

**Minutes**

City of Soledad Joint  
City Council/Successor Agency  
Regular Meeting

**May 2, 2018**

**CALL TO ORDER**

Mayor Fred Ledesma called the City Council/Successor Agency Meeting to order at 5:31 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 (Arrived at 5:33 p.m.)
Councilmember/Agencymember	Christopher Bourke
Councilmember/Agencymember	Carla Stewart (Arrived at 5:34 p.m.)
Councilmember/Agencymember	Anna Velazquez

**THE FOLLOWING COUNCILMEMBERS WERE ABSENT**

- None

**PUBLIC COMMENT ON CLOSED SESSION ITEMS**

- None

**MEETING RECESSED FOR CLOSED SESSION**

Mayor Fred Ledesma recessed to Closed Session at 5:32 p.m.

**MEETING RECONVENED**

Mayor Fred Ledesma reconvened from Closed Session at approximately 6:03 p.m.

**CLOSED SESSION REPORTS**

1. The City Council will recess to closed session pursuant to Government Code Section 54956.9(d)(1) to confer with its attorney regarding pending litigation which has been formally initiated- Claim of Agha.
2. The City Council will recess to closed session to confer with its attorney regarding litigation pursuant to Government Code Section 54956.9(d)(2) and is hereby of the opinion that a significant exposure to litigation exists.

3. The City Council will recess to closed session pursuant to Government Code Section 54956.8 to give instructions to the City's negotiator regarding the sale/lease of property, APN: 257-081-022. Instructions to the negotiator may concern price and terms.
4. The City Council will recess to closed session pursuant to Government Code Section 54956.8 to give instructions to the City's negotiator concerning the sale/exchange/lease of property located at 137 Soledad Street (Assessor Parcel Number 022-026-014). Instructions will include price and terms of payment.
5. The City Council will recess to closed session pursuant to Government Code Section 54956.8 to give instructions to the City's negotiator concerning the sale/exchange/lease of property located at 853, 865, and 877 Terraza Street (Assessor Parcel Numbers 022-304-001, -002 and -003). Instructions will include price and terms of payment.
6. The City Council will recess to closed session pursuant to Government Code Section 54956.8 to give instructions to the City's negotiator concerning the sale/exchange/lease of property located at 189 Nestles Road (Assessor Parcel Number 022-224-001). Instructions will include price and terms of payment.

City Attorney Michael Rodriguez reported that Council was only able to discuss items 1, 2 and 3. Council will be going back into closed session later in the meeting to discuss items 4, 5 and 6.

The City Attorney Michael Rodriguez reported that with respect to item #1, direction was provided to the Attorney, no other reportable action was taken.

With respect to item #2, the item was discussed by the Council with staff and the legal counsel, no other reportable action was taken.

With respect to item #3, a status report was provided; no other reportable action was taken.

**PLEDGE OF ALLEGIANCE** was led by Mr. Sacyat

**PEACEBUILDERS' PLEDGE** was led by Mr. Luis Vargas

### **ADDITIONS/MODIFICATIONS TO THE AGENDA**

City Manager McHatten requested the following modifications to the Agenda:

- There is an attachment for item C-8 that has been provided to the Council on the Dais.
- Item B-4 will be continued to the Regular meeting of July 6, 2018

**Action:** To accept presented additions and modifications to the agenda.

**Motion:** Mayor Pro Tem made a motion to amend the agenda as noted above. Motion seconded by Councilmember Velazquez and carried by the following vote:

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

### **MAYOR/COUNCIL PRESENTATIONS**

1. Certificate of Recognition for Main Street Middle School student, Megan Sacyat for taking 2<sup>nd</sup> place in the County wide spelling bee.
  - Mayor Ledesma and Council presented a certificate of recognition to Ms. Megan Sacyat. Mayor and Council congratulated Megan on her achievements.
2. Certificate of Recognition for Rosie Barroso of Soledad High School, for winning a \$20,000 scholarship.
  - Ms. Rosie Barroso was unable to attend the Council meeting to accept the certificate. Rosie received a \$20,000 Girls Inc. Lucille Miller Wright scholarship. She was also chosen as a 2018 Girls Inc. national scholar. She is 1 of 23 Girls Inc. national scholars selected in 2018 throughout the United States and Canada. She will be attending UC Davis in the fall to study Ag Business.
3. Proclamation – A Proclamation of the City Council of the City of Soledad Proclaiming Public Services Recognition Week May 6-12, 2018
4. Proclamation – A Proclamation of the City Council of the City of Soledad Proclaiming Recognition of National Public Works Week May 23-27, 2018
  - Public Works Director Don Wilcox accepted the proclamation on behalf of the Public Works Department and employees.
5. Proclamation – A Proclamation of the City Council of the City of Soledad Proclaiming California Day of the Teacher, May 9, 2018
  - Councilmember Bourke accepted the proclamation on behalf of all teachers here in the City.
6. Proclamation – A Proclamation of the City Council of the City of Soledad Proclaiming Classified School Employee Week, May 20-26, 2018

## **PUBLIC COMMENT**

- Superintendent of the Soledad Unified School District Mr. Tim Vanoli came to speak in support of Ballot Measure G. Measure G will be on the June 5<sup>th</sup> Primary election ballot. He also came to remind the Council and the public that on May 3<sup>rd</sup> at 5:00 p.m. the District will be having a ribbon cutting at Frank Ledesma School regarding a solar project.

## **MAYOR'S REPORT**

- Mayor Ledesma announced that on Friday, May 4<sup>th</sup>, Soledad will be hosting the county Mayor's meeting here in Soledad. Supervisor Luis Alejo will be attending.
- Also, the annual conference for ACCAPS will be held in August in the city of Tehachapi, California. Assembly member Anna Caballero is taking legislation, wanting to make it so that cities with prisons are able to receive \$150,000 to \$200,000 per city for additional law enforcement. The decision of the funding will be known by June or July.

## **COUNCILMEMBER ANNOUNCEMENTS AND REPORTS**

- Councilmember Bourke reported that on 04/19/18 he attended the Salinas Valley Solid Waste Authority meeting.
- Councilmember Velazquez reported that on 04/19/18 she attended the MST Board of Directors meeting. On 04/16/18 she met with Germaine Esquivel who is the Director of Supportive Services for the YWCA to discuss some potential collaboratives between the City and the Journey to Change Leadership Group. The YWCA applied for a grant, but was unsuccessful in receiving the grant. They are trying to find more ways to continue to work the youth here in Soledad and moving forward with a potential Youth Council here in Soledad. On 04/19/18 she attended the Farmworker Housing Study and Action Plan in Salinas. She encouraged all Council to go to the City of Salinas website to see further details. On 04/19/18 she met with Sergeant Lionel Mungia and Officer Walter Tinay to discuss organization of a neighborhood watch program. On 04/29/18 she attended the Salinas Valley Adult Education Consortium held in Soledad, looking at adult services that are provided locally here in Soledad. There is a survey that will be taking place that will help improve the services offered. On 04/30/18 she attended the Monterey County Business Infrastructure summit.
- Councilmember Stewart reported that on 04/07/18 she attended the ribbon cutting for the Gallardo Park improvements project. On 04/14/18 she attended the low cost vaccination clinic. On 04/19/18 she attended the Rotary Valley Night at Taste of the Pinnacles. On 04/22/18 she attended the Get on the Bus fundraiser.

- Mayor Pro Tem Chavez reported that he attended the ribbon cutting at Gallardo Park on 04/07/18. He also attended the Farmworker housing study conference on 04/19/18. On 04/19/18 he attended the end of the Rotary Valley Night at Taste of the Pinnacles. On 04/04/18 and also on 05/02/18 he attended the TAMC meetings.

### **COUNCILMEMBER PRAISES**

- Councilmember Stewart praised City staff for organizing the Gallardo Park celebration. She praised the Police Department, Animal Control Officer Cecilio Lozano and City staff Darlene Noriega and Los Coches Animal Hospital for providing the low-cost vaccination clinic. She also thanked the staff and consultants for changing the lights at the intersection of Gabilan and West Streets.
- Mayor Pro Tem thanked staff and consultants for changing the lights at the intersection of Gabilan and West streets. He also thanked staff regarding Gallardo Park.
- Councilmember Bourke praised the high school for participating in the walk-out against gun violence. There was a major assembly held in the stadium for students. He praised Congressman Jimmy Panetta, who came and spoke to high school Government classes. He also gave praise for the idea of Graduation Walk. The walk would include senior high school students walking through the hallways of the elementary schools, in their caps and gowns, to show example to younger students and bring inspiration to the idea of graduating high school. He also praised all the members of the community that donated scholarship funds to students, both locally and regionally, about \$400,000 in total.
- Councilmember Velazquez thanked the Public Works Department for keeping the City in good condition. She thanked the school district for supporting a positive learning environment for students and providing different opportunities and alternatives for them. She praised the community members who do a lot of great things for Soledad.
- Mayor Ledesma praised the community for all the great things that are taking place in the City. This is a very exciting time to live in the City of Soledad.

### **PRESENTATIONS**

1. Monterey County Elections gave a brief presentation regarding some election changes and stated that all questions should be emailed to [elections@co.monterey.ca.us](mailto:elections@co.monterey.ca.us)
  - Ms. Greta Arevalo from the Monterey County Elections Department gave presentation on the changes that have been made to the ballot design and the envelope that voters will be receiving moving forward.  
There will be an election on June 5, 2018 and again in November of 2018.

2. Ms. Lisajo Duffy from the City of Soledad Visitor's Center would like to present two events organized by the Soledad Visitors Center; the Plein Aire Artists Workshop and the Santa Clara Corvettes visit to Soledad.

- The Plein Aire Artists will be at Paraiso Vineyards on 05/17/18, Pinnacles National Park on 05/18/18 and Soledad Mission on 05/19/18. There are 60 to 70 artists that are a part of this group.
- The Santa Clara Corvettes will be arriving on May 21<sup>st</sup>. There are 12 corvettes with 25 people coming.

3. Hartnell/Soledad Satellite Campus

- Hartnell College Vice President of Administrative Services Mr. Ben Figueroa introduced Hartnell College Projects Manager's, Mr. Joseph Reyes as well as Mr. Alex Reynosa and Mr. Luis Vargas from In Studio Architecture. Mr. Figueroa expressed his excitement for the project that will be taking place. Mr. Luis Vargas showed a short presentation of slides regarding the project.

### **CONSENT CALENDAR**

**Action:** Councilmember Velazquez requested to pull Items C-4, C-10 and C-11 for separate discussion. Councilmember Stewart has asked to speak in regards to item C-4. Councilmember Bourke made a motion to adopt items C-1, C-2, C-3, C-5, C-6, C-7, C-8, C-9 and C-12 with the exception of items C-4, C-8, C-10 and C-11, motion was seconded by Councilmember Stewart and carried by unanimous vote:

**Motion:**

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

**C-1 Approval of Minutes**

- a. Joint City Council/Successor Agency Regular Meeting Minutes of April 4, 2018

**C-2 Approval of Warrants**

# 035444 – 035653

- C-3** Resolution No. 5389, A Resolution of the City Council of the City of Soledad Opposing the Tax Fairness, Transparency and Accountability Act of 2018 being Considered for the November 2018 Ballot.

- C-5 Street Closure of Park Street Between Acacia Street and State Street for Lioness/Lions Club Flea Market on Sunday, June 3, 2018.
- C-6 Resolution No. 5390, A Resolution of the City Council of the City of Soledad Approving a Task Order with Harris and Associates in the Amount of \$264,887 for Design Services During Construction, Construction Management and Materials Testing for the Regional Stormwater Recharge Project and Authorizing the City Manager to Execute Said Task Order on Behalf of the City of Soledad.
- C-7 Street Closure of Andalucia Drive between Ticino Street and Metz Road for 4<sup>th</sup> of July Event and Closure of the Parade Route along North Street from Main Street School to Chester Aaroe Park.
- C-8 Resolution No. 5391, A Resolution of the City Council of the City of Soledad Authorizing the City Manager to Execute a Lease Agreement Renewal Between the City of Soledad and Windy Acres for Preschoolers (237 Soledad Street).
- C-9 Resolution No. 5392, A Resolution of the City Council of the City of Soledad Approving a Task Order with Yamabe & Horn Engineering in an Amount Not-to-Exceed \$60,000 for Construction Management of the Metz Road Traffic Calming Project and Authorizing the City Manager to Execute Said Task Order on Behalf of the City of Soledad.
- C-12 Receive and Accept City of Soledad Monthly Department Activity Reports.

Item C-4 The City Council of the City of Soledad Approving Financial Support for the 4<sup>th</sup> of July Fireworks Event and Approving Increasing the Budget in the Amount Requested.

4<sup>th</sup> of July Committee Member Ms. Pauline Tomasini presented information regarding Item C-4 and was available for questions.

- Councilmember Velazquez asked Ms. Tomasini if other donations have been given towards the 4<sup>th</sup> of July event.
- Ms. Tomasini said that there has been a total of \$4,000 that has been received up to date. She has sent out donation request letters to local businesses. There is also a thermometer in the Soledad Bee so that the public can see how much has come in.
- Councilmember Velazquez thanked Ms. Tomasini for the hard work she puts in towards these types of events. She would like to find other resources to be able to fund and assist in these public events.

- Ms. Tomasini said that King City has two Safe and Sane Firework booths reserved, one is run by the Chamber of Commerce and the other is run by the Fireworks Committee. The City of Greenfield has a measure that was passed for recreation and they are able to fund 100% of the fireworks.
- Mayor Pro Tem Chavez hopes that there may be a way that the City could help in creating a non-profit for public events. He asked if there is a way for committees to become 501(c)(3)'s so they can move forward in applying for grants and businesses could give towards the non-profit and they would be able to get the tax deduction for their donation?

Item C-10 Resolution No. 5393, A Resolution of the City Council of the City of Soledad Approving and Authorizing the City Manager to Execute a "Land Lease Agreement" Between the City of Soledad and American Tower LLC, A Delaware Limited Liability Company, for the Operation of a 139-Foot Telecommunications Tower.

Public Works Director Don Wilcox presented the staff report.

- Councilmember Velazquez asked if when this item is approved, will Council be determining at a later time how the revenue will be used.
- City Manager Michael McHatten said that the revenue would be considered General Fund revenue, and like sales tax and property tax, it would add to the total available dollars in the General Fund. It would be best to deal with something like that during budget.

Item C-11 Resolution No. 5394, A Resolution of the City Council of the City of Soledad Approving an Amendment to a Non-Executive Consulting Services Agreement for Design Services with Bellinger Foster Steinmetz Landscape Architecture and Authorizing the City Manager to Execute Said Agreement Amendment on Behalf of the City of Soledad for Parks Upgrades Projects in the Amount of \$84,200.

Public Works Director Don Wilcox presented the staff report.

- Councilmember Velazquez asked what is the possibility for one of these parks to be an inclusive playground, making sure that we do have a park that is inclusive to special needs children. She asked how do we get the type of equipment that can be used by parents with children with special needs and an example would be Tatum's Garden in Salinas.
- City Manager Michael McHatten said that every public playground is mandated by law to be handicap accessible and some of the play area structures are accessible to them as well. This type of park should be addressed in the park master plan as that type of park is usually more expensive. Item C-11 is addressing the replacements of already existing facilities being enhanced and will be addressed with the architect.

- Councilmember Velazquez thought this might be an opportunity because some parks do not yet have a play structure yet. Mayor Pro Tem would also like a dog park to be considered for the future.

**Action:** Councilmember Bourke made a motion to adopt items C-4, C-10 and C-11, motion was seconded by Councilmember Velazquez and carried by unanimous vote:

**Motion:**

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

**BUSINESS**

B-1 Consideration and Approval by Minute Motion of Fireworks 2018 Sales Permits.

Community and Economic Development Director Brent Slama presented the staff report.

**Action:** Councilmember Bourke made a motion to adopt item B-1, 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

B-2 Resolution No. 5395, A Resolution of the City Council of the City of Soledad Approving an "Agreement for Construction Services" with Graniterock Company in an amount Not-to-Exceed \$3,735,375 and Concurrently Approving a Construction Services Agreement Deductive Change Order #1 in the Amount of \$1,124,839 for a Net Total Approval of \$2,610,536 for the Soledad Regional Stormwater Recharge Project and Authorizing the City Manager to Execute Said Contract on Behalf of the City of Soledad.

Public Works Director Don Wilcox presented the staff report. Representatives from Harris and Associates Diana Garrett and Frank Lopez were available to answer questions.

**Action:** Councilmember Bourke made a motion to adopt Resolution No. 5395, motion was seconded by Councilmember Velazquez and carried by unanimous vote:

**Motion:**

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

- B-3 By Minute Motion, Authorize the City Manager to Negotiate a Memorandum of Understanding to Lease the 6.05 Acre Los Coches Adobe Site Located at 36070 Arroyo Seco Road (Assessor Parcel No.: 183-011-015).

Community and Economic Development Director Brent Slama presented the staff report.

**Action:** Councilmember Bourke made a motion to adopt item B-3, motion was seconded by Councilmember Stewart and carried by unanimous vote:

**Motion:**

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

- B-4 Resolution No. 5396, A Resolution of the City Council of the City of Soledad Accepting Dedications of Storm Drain Easements as Part of the Soledad Regional Recharge Project.

Item B-4 will be continued to the Regular meeting of June 6, 2018

**COUNCILMEMBER'S COMMITTEE REPORTS**

- None

**CITY MANAGER'S REPORT**

City Manager Michael McHatten reported that the Council has his report; a few highlighted items are:

1. The City has been in communications with Taussig to discuss community outreach plans. They are in the process of preparing a campaign plan for the CFD formation. Once that is received it will be presented to Council for consideration.
2. The TOT audit is finished and staff is perusing collections based on the consultant's recommendations. The Master fee schedule will hopefully be ready in June.
3. A letter of opposition for AB1912 was sent regarding a bill that would apply retroactive as well as prospective joint and several liabilities for all retirement related obligations to any current or former JPA.

## **COUNCILMEMBER'S ITEMS AND FUTURE AGENDA ITEMS**

- Councilmember Bourke had one item:
  1. The flag at the new little league park is up 24 hours a day and flag protocol is sun up to sun down unless there is a light on it. Can we please follow the protocol?
  
- Councilmember Velazquez had three items:
  1. She would like to have a presentation by Matt Huerta from the Monterey Bay Economic Partnership (MBEP). They have a housing sub-committee that has been working on a lot of different efforts and they have a lot of different information in terms of state funding for housing.
  2. The 2020 census; the Census Bureau is planning to ask a citizenship question, so she would like to know what we can start doing to support the efforts of other agencies that are fighting for this not to happen.
  3. She requests for the Soledad Council to become a member of the Monterey County Business Council. This would bring opportunities for us to network and form partnerships with others that have similar goals for their cities.
  
- Councilmember Stewart had five items:
  1. She knows that the City's Animal Control Officer is in the process of becoming a Police Officer and she would like to know what the plan is for filling that vacancy as quickly as possible so that the City is not left without an Animal Control Officer.
  2. We have a new K9 and there should be an Oath of Office held for him in June or July.
  3. There are 20 to 22 students at Soledad High School that are participating in a media arts class. They are interested in speaking with the City Manager about possibly coming to City Council meetings and filming the meetings. They were provided the City Manager's contact information.
  4. She would like to see the City work with the property owner of the shopping center or the property owner of McDonalds to have a designated area or rest stop for people traveling through to take their dogs to use the restroom in the designated area. There should be a bag station and trash cans.
  5. There is a Head-Start/early Head-Start program that is looking into applying for a grant to purchase land for the program. She will be forwarding their information to the Economic and Development Director Brent Slama. They are interested in a property located at Soledad and Monterey Street.
  
- Mayor Fred Ledesma had one item:
  1. Mayor would also like to move forward with having further planning regarding what will be done in Soledad in regards to Farmworker Housing. He pointed out the difference between H2A Housing and Farmworker Housing. H2A Housing is when migrant people are coming to the City just to work and will live in a labor camp situation, but not staying to reside in the City. Farmworker Housing is for people that actually live and work in the community which is what is happening here in Soledad. He would like to do something that would help the public to be aware of the difference between these two types of housing.

**MEETING RECESSED FOR CLOSED SESSION**

Mayor Fred Ledesma recessed to Closed Session at 8:11 p.m.

Mayor Fred Ledesma departed the meeting at 8:45 p.m.

**MEETING RECONVENED**

Mayor Pro Tem Chavez reconvened from Closed Session at approximately 9:05 p.m.

**CLOSED SESSION REPORTS**

The City Attorney Michael Rodriguez reported that with respect to item #6, Council conferred with its negotiator and provided direction. No other reportable action taken.

- Mayor Fred Ledesma was recused for closed session items 4 and 5.

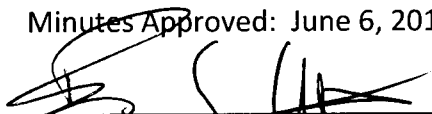
The City Attorney Michael Rodriguez reported that with respect to item #4, Council conferred with its negotiator and provided direction. No other reportable action taken.

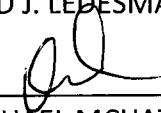
The City Attorney Michael Rodriguez reported that with respect to item #5, Council conferred with its negotiator and provided direction. No other reportable action taken.

**ADJOURNMENT**

Mayor Pro Tem Chavez adjourned the meeting at 09:06 p.m.

Minutes Approved: June 6, 2018

  
\_\_\_\_\_  
FRED J. LEDESMA, Mayor/Chairman

  
\_\_\_\_\_  
MICHAEL MCHATTEN, City Clerk/Agency Secretary