they have kept things right on target
- ❖ Would like to work with Cal Trans and Quincy engineering to keep this project on tract and utilize the Measure A funding tentatively scheduled for 2014-2015

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Public Comment:

Pat Sullivan

- ❖ Would like to know results of the workshop, which way is Public Works leaning, how much money has been spent so far and how much money is budgeted to continue and in which direction

Larry Popkin

- ❖ Key concern by the Homeowners Association of High Meadows is the widening of the bridge, the roundabout and also the left turn onto Highway 246
- ❖ Positive responses were heard about the roundabout at the Nielsen's Market exit

Council Members discussed the alternatives with the majority of the Council offering a dislike of roundabouts. They felt that there has not been enough study to determine the problems that could be created beyond this one intersection, or how roundabouts work for pedestrians. A preference for signalization was suggested as a better alternative. Consensus of Council was received to look at synchronized signals at both Nielsen's exit and Highway 246, and a signal at Highway 246 with a roundabout at the Nielsen's exit. City Manager responded that he will review a study done in the past that studied these options.

Public Works Director explained that the information and concerns expressed will be studied as the consultant moves forward, this is only the first part of the study involving only the intersection.

City Attorney explained that CEQA requires all alternatives be considered and roundabouts are in the study as one of the legal alternatives.

City Manager responded that staff has the needed direction to move forward with this item.

7. ECONOMIC DEVELOPMENT PROFESSIONAL ADVISORY SERVICE

Staff report by City Manager

- ❖ A team of economic professionals visited the City on February 23 and 24
- ❖ Reviewed the resulting recommendations provided by the team
- ❖ Results provide a building block for improving economic development
- ❖ Look to Council for future direction

Public Comment: None

Consensus of Council directed City Manager to set up a meeting with those that had been a part of the interview process to see if there is interest in developing an Economic Development Committee; Council Member Duus suggested also including City residents.

City Attorney responded that at this time it is not necessary to determine the type of committee as staff would bring the item back to Council.

8. **ADA TRANSITION PLAN**

Staff report by Public Works Director

- ❖ The American Disabilities Act (ADA) requires public agencies to be accessible and usable by disabled people
- ❖ This report advises on the steps being taken by City staff to gain compliance
- ❖ The Transition plan is the framework for ongoing improvements and in the future will lists the locations and dates of the improvements

Public Comment: None

No action required.

9. **DISCUSSION ONLY OF PROPOSED ORDINANCE AMENDING SOLVANG'S WATER AND SEWER CODE BY ADDING ADDITIONAL REMEDIES FOR COLLECTION OF DELINQUENT BILLS**

Staff report by City Attorney

- ❖ City staff inquiring about a procedure for adding delinquent water bills to property tax bills
- ❖ Procedure would require an amendment to City ordinance
- ❖ Looking to Council for direction

Council Members inquired about the number of instances, the cost for requesting this of the County, in case of renters how far in arrears before the property owner is notified. City Manager responded that if Council decides to move forward, when the item returns to Council all of these questions and concerns would be answered, or addressed in the staff report.

Public Comment: None

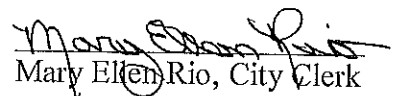
City Attorney responded that no action was required tonight, however it appears Council is comfortable with the theory and a Public Hearing could be scheduled for the 2nd meeting in April.

10. **COMMITTEE REPORTS (Oral reports)**

Skytt

Attended the Coastal Rail Coordinating Committee. Working with Union Pacific Railroad they are making slow progress in adding more rail service from Los Angeles to San Francisco daily. There are problems with scheduling in the busy downtown areas with other railroads. Making progress in formation of a new corporation publicly and privately owned to standardize the rail cars carrying the container traffic.

11. **ADJOURNMENT** Mayor Richardson adjourned the meeting at 8:48 p.m.


Mary Ellen Rio, City Clerk