

**CITY COUNCIL MEETING MINUTES CITY OF SANTA MARIA, CALIFORNIA**

**December 5, 2023, 5:00 p.m.  
City Hall Council Chambers  
110 East Cook Street  
Santa Maria**

Roll Call: Mayor Alice Patino, Councilmember Maribel Aguilera-Hernandez, Councilmember Mike Cordero, Councilmember Carlos Escobedo, Councilmember Gloria Soto

Staff Present: City Attorney Thomas Watson, Fire Chief Bradley Dandridge, Director of Public Works Brett Fulgoni, Library Director Dawn Jackson, Chief Information Officer Jeffrey Marecic, Director of Community Development Chuen Wu, Director of Recreation & Parks Alex Posada, Chief of Police Marc Schneider, Director of Utilities Shad Springer, Angela Oslund, Deputy Director Solid Waste Herb Cantu, Principal Planner Frank Albro, Assistant City Clerk Alexandra Valadez

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**CLOSED SESSION**

**1. CALL TO ORDER**

Mayor Patino called the meeting to order at 4:33 p.m.

**ROLL CALL:**

**MEMBERS PRESENT:**

Councilmembers Maribel Aguilera-Hernandez, Mike Cordero, Carlos Escobedo, and Mayor Alice Patino. Councilmember Gloria Soto was absent for roll call, but joined the meeting at 4:34 p.m.

**STAFF MEMBERS PRESENT:**

Interim City Manager Posada, City Attorney Watson, and Chief Deputy City Clerk Lansburgh (for roll call only).

**2. PUBLIC COMMENT PERIOD**

Mayor Patino invited public comment. No public comment was received.

**3. RECESS-CLOSED SESSION**

**3.a Conference with Labor Negotiators, Pursuant to California Government Code §54957.6**

Mayor Patino recessed to a Closed Session at 4:34 p.m.

**3.b Public Employment Recruitment - City Manager, Pursuant to California Government Code §54957(b)(1)**

**3.c Conference with Real Property Negotiators Pursuant to Government Code §54956.8**

**3.d Conference with Real Property Negotiators Pursuant to Government Code §54956.8**

**4. RECONVENE TO OPEN SESSION**

OPEN SESSION - 5:30 P.M.

**5. INVOCATION**

Veronica Leach of the Santa Maria Valley Community of Prayer gave the Invocation.

**6. PLEDGE OF ALLEGIANCE**

Councilmember Escobedo led the Pledge of Allegiance.

**7. CALL TO ORDER**

Mayor Patino convened the meeting and called the meeting to order at 5:52 p.m.

Mayor Patino announced that she would be moving Regular Business items 14.a and 14.b before Public Hearing item 13.a

**8. REPORT BY THE CITY ATTORNEY FROM CLOSED SESSION**

City Attorney Watson reported that instructions were provided to the City's Labor Negotiator for item 3.a; Information was provided to the City Council for item 3.b; Instructions were provided to City's Real Property Negotiator for item 3.c; and item 3.d was not heard and stricken.

**9. PROCLAMATIONS**

**9.a Proclamation in Support of Allan Hancock College Offering a Bachelor's Degree in Applied Professional Studies**

The City Council declared its unequivocal support for Allan Hancock College in its application to the Board of Governors of the California Community Colleges to offer a bachelor's degree in Applied Professional Studies. President of Allan Hancock College Kevin Walthers accepted the Proclamation. Mayor Patino and Mayor Pro Tem Aguilera-Hernandez provided comments of support for the bachelor's degree in Applied Professional Studies.

**10. PUBLIC COMMENT PERIOD (Not to exceed 15 Minutes)**

Mayor Patino invited public comment. Speaking from the public was Arcelia Sencion, Myrna Gonzalez, and Gary Hall.

**11. PRESENTATIONS**

**11.a Recognizing the 2023 “Lights, Sights, and Holiday Nights Holiday Decoration Contest” Award Winners**

The City Council acknowledged the winners of the City’s 28th Annual “Lights, Sights, and Holiday Nights Holiday Decoration Contest”.

**11.b Receive a Presentation and Present a Certificate of Recognition to the GROW Initiative Cohort II**

The City Council received a presentation regarding the Alignment Project’s staff development phase and presented a Certificate of Recognition to the GROW Initiative Cohort II graduates.

**12. CONSENT CALENDAR**

Consent Calendar Items 12.a.1 through 12.f.4 were approved as presented, including the adoption of Resolution Nos. 2023-150, 2023-151, 2023-152, 2023-153, 2023-154, 2023-155, 2023-156, and 2023-157. The recorded vote appears with each item below.

Councilmember Escobedo was unavailable during the Consent Calendar vote.

**Moved by:** Councilmember Aguilera-Hernandez

**Seconded by:** Councilmember Cordero

Adopt the Consent Calendar as submitted.

For (4): Mayor Patino, Councilmember Aguilera-Hernandez, Councilmember Cordero, and Councilmember Soto

Absent (1): Councilmember Escobedo

**Motion carried by a recorded vote (4 to 0)**

**12.a CITY MANAGER/CITY CLERK DEPARTMENT**

**12.a.1 Ordinances and Resolutions**

Waived the reading in full of all Ordinances and Resolutions. Ordinances on the Consent Agenda will be adopted by the same vote cast at the first meeting, unless City Council indicates otherwise.

**Motion carried unanimously**

**12.a.2 Approval of Minutes**

Approved the Minutes of the regular City Council meeting of November 21, 2023.

**Motion carried unanimously**

**12.b COMMUNITY DEVELOPMENT DEPARTMENT**

**12.b.1 Adoption of a Resolution to Adopt the California Environmental Quality Act Addendum for the Santa Maria Regional Landfill Cell 1 Extension Project Phase II**

Adopted a resolution to adopt an Addendum to the Final Second Supplemental Environmental Impact Report prepared for the Santa Maria Regional Landfill Cell 1 Extension Project Phase II.

**Motion carried unanimously**

**12.c FINANCE DEPARTMENT**

**12.c.1 Payment of Warrants**

Order ratified subject to having been certified as being in conformity with the budget and having been approved for payment by the Director of Finance.

**Motion carried unanimously**

**12.c.2 Payment of Payroll**

Order ratified subject to having been certified by the proper Department Directors, as shown on records on file in the Department of Finance, and having been approved for payment by the Director of Finance.

**Motion carried unanimously**

**12.d FIRE DEPARTMENT**

**12.d.1 Adoption of a Resolution Authorizing an Instructional Services Agreement with Allan Hancock College Joint Community College District**

Adopted a Resolution approving an Instructional Services Agreement with Allan Hancock College Joint Community College District.

**Motion carried unanimously**

**12.d.2 Adoption of a Resolution Acknowledging Receipt of the Annual Fire Inspection Report per Senate Bill 1205**

Adopted a Resolution acknowledging receipt of the annual report for the period of July 1, 2022, through June 30, 2023, for fire inspections of certain occupancies as required by Senate Bill 1205 pursuant to California Health and Safety Code Sections 13146.2, 13146.3, and 13146.4.

**Motion carried unanimously**

**12.e RECREATION & PARKS DEPARTMENT**

**12.e.1 Adoption of a Resolution Approving and Authorizing an Application for the California State Department of Parks and Recreation Outdoor Equity Grants Program Grants Fund**

Adopted a Resolution approving and authorizing the submittal of a project application to the California Department of Parks and Recreation Outdoor Equity Program.

**Motion carried unanimously**

## **12.f UTILITIES DEPARTMENT**

### **12.f.1 Adoption of a Resolution Approving the New Tiered Disposal Rate Structure for Permitted Roll-Off Haulers and Solid Waste Haulers for the Santa Maria Regional Landfill, Commencing January 1, 2024**

Adopted a Resolution authorizing a new tiered disposal rate structure for permitted roll-off and solid waste haulers for the Santa Maria Regional Landfill, commencing January 1, 2024.

**Motion carried unanimously**

### **12.f.2 Adoption of a Resolution Authorizing Disposal Fees for the Santa Maria Regional Landfill Effective January 1, 2024, and January 1, 2025**

Adopted a Resolution authorizing disposal fees for the Santa Maria Regional Landfill effective January 1, 2024, and January 1, 2025.

**Motion carried unanimously**

### **12.f.3 Adoption of a Resolution Approving an Agreement for Professional Services with Baker-Tilly US, LLP for an Organizational Assessment for the City of Santa Maria Utilities Department**

Adopted a Resolution approving an agreement for professional services with Baker-Tilly US, LLP for an organizational assessment for the City of Santa Maria Utilities Department and approving an increase of \$84,000 in appropriations for Fiscal Year 2023-24.

**Motion carried unanimously**

### **12.f.4 Adoption of a Resolution Approving an Agreement for Professional Services with Carollo Engineers, Inc. for Wastewater Treatment Plant Program Management Services**

Adopted a Resolution approving an agreement for professional services with Carollo Engineers, Inc. for Wastewater Treatment Plant Program Management Services.

**Motion carried unanimously**

## **13. PUBLIC HEARING**

### **13.a Adoption of a Resolution Adopting a Negative Declaration Pursuant to Government Code Section 65580 et seq and Adoption of a Resolution Repealing the 2015-2023 Housing Element and Adopting the 2023-2031 Sixth Cycle Housing Element**

Principal Planner Frank Albro Jr. presented the staff report and presentation. Jennifer Murillo with Lisa Weiss Consulting was present via Zoom.

Mayor Patino asked what Accessory Dwelling Units (ADUs) are classified. Principal Planner Albro Jr. stated the majority of ADUs are classified as low income with a part classified as very low income.

Council Member Escobedo asked if the ADUs category included pending and permitted projects, and junior ADUs. Principal Planner Albro Jr. stated the category only includes completed ADUs and junior ADUs.

Mayor Patino asked if the Housing Element had a prioritization of services for different projects. Principal Planner Albro Jr. stated that projects which already have utilities services and affordable housing projects get priority.

Mayor Patino asked if the Blosser Ranch project is a part of the Housing Element. Principal Planner Albro Jr. stated it is a part of the pending projects for the Housing Element.

Mayor Patino invited public comment. Speaking from the public was Laurie Tamura.

Mayor Patino closed public comment at 10:02 p.m. and re-opened public comment at 10:03. Speaking from the public was Alhan Diaz-Correa. Mayor Patino closed public comment at 10:05 p.m.

**Action: Adopted as Resolution No. 2023-158**

**Moved by:** Councilmember Aguilera-Hernandez

**Seconded by:** Councilmember Escobedo

1) Adopted a Resolution adopting a negative declaration for the adoption of the 2023 sixth cycle Housing Element, Pursuant to State Government Code Section 65580 et seq Citywide; and

**Motion carried unanimously**

**Action: Adopted as Resolution No. 2023-159**

**Moved by:** Councilmember Aguilera-Hernandez

**Seconded by:** Councilmember Escobedo

2) Adopted a Resolution repealing the 2015-2023 Housing Element and adopting the 2023-2031 Sixth Cycle Housing Element and forwarding the adopted document to the State Department of Housing and Community Development for their certification pursuant to State Government Code Section 65585.

**Motion carried unanimously**

**14. REGULAR BUSINESS**

**14.a Consideration to Approve the Santa Maria General Plan Update Preferred Land Use Alternative**

Interim Assistant City Manager Chuen Wu presented the staff report and presentation. Project Manager Ron Whitmore with Ramy and Associates was present. Consultants Jennifer Murillo and Meghan McNulty were present.

Council asked various questions regarding the Alternative options presented.

Mayor Patino invited public comments. Speaking from the public was Glenn Morris, Lindy Hatcher, Sue Anderson, Allicia King, Peggy Brierton, Claire Wineman, Pete Simmons, Ken Hough, Vincent Martinez, Dr. Ted Wendel, Matt Cameron, and Alhan Diaz-Correa.

Mayor Patino closed public comment.

Council discussed the various options for the Preferred Land Use Alternative.

**Moved by:** Councilmember Escobedo

**Seconded by:** Councilmember Soto

Reject the recommended Preferred Land Use Alternative (modified Alternative C - Hybrid) and approve Preferred Land Use Alternative B.

**Motion defeated by a recorded vote**

**Moved by:** Councilmember Aguilera-Hernandez

**Seconded by:** Councilmember Cordero

Approved a Preferred Land Use Alternative identified as "Land Use Alternative D" to include all components of modified Land Use Alternative C – Hybrid, and a study to be completed by City staff to include a southerly expansion area, east of Highway 101, including properties known as Bradley Lands and the Elks Recreation Center.

**Motion carried by a recorded vote**

#### **14.b Receive a Presentation Regarding Financing Options for Capital Improvement Projects**

Interim Finance Director Xenia Bradford introduced Dan Cox with KNN Financing Consultants to make the item presentation.

Mr. Cox provided information regarding debt financing options.

Council Member Escobedo inquired about interest rates being higher depending on the length of years of the financing option. Mr. Cox stated the interest rate is based on maturity and the total cost of the financing option.

Council Member Escobedo highlighted the two presented scenarios for funding the Fire Station 1 project.

Council Member Cordero stated the financing options appear to follow standard loan procedures.

Interim City Manager Posada clarified that Council needed to provide direction to staff on how to proceed with financing options and that no action is being taken at this time.

Council Member Cordero asked if the Fire Station 1 project is a time sensitive issue. Public Works Director Brett Fulgoni stated the project is ready to bid in 2024.

Council Member Soto made a suggestion to finance \$10 million to then allow \$5 million of allocated funding to be available for use.

Council provided direction to staff to bring financing options to a future Council meeting regarding Budget preparation and approval.

**Motion carried unanimously**

**15. REPORT BY INTERIM CITY MANAGER**

Interim City Manager Posada reported that the next City Council Meeting would be December 19th. Items on the agenda would include Growth Mitigation Fees Annual Report, Appointment of Mayor Pro Tem, and Blosser Ranch Park Agreement.

**16. ORAL REPORTS OF COUNCILMEMBERS AND OFFICERS (INCLUDING AB1234 REPORTS)**

Councilmember Cordero reported that he attended Central Coast Water Authority Special Meeting, EconAlliance Update, Forum for the Elected Leaders, Christmas Tree Lighting at City Hall, and the Santa Maria Parade of Lights

Councilmember Escobedo reported that he attended the Christmas Tree Lighting at City Hall and the Santa Maria Parade of Lights.

Councilmember Aguilera-Hernandez reported that she attended the Ben Heighes Show, Legal Professionals Luncheon, Christmas Tree Lighting at City Hall, and the Santa Maria Parade of Lights

Councilmember Soto did not have a report.

Mayor Patino reported that she attended Ben Heighes Show, Marian Regional Medical Center Board Meeting, 3CE Meeting with Executive Director, and the Santa Maria Parade of Lights.

**17. ADJOURNMENT**

There being no further business before the City Council, Mayor Patino declared the City Council meeting adjourned at 10:11 p.m.



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Sarah Lansburgh, Chief Deputy City Clerk

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Alice M. Patino, Mayor