

Minutes

City of Soledad Joint
City Council/Successor Agency
Regular Meeting

July 11, 2018

CALL TO ORDER

Mayor Fred Ledesma called the City Council/Successor Agency Meeting to order at 5:30 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

THE FOLLOWING COUNCILMEMBERS WERE ABSENT

Councilmember/Agencymember Anna Velazquez

PUBLIC COMMENT ON CLOSED SESSION ITEMS

- None

MEETING RECESSED FOR CLOSED SESSION

Mayor Fred Ledesma recessed to Closed Session at 5:33 p.m.

MEETING RECONVENED

Mayor Fred Ledesma reconvened from Closed Session at approximately 6:01 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: WC Claim of Aguayo
2. The City Council of the City of Soledad will recess to closed session to meet with its designated representatives regarding labor relations matters pursuant to Government Code Section 54957.6. The employee group is the Unrepresented Confidential employees.

3. The City Council will recess to closed session to confer with its attorney regarding litigation pursuant to Government Code Section 54956.9(a)(d-4)- deciding whether to initiate litigation- 2 matters.

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

With respect to item #2, Council gave direction to the City's Labor Relations Representative who is the City Manager; no other reportable action taken.

With respect to item #3, Council met with its attorney on two matters; no other reportable action was taken.

PLEDGE OF ALLEGIANCE was led by a Team member of the Soledad South County FC Aztecs U-12

PEACEBUILDERS' PLEDGE was led by Chris Bourke

ADDITIONS/MODIFICATIONS TO THE AGENDA

- None

MAYOR/COUNCIL PRESENTATIONS

1. City Council will present Certificates of Recognition to the Soledad NJROTC

Councilmember Stewart thanked the NJROTC for the great job they have done at all the different events that they have been a part of and for representing the City of Soledad.

Mayor Ledesma congratulated and thanked the NJROTC for the hard work, time and discipline they have put into the NJROTC.

Certificates of Recognition were presented to the Soledad NJROTC

PUBLIC COMMENT

Pauline Tomasini came to thank the City of Soledad and all who helped Soledad to have beautiful 4th of July festivities. She gave special thanks to Public Works Director Don Wilcox and staff, Frank Trevino, Joel Alvarez and Gama Romero. She also thanked the police and fire department for their support.

Mayor Fred Ledesma and Council thanked Ms. Pauline Tomasini for all of her public service.

Mr. Jorge Madrigal, Water Systems Operator for the City of Soledad's Water Department, thanked the City Council and City Manager for helping in the completion of the Class and Comp study.

Mr. Rafael Hernandez, Water Reclamation Operator I for the City of Soledad's Water Reclamation Department, thanked the City Council and City Manager for helping in the completion of the Class and Comp study.

Mr. Frank Johnson, Soledad Resident at 384 East Street came to ask why the public has not been notified of a round-about project that started in December of 2016. He was given a sales brochure of the project, but the brochure has no details about parking or data regarding the foot traffic or how many accidents have taken place. He would like to know why no other options have been presented other than this round-about. He would also like to know when the dead trees at the park will be removed.

MAYOR'S REPORT

- None

COUNCILMEMBER ANNOUNCEMENTS AND REPORTS

- Councilmember Bourke reported that on 6/10/18 he attended the 3rd Annual Pinot for Paws event. On 6/21/18 he attended the Salinas Valley Solid Waste Authority meeting.
- Councilmember Stewart reported that on 06/09/18 she attended the Soledad High School Graduation. On 6/13/18 she attended the AMBAG meeting; there was no AMBAG meeting in July. On 6/28/18 she attended the second neighborhood watch meeting. On 6/29/18 she attending the Oath of Office meeting for the newest Soledad Police Officer.
- Mayor Pro Tem Chavez reported that on 6/06/18 he attended the TAMC Executive Committee meeting. He also attended the 6/27/18 TAMC meeting. He attended the 4th of July festivities.

COUNCILMEMBER PRAISES

- Councilmember Bourke gave congratulations to all graduates. He also congratulated Ms. Pauline Tomasini and the 4th of July Committee. He also congratulated Soledad High School student Gillian Ochintang who made it to National competition in SkillsUSA Championships. She won a Gold medal in the Health Occupations Portfolio division and a Bronze medal in the Employment Application division.
- Councilmember Stewart thanked the 4th of July Committee and Ms. Pauline Tomasini for all the work that was put into the 4th of July celebration.

- Mayor Pro Tem Chavez praised the baseball players from Soledad High School and special congratulations to Andrew Holguin who will be a senior this upcoming year and also was named to be on the state team.
- Mayor Fred Ledesma thanked and praised Ms. Pauline Tomasini for everything she does for the community.

PRESENTATIONS

1. Coach Jose Aguilar and Team would like to present the City of Soledad and City Councilmembers with a team photo in honor of their South County FC Aztecs Northern California State Championship

Coach Jose Aguilar and the team of girls thanked the Mayor and Council for their support and also for allowing them to use Santana Park for their practices. They hope to see night time lighting and a turf field in the future. They presented the plaque/photo to the City.

Mayor Ledesma and Council thanked the team for the plaque/photo.

CONSENT CALENDAR

Action: Councilmember Bourke made a motion to approve items C-1 through C-8. Motion was seconded by Councilmember Stewart and carried by unanimous vote:

Motion:

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

C-1 Approval of Minutes

- a. Joint City Council/Successor Agency Regular Meeting Minutes of June 6, 2018
- b. Joint City Council/Successor Agency Special Meeting Minutes of June 26, 2018

C-2 Approval of Warrants

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- C-3 Resolution No. 5415, A Resolution of the City Council of the City of Soledad Approving a Task Order Amendment With Harris and Associates in the Amount of \$ 34,445 for Engineering Services Related to Title 22 Permitting for the City's Water Reclamation Facility and Authorizing the City Manager to Execute Said Task Order on Behalf of the City of Soledad.
- C-4 Resolution No. 5416, A Resolution of the City Council of the City of Soledad Certifying Compliance With State Law with Respect to the Levying of General and Special Taxes, Assessments and Property-Related Fees and Charges for Fiscal Year 2018/2019.
- C-5 Resolution No. 5417, A Resolution of the City Council of the City of Soledad Considering the Liberty Chapel Church Request for Use of the Soledad Community Center on October 31, 2018 for their Annual Harvest Night Event, and Authorizing Sponsorship of the Event.
- C-6 Resolution No. 5402, A Resolution of the City Council of the City of Soledad Vacating a 64-Foot Sanitary Sewer and Water Line Easement, and

Resolution No. 5403, A Resolution of the City Council of the City of Soledad Authorizing the City Manager to Accept a Permanent Grant Deed.
- C-7 Resolution No. 5418, A Resolution of the City Council of the City of Soledad Authorizing and Agreement Between the City of Soledad and the City of Greenfield for Automatic Aid Response to Emergency Incidents.
- C-8 Receive and Accept City of Soledad Monthly Department Activity Reports.

PUBLIC HEARING NO. 1

- Receive the Staff report
- Open the Public Hearing 6:40 p.m.
- Close the Public Hearing 6:41 p.m.
- Council Action

PH-1. Resolution No's. 5419, 5420, 5421, 5422 & 5423, Resolutions of the City Council of the City of Soledad Ordering the Levy and Collection of Assessments within the Diamond Ridge Benefit Assessment District No. 1 (Miravale I), the Diamond Ridge Parks and Open Space Maintenance Assessment District No. 1 (Miravale I), the Parks and Open Space Maintenance Assessment District No.1, Orchard Villas/Miravale II,

the Benefit Assessment District No. 2, Orchard Villas/Miravale II, and the Rancho San Vicente Parks and Open Spaces Maintenance Assessment District.

Public Works Director Don Wilcox presented the staff report.

Council Action:

To adopt Resolution No. 5422

Motion:

Motion made by Mayor Pro Tem Chavez seconded by Councilmember Stewart and carried by the following vote.

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

Council Action:

To adopt Resolution No. 5423

Motion:

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

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

Councilmember Stewart recused herself due to conflict with Resolutions 5419 and 5420 since she does reside within the subdivision in which the Districts are located.

Council Action:

To adopt Resolution No. 5419 and 5420

Motion:

Motion made by Mayor Ledesma, seconded by Councilmember Bourke and carried by the following vote.

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

Council Action:

To adopt Resolution No. 5421

Motion:

Motion made by Mayor Ledesma, seconded by Councilmember Bourke and carried by the following vote.

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

PUBLIC HEARING NO. 2

- Receive the Staff report
- Open the Public Hearing 7:00 p.m.
- Close the Public Hearing 7:03 p.m.
- Council Action

PH-2. Consideration of a Reduction of Development Impact Fees for the Premier Cinemas Development Project.

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

Mayor Ledesma asked that a sign be put up so that the people of the City of Soledad can see that this project is moving forward.

Motion:

Motion made by Mayor Pro Tem Chavez to take the high average of \$32,416.64 water impact fees and \$9,672.65 for wastewater impact fees and leave the Stormwater as it is, seconded by Councilmember Bourke and carried by the following vote.

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

BUSINESS

- B-1 Ordinance No. 717, An Ordinance of the City Council of the City of Soledad Amending Section 5.36.034-Bet Limit of Chapter 5.36-Cardrooms of the Soledad Municipal Code

City Attorney Michael Rodriguez presented the staff report.

Motion: Councilmember Bourke made a motion to approve item B-1 to introduce and read by title only. Motion was seconded by Mayor Pro Tem Chavez and carried by the following vote:

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

B-2 Resolution No. 5424, A Resolution of the City Council of the City of Soledad Approving a Change Order to the "Agreement for Construction Services" with Graniterock Company in an Amount Not-to-Exceed \$ 1,124,839 for the Soledad Regional Stormwater Recharge Project and Authorizing the City Manager to Execute Said Change Order on Behalf of the City of Soledad, and Approving an Interfund Loan to Finance Said Project.

Public Works Director Don Wilcox presented the staff report.

Councilmember Bourke was concerned about how busy that location is and would like to know how long will the project take?

Public Works Director Don Wilcox said there will be two way traffic at all times. The side walk will be closed but there will be a path for pedestrians and the home owners will have access at all times.

Councilmember Stewart was very concerned about traffic in that area because of students during the school year walking and construction may cause confusion and chaos for drivers of vehicles. She hopes that if construction does need to be done during the school year it can start once school starts and end when students are released.

Harris & Associates representative Frank Lopez said that safety is the biggest concern. There are many safety precautions and measures put in place.

Councilmember Stewart asked to please make sure that information is submitted to the Soledad Bee so the public is aware of what is going on since it is such a big project.

Mayor Pro Tem Chavez asked that the information also be posted on social media as well.

Don Wilcox said that as soon as he receives further information about where work will be and when, the Soledad Bee, social media and the home owners will be notified.

Council Action:

To adopt Resolution No. 5424

Motion:

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

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

- B-3 Resolution No. 5425, A Resolution of the City Council of the City of Soledad Authorizing and Approving Amendment #5 to the Contract for Professional Services with EMC Planning Group, Inc. In an Amount Not-to-Exceed \$88,000 for Extra Support to Provide Contract Planning Services for the Miramonte (Former Miravale III) Project.

Community and Economic Director Brent Slama presented the staff report.

Council Action:

To adopt Resolution No. 5425

Motion:

Motion made by Councilmember Bourke, seconded by Mayor Pro Tem Chavez and carried by the following vote.

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

- B-4 Consideration of Proposed Regulations Concerning the Creation of a Commercial Sign District and Permitting of Associated Off-Site Signage in the City of Soledad South End Commercial Area.

Community and Economic Director Brent Slama presented the staff report.

Council Action:

No action was taken
Information was received by the City Council
Staff was given direction to move forward

- B-5 Consideration of a Memorandum of Understanding Between the City of Soledad and the Don Chapin Company Relating to the Development of Los Coches Adobe Property.

Motion:

Motion made by Councilmember Bourke to approve the Consideration of Memorandum of Understanding as to form and content, seconded by Councilmember Stewart and carried by the following vote.

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

COUNCILMEMBER'S COMMITTEE REPORTS

- None

CITY MANAGER'S REPORT

City Manager Michael McHatten reported that the Council has been provided his report; he reported:

- The draft agreement with Hartnell College is in legal review with Hartnell's Counsel.
- There is a scheduled joint meeting between City of Soledad City Council and the Soledad Unified School District on July 31, 2018.

COUNCILMEMBER'S ITEMS AND FUTURE AGENDA ITEMS

Councilmember Bourke had three items:

1. He would be available for the Special Meeting scheduled on 07/18/18, but will be absent for the Special Joint Meeting scheduled on 07/31/18.
2. He would like someone to go look into reported dead trees at the baseball park.
3. He has received a concern regarding parking on the east side of Front Street. The businesses in that area used to get customers in the morning but are now losing business and feel that it is because there is no parking available.
 - Mayor Ledesma feels that parking is becoming an issue for business owners. Future developers may need to consider off-street parking facilities.

Councilmember Stewart had five item:

1. She is concerned about the illegal activity taking place at the homes at the end of Nestles Road. She is not sure if the homes are condemned; she would like to know what will happen to those homes once the movie theatre starts to develop.
2. She would like to know about data that Deputy Police Chief Wasson is collecting from 4th of July.
3. She asked to please keep the Noise Ordinance in mind for a future meeting.
4. She also asked to please keep the Fireworks Ordinance in mind for a future meeting.
5. The red light is out when turning west on Gabilan.

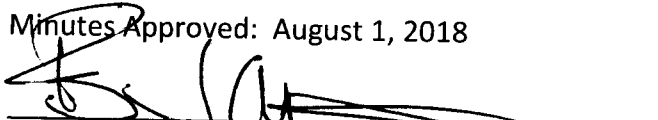
- Mayor Pro Tem Chavez had one item:
 1. Mayor Pro Tem Chavez expressed concerns about code enforcement and would like to have further discussion.

- Mayor Ledesma had one item:
 1. Mayor Ledesma also expressed concerns about code enforcement and would also like to have further discussion.


ADJOURNMENT

Mayor Ledesma adjourned the meeting in memory of Bishop Richard Garcia from the Diocese of Monterey at 8:08 p.m.

Minutes Approved: August 1, 2018



FRED J. LEDESMA, Mayor/Chairman



MICHAEL MCHATTEN, City Clerk/Agency Secretary

