

Minutes

City of Soledad Joint
City Council/Successor Agency
Regular Meeting

January 3, 2018

CALL TO ORDER

Mayor Fred Ledesma called the City Council/Successor Agency Meeting to order at 5:33 p.m.

ROLL CALL

The Following Councilmembers/Agencymembers were present when the meeting was called to order:

Mayor/Chair	Fred Ledesma
Mayor Pro Tem/Vice Chair	Alejandro Chavez
Councilmember/Agencymember	Christopher Bourke
Councilmember/Agencymember	Carla Stewart (arrived at 5:33 p.m.)
Councilmember/Agencymember	Anna Velazquez (arrived at 5:40 p.m.)

THE FOLLOWING COUNCILMEMBERS WERE ABSENT

- None

PUBLIC COMMENT ON CLOSED SESSION ITEMS

- None

MEETING RECESS

Mayor Fred Ledesma recessed to Closed Session at 5:34 p.m.

MEETING RECONVENED

Mayor Fred Ledesma reconvened from Closed Session at approximately 5:56 p.m.

CLOSED SESSION REPORTS

1. The City Council will recess to closed session pursuant to Government Code Section 54956.9(a)(d)(1) to confer with its attorney regarding pending litigation which has been initiated formally and to which the City is a party: Claim of Zavala
2. The City Council will recess to closed session pursuant to Government Code Section 54956.9(a)(d)(1) to confer with its attorney regarding pending litigation which has been initiated formally and to which the City is a party: Claim of Lopez

3. The City Council will recess to closed session to consider personnel matters pursuant to Government Code Section 54957(b)(1)-Evaluation-City Manager

The City Attorney reported that with respect to item #1, the claim of Zavala, the claim was rejected by unanimous vote of the Council. Direction was provided to legal Counsel. Direction was provided to legal Counsel to provide notice of the rejection to the involved party.

With respect to item #2, the Council considered and granted the request to present a late claim and then considered the claim and rejected it unanimously. Direction was provided to legal Counsel to provide notice of the rejection to the involved party.

With respect to item #3, there was a brief discussion, primarily a procedural discussion concerning the City Manager evaluation. No other reportable action was taken.

PLEDGE OF ALLEGIANCE was led by Roxanna Javier Perez

PEACEBUILDERS' PLEDGE was led by Rosaisela Barroso

ADDITIONS/MODIFICATIONS TO THE AGENDA

- Modified staff reports were provided to Council on the dais. The corrections that were made were minor corrections with regards to the staff reports and no changes to the resolutions.

MAYOR/COUNCIL PRESENTATIONS

1. A presentation by Girl's Inc. of the Solar Suitcase Project

Mr. Eric Daniels from PG&E gave a short introduction of the Solar Suitcase Project. He introduced Rosaisela Barroso from the PG&E Solar Suitcase Project. She is also a student at Soledad High School and is also a part of Girl's Inc. Ms. Barroso is one of the representatives chosen to go to Ecuador to present the Ecuadorian youth and women's empowerment organizations with the Solar Suitcase. Ms. Barroso introduced a short video presentation about the Solar Suitcase Project.

Rosaisela Barroso, Roxanna Javier, Jennifer Abonce, Citlalli Jimenez and Zeferina Villa gave a short demonstration to the Soledad City Council with the smaller version of the Solar Suitcase they will be presenting to the Ecuadorian people.

Mayor Fred Ledesma and the Council presented each member of the Solar Suitcase project with a Certificate of Appreciation.

Councilmember Velazquez addressed the parents and family members in Spanish. She thanked them for their continued support of their girls.

MAYOR'S REPORT

- Mayor Ledesma reported that he attended the ACCAPS Conference in Coalinga, California. The conference was focus on Prop. 64, the marijuana initiative.

COUNCILMEMBER ANNOUNCEMENTS AND REPORTS

- Councilmember Bourke reported that on he attended a meeting with the Salinas Solid Waste Authority on 12/14.
- Councilmember Velazquez reported that on 12/11 she attended the MST Board of Directors meeting as well as the HR Subcommittee meeting. On 12/15 she attended the annual Cops Giving Tree.
- Councilmember Stewart reported that on there was no AMBAG meeting in the month of December. She reported that she did attend the Cops Giving Tree on 12/15.
- Mayor Pro Tem Chavez reported that he attended the TAMC meeting on 12/13.

COUNCILMEMBER PRAISES

- Councilmember Stewart thanked the different organizations that helped put on the Cops Giving Tree event; Soledad Police Department, Soledad School District, YMCA, Salinas Valley State Prison and CTF and also she gave praise to Sandy Vosti and Soledad Auto Parts for their Holiday Toy Drive, they partnered with the American Legion. Also she thanked the community; on 12/9 Carla Stewart and the Soledad Police Department hosted a fund raiser for the Soledad K-9 Unit and raised \$3,338.62.
- Mayor Pro Tem Chavez gave praise to all Police Officer's, organizations and volunteers in the community that help out with all the events. He thanked the City staff for all the work that is done daily.

Councilmember Bourke praised all the participants that help put together the Cops Giving Tree. He thanked Darlene Noriega for putting together certificates for the Girl's Inc. /Solar Suitcase Project.

Councilmember Velazquez thanked CalFire and their families for the dedication and hard work in battling the various fires that have plagued California for the last couple months. She thanked the Soledad Union School District and also the representative that conducted a parent information forum at the high school and provided awareness to parents about the effects of prescription drugs and other issues of the opioid epidemic. She thanked the Public Works crew and Waste Water Facility staff. She also thanked the Police Department for helping keep the community safe during the holidays.

Mayor Ledesma gave praise to Darlene Noriega and Chief Eric Sills for helping and participating in the ACCAPS conference. He also thanked Coach Ben Guterrez and all the other coaches that coach the youth here in Soledad. The coaches paid out of their own pockets for portable lights so that the youth can practice in the dark afternoon hours.

PUBLIC COMMENT

- None

CONSENT CALENDAR

Council Action: Councilmember Bourke made a motion to adopt items C-1 through C-11 on the consent Calendar. Motion was seconded by Mayor Pro Tem Chavez and carried by unanimous vote

Motion:

Ayes: Bourke, Chavez, Stewart, Velazquez and Ledesma
Noes: None
Abstain: None
Absent: None

C-1 Approval of Minutes

- a. Joint City Council/Successor Agency Regular Meeting Minutes of December 6, 2017

C-2 Approval of Warrants

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- C-3 Resolution No. 5354, A Resolution of the City Council of the City of Soledad Approving a Cost of Living Salary Adjustment for Certain Executive Management Positions Effective January 1, 2018
- C-4 Resolution No. 5355, A Resolution of the City Council of the City of Soledad Approving Amendment No. 1 of the Classification and Compensation Plan for Fiscal Year 2017/18 for the City of Soledad

- C-5 Resolution No. 5356, A Resolution of the City Council of the City of Soledad Approving a Contract Agreement Change Order #1 in an Amount Not to Exceed \$8,850 and Accepting the Constructions of the Front Street Lift Station Retrofit Project as Complete by Monterey Peninsula Engineering and Authorizing the Release of Retention Payment

- C-6 Resolution No. 5357, A Resolution of the City Council of the City of Soledad Accepting the Well 9 Iron and Manganese Removal System Project as Complete By Sansone Co. Inc., and Authorizing the Release of Retention Payment

- C-7 Resolution No. 5358, A Resolution of the City Council of the City of Soledad Approving a Task Order No. 1 with Apex Technology Management, Inc., in the Amount of \$66,267.74 for Supervisory Control and Data Acquisition (SCADA) Server and Operating System Replacement and Upgrades for the City's Water and Wastewater Systems

- C-8 Resolution No. 5359, A Resolution of the City Council of the City of Soledad Approving a Task Order No. 1 with ProUsys Technology Management, Inc., in the Amount of \$101,343 for Supervisory Control and Data Acquisition (SCADA) Software Replacement and Upgrade Services for the City's Water and Wastewater Systems

- C-9 Resolution No. 5360, A Resolution of the City Council of the City of Soledad Authorizing the City Manager to Enter into an Agreement with Utility Telecom for the Purchase and Installation of a New Phone System in an Amount Not to Exceed \$38,982

- C-10 Resolution No. 5361, A Resolution of the City Council of the City of Soledad Approving Construction Services Agreement Change Order #1 with Monterey Peninsula Engineering in an Amount Not to Exceed \$59,325.00 for the Reclaimed Wastewater Transmission Pipeline Project and Authorizing the City Manager to Execute said Contract on behalf of the City of Soledad

- C-11 Receive and Accept City of Soledad Monthly Department Activity Reports

PUBLIC HEARING

- None

BUSINESS

B-1 Consider Request for Relief from Homeowners in Rancho San Vicente Residential Subdivision

Attorney Mike Rodriguez presented the staff report. He reported that the Successor Agency staff has been approached by a group of homeowners in the Rancho San Vicente Residential Subdivision, as well as some representatives from CHISPA and the Center for Community Advocacy request assistance to either reduce or eliminate the resale restriction that is currently in place on these properties.

Alfred Diaz-Infante, President and Chief Executive Officer of CHISPA came to represent the families that live in the Rancho San Vicente Subdivision. Mr. Diaz-Infante spoke in support of the request. The families are unable to refinance their homes. He asked that there would be consideration in amending the restriction to 20 years instead of the 45 years.

There were a number of families from the community that came and spoke in support of the request. These owners that spoke all shared the feelings of not feeling like owners, they feel more like renters. They also cannot hand these homes down to their own children, even though these are their homes. They pay all the same property taxes. They cannot make changes or modifications to their homes because of the high restrictions on these homes. The homes are showing need of major work to the plumbing and roofing, but owners are unable to rely on the equity of their homes.

Council Action:

No action was taken

Information was received by the City Council

Item's B-6 will be considered before item B-2 in consideration of representatives from Taussig & Associates.

Finance Director Mike Howard did a brief presentation on the state of the City in terms of projection of revenue verses expenditures and why items of B-6 are being considered. This would be new information for new Councilmembers. The report has also been updated with new PERS increases that the City is aware of.

Representative from David Taussig & Associates Mr. Nathan Perez shared further information and was available for questions.

B-6 Consider Adoption of:

1. Resolution No. 5365, A Resolution of the City Council of the City of Soledad Adopting Local Goals and Policies for Use of the Mello-Roos Community Facilities Act of 1982

Council Action:

To adopt Resolution No. 5365

Motion:

Motion made by Councilmember Bourke seconded by Mayor Ledesma and carried by unanimous vote.

Ayes: Bourke, Ledesma, Chavez, Velazquez and Stewart
Noes: None
Abstain: None
Absent: None

2. Resolution No. 5366, A Resolution of the City Council of the City of Soledad Approving a Boundary Map for Proposed City of Soledad Community Facilities District No. 2018-01 (Public Service)

Council Action:

To adopt Resolution No. 5366

Motion:

Motion made by Councilmember Bourke seconded by Mayor Pro Tem Chavez and carried by unanimous vote.

Ayes: Bourke, Chavez, Velazquez, Stewart and Ledesma
Noes: None.
Abstain: None.
Absent: None

3. Resolution No. 5367, A Resolution of the City Council of the City of Soledad Declaring Intention to Establish a Community Facilities District (Community Facilities District No. 2018-01 Public Services); Subject to Voter Approval, to Authorize the Levy of a Special Tax; and Establishing the Date, Time and Place of a Public Hearing to Consider Such Matters

Council Action:

To adopt Resolution No. 5367

Motion:

Motion made by Councilmember Bourke seconded by Mayor Pro Tem Chavez and carried by unanimous vote.

Ayes: Bourke, Chavez, Velazquez, Stewart and Ledesma
Noes: None.
Abstain: None.
Absent: None

B-2 Acceptance of the City and Soledad Successor Agency's Audited Financial Statements for Fiscal Year 2016-2017

Mike Howard, Finance Director, presented the staff report.

Council Action:

To accept the City and Soledad Successor Agency's Audited Financial Statements for Fiscal Year 2016-2017.

Motion:

Motion made by Councilmember Bourke, seconded by Stewart and carried by the unanimous vote.

Ayes: Bourke, Stewart, Velazquez, Chavez and Ledesma
Noes: None
Abstain: None
Absent: None

B-3 Resolution No. 5362, A Resolution of the City Council of the City of Soledad Accepting the Final Subdivision Map for the Miravale II, Unit IV Subdivision

Community and Economic Development Director Brent Slama presented the staff report

Council Action:

To adopt Resolution No. 5362 with the condition that the 10 conditions be met to the satisfaction of the City Manager, the City Attorney and Community and Economic Development Director Brent Slama. Also, to be able look further into the issue of the naming of the streets with names that reflect the City of Soledad and the Gateway to the Pinnacles.

Motion:

Motion made by Councilmember Bourke seconded by Stewart and carried by unanimous vote.

Ayes: Bourke, Stewart, Chavez, Velazquez and Ledesma
Noes: None
Abstain: None
Absent: None

- B-4** Resolution No. 5363, A Resolution of the City Council of the City of Soledad Authorizing the Execution of a Subdivision Improvement Agreement with UCP, Soledad LLC., for the Miravale II, Unit IV Subdivision

Community and Economic Development Director Brent Slama presented the staff report

Council Action:

To adopt Resolution No. 5363

Motion:

Motion made by Councilmember Bourke seconded by Stewart and carried by unanimous vote.

Ayes: Bourke, Stewart, Chavez, Velazquez and Ledesma

Noes: None

Abstain: None

Absent: None

- B-5** Resolution No. 5364, A Resolution of the City Council of the City of Soledad Authorizing and Approving Amendment #3 to the Contract for Professional Services with EMC Planning Group, Inc. in an Amount Not to Exceed \$92,000 for Extra Support to Provide Contract Planning Services for the Miramonte (Former Miravale III) Project

Community and Economic Development Director Brent Slama presented the staff report

Council Action:

To adopt Resolution No. 5364

Motion:

Motion made by Mayor Pro Tem Chavez seconded by Mayor Ledesma and carried by unanimous vote.

Ayes: Chavez, Ledesma, Stewart, Velazquez and Bourke

Noes: None

Abstain: None

Absent: None

COUNCILMEMBER'S COMMITTEE REPORTS

Mayor Ledesma reported that he received an email from Dr. Willard Lewallen from Hartnell College. Dr. Lewallen asked that Mayor or the Council suggest a member of the community to become a liaison in regards to the design committee for the new Hartnell facility in Soledad. Mayor Ledesma referred to Hartnell Board Member Mrs. Erica Padilla-Chavez for clarification. She clarified that the committee will be comprised of a representative that the Mayor/City Council selects, Mrs. Padilla-Chavez will be also selecting someone from the community as well and the school district will also be selecting someone. Ideally the committee will be working with the architects to begin to do the schematics for the site of the building. After two to three designs, the community will be able to weigh in on the design.

Mayor asked Council to submit a name of someone that they think would be a good fit for the design committee. The name will be submitted by January 12th.

CITY MANAGER'S REPORT

- Michael McHatten reported that the Council has his report. He pointed out one change that has been made to the report. He has asked staff to highlight the items in their activity report that reflect councilmember items and future agenda items, and it will also be highlighted in the City Manager report as well.

COUNCILMEMBER'S ITEMS AND FUTURE AGENDA ITEMS

Councilmember Stewart had three items:

1. She asked if Chief Sills could get council a number of citations issued on New Year's Eve for fireworks.
2. She requested to the Public Works Director, Don Wilcox, if the repaving of the Front Street exit could it be done during off peak hours. When done during busy hours it caused backup on the highway, caused two accidents and caused commute time up to two hours to get home.
3. She gave Officer Lozano praise for going out of his way to check over a fence. By him doing this it led to an animal cruelty case. The SPCA can now investigate and prosecute to the fullest extent.

Mayor Pro Tem had one item:

1. He asked that the PG&E lights continue to be replaced. He noticed one orange light, but seen that all other lights had been replaced.

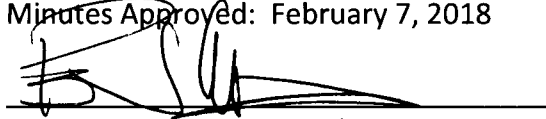
Councilmember Velazquez had one item:

1. She is hoping the Workforce Development Initiative Regional Effort can get more detailed in regards to the discussion items and the goals and objectives moving forward.

ADJOURNMENT

Mayor Fred Ledesma adjourned the meeting at 8:42 p.m.

Minutes Approved: February 7, 2018



FRED J. LEDESMA, Mayor/Chairman



MICHAEL MCHATTEN, City Clerk/Agency Secretary

