

Minutes

City of Soledad Joint
City Council/Successor Agency
Regular Meeting

September 05, 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 (Arrived at 6:04 p.m.)
Councilmember/Agencymember	Anna Velazquez (Arrived at 5:43 p.m.)

THE FOLLOWING COUNCILMEMBERS WERE ABSENT

PUBLIC COMMENT ON CLOSED SESSION ITEMS

- None

MEETING RECESSED FOR CLOSED SESSION

Mayor Fred Ledesma recessed to Closed Session at 5:31 p.m.

MEETING RECONVENED

Mayor Fred Ledesma reconvened from Closed Session at approximately 6:07 p.m.

CLOSED SESSION REPORTS

1. The City Council will recess to closed session to meet with its designated representatives regarding labor relations matters pursuant to Government Code Section 54956.9 the unrepresented employee is the City Manager.
2. 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 the 600 Block of Front Street (Assessor Parcel Number 022-211-017) Instructions will include price and terms of payment.

City Attorney Michael Rodriguez reported that with respect to item #1, the City Council met and discussed issues having to do with the City Manager's continued employment, no final decisions were made. Direction was provided. No other reportable action taken.

With respect to items #2, instructions were provided to the City's property negotiator.

PLEDGE OF ALLEGIANCE was led Jess Barreras

PEACEBUILDERS' PLEDGE was led by Richard Perez

ADDITIONS/MODIFICATIONS TO THE AGENDA

City Manager McHatten stated there was one addition and that this item should be added as a presentation and is only for the purpose of providing information to the Council and to the public and is not a discussion item.

Action: Councilmember Bourke made motion to approve the addition/modification to the agenda; motion was seconded by Mayor Pro Tem Chavez and carried by the following vote:

Motion:

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

MAYOR/COUNCIL PRESENTATIONS

1. A Proclamation of the City Council of the City of Soledad Proclaiming Recognition of National Addiction and Recovery Month.

Mayor Ledesma and Council presented a proclamation of Recognition of National Addiction and Recovery Month to representatives of the Sun Street program, Monica Canta and two other representative Youth Leaders of the S.T.E.P.S. (Safe Teens Empowerment Program) group.

PUBLIC COMMENT

- Mr. Frank Johnson, 384 East Street came to speak in disfavor of the round-about that is being planned. He said he was not able to make it to the meeting last month because he did not have correct information. He said he would like to know why no one was informed before June 2018 about the round-about project, since it began in 2016 and if the project was started by the Public Works Director by himself or possible with Council. He said he would like to know where in the sales brochure where the benefit of costs

ratio came from. He stated that the total costs is now is up to \$900,000, not including the price of the property located next to his property. He cited a report that he has claims that there were only two accidents between 2015 and 2016, both occurred early morning around 1:15 a.m. and that a round-about would have not saved these accidents from happening. On page 4 of the brochure, he would like to know what the cost of maintenance of the roundabout will be. He said there are costs mentioned on page 8, but he does not believe these amounts are correct and said if one looks further one can read that a stop sign or a turn signal would be less expensive in maintenance. He also said that on page 17 and 18, you'll find that a roundabout is not the best way to go. There is no information mentioned about pedestrian traffic during school and no information regarding truck traffic during the crops. He stated he does appreciate the City cutting down the dead trees at the park.

- Darci from Pinnacles Casino spoke to point out that there are no bushes or flowers on that section of the street in front of the business. She asked if it would be ok to put wine barrels with succulents or flowers to bring life onto that part of the street.
 - Mayor Ledesma referred her to speak with Public Works Director Don Wilcox regarding what could be done on the sidewalk in front of the business.

MAYOR'S REPORT

- Mayor Ledesma reported that there was no Air Board meeting for the month of August. There was a Mayor's and Managers meeting about the possibility of South County starting its own tourism bureau and that the Mayor would continue to keep the public informed about that.

COUNCILMEMBER ANNOUNCEMENTS AND REPORTS

- Councilmember Stewart reported that on 8/7 she attended the National Night Out event at the YMCA here in Soledad. On 8/8 was her last AMBAG meeting, Councilmember Bourke will be taking over as the AMBAG representative. On 8/16 she attended the Salinas Valley Solid Waste Authority meeting; she will now be the representative, assuming the role from Councilmember Bourke. On 8/19 she and Councilmember Bourke did a tour of the Pinnacles Casino here in Soledad. On 8/28 she attended the City of Soledad Special meeting.
- Mayor Pro Tem Chavez reported that on 8/28 he attended the City of Soledad Special meeting. On 9/5 he attended the TAMC meeting.
- Councilmember Velazquez reported that on August there was no MST Board of Directors meeting. On 8/2 she did meet with Debbie Hale who is the Executive Director of TAMC and she also met with representatives from MST, Alliance on Aging, AMBAG and City Manager Michael McHatten in regards to the gaps in services and transportation for seniors, Veterans and persons with disabilities. She did provide the other Councilmembers with minutes from the meeting for review. On 8/7 she attended the National Night Out here in Soledad. On 8/28 she attended the City of Soledad Special meeting.

- Councilmember Bourke reported that on 8/16 he attended the Salinas Valley Soledad Waste authority meeting and also introduced Councilmember Stewart as the new representative. He will now be assuming the role of the AMBAG representative. He attended the City of Soledad Special meeting on 8/28. He attended a Parks and Recreation on 8/21. He went on a tour of the Pinnacles Casino on 8/19.

COUNCILMEMBER PRAISES

- Councilmember Bourke gave praise and thanks to Pinnacles Casino for having a nice, clean, well-lit and safe place. He also praised and congratulated Mr. Frank Trevino on his retirement. He praised the Police Department for being very active around school sites. He thanked Premier Cinemas for starting their work.
- Councilmember Velazquez praised City Manager Michael McHatten for the new pet-waste dispensers around town. She congratulated Frank Trevino on his retirement and thanked him for his service. She also praised the Code Enforcement Officer for his activity in the City.
- Councilmember Stewart praised and thanked the Public Works Department and the Public Works Director Don Wilcox for putting in the pet-waste dispensers around the City. Also she thanked Public Works for having the Metz Rd. traffic calming project done before the start of the new school year. She praised and congratulated Frank Trevino on his recent retirement.
- Mayor Pro Tem Chavez thanked the Public Works Department and the contractors that worked on the Metz Rd. traffic calming project, they did a wonderful job and he is pleased that they were able to finish the project before school started. He praised and congratulated Frank Trevino on his recent retirement.
- Mayor Ledesma thanked Frank Trevino for all his work here in the City and also congratulated him on his recent retirement and he is very happy for Mr. Trevino and his family. He also praised the Code Enforcement Officer for his activity here in the City.

PRESENTATIONS

1. Spay and Neuter Imperative Project "SNIP" representative Ms. Melanie Scherer made a brief presentation reporting on the spay/neuter clinic held in South County and their plan for future clinics here in South County.
2. Forefront Power gave a presentation regarding a community solar renewable energy proposal. City of Soledad Public Works Director Don Wilcox introduced Optony representative Karina Zafiro and Forefront representative Rachel McLauplin and Mr. Rich Guillen

CONSENT CALENDAR

Action: Councilmember Stewart asked that C-7 and C-9 be pulled because she would like to abstain from voting on the items. Councilmember Velazquez asked that Items C-3, C-9 and C-10 be pulled for separate discussion. Councilmember Bourke made a motion to approve items C-1, C-2, C-4, C-5, C-6 and C-8 through C-8 and C-10. Motion was seconded by Councilmember Velazquez and carried by the following vote:

Motion:

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

C-1 Approval of Minutes

Joint City Council/Successor Agency Special Meeting Minutes of August 01, 2018

COUNCIL ACTION: _____

C-2 Approval of Warrants

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C-4 Resolution No. 5438, A Resolution of the City Council of the City of Soledad Approving a Task Order with Harris & Associates in the Amount of \$35,500 for Engineering Services for the Monterey County Streambed Maintenance in the Salinas River Program and Authorizing the City Manager to Execute Said Contract on Behalf of the City of Soledad.

C-5 Resolution No. 5439, A Resolution of the City Council of the City of Soledad opposing Proposition 6, the Attack on Bridge and Road Safety.

C-6 Resolution No. 5440, A Resolution of the City Council of the City of Soledad Amending the City's Conflict of Interest Code.

C-8 Street Closure of Park Street Between Acacia Street and State Street for Lioness/Lions Flea Market on Saturday, September 15, 2018.

Item C-3 Resolution No. 5437, A Resolution of the City Council of the City of Soledad Accepting the Reclaimed Wastewater Transmission Pipeline Project as Complete By Monterey Peninsula Engineering Inc. and Authorizing the Release of Retention Payment.

- Councilmember Velazquez asked why the Ag farming business that is near the pipeline is stating that they do not have interests in using the reclaimed water because costs were excessive. She thought this reclaimed water would be used for the Ag farming community, the parks and the school district. She would also like to know if the City has entered into any agreements with the school district for the reclaimed water to be used at their sites. She also asked if this water or process not feasible for the farming community.
 - Public Works Director Don Wilcox addressed the questions. He said that these were also questions that were asked and answered in 2008 when the plant was built, and also the reason why the City went into a Title 22 Tertiary System at the waste water plant, to produce a quality that the farmers could use. The pipeline came almost 10 years later. Since then the farmers were receptive to using it, other than no one talked about costs. The farmer's costs to irrigate their farm right now would be the costs of the electricity to pump the water out of the ground. The City's costs to pump it to their farm would probably exceed that cost. He stated at some point their will probably be a state mandate that if the recycled water is available then they will have to use it. However, if this piping was hooked up to all the City parks then this water would not be available for the farmers to use. He said one option was to hook up one park and one school and sell the rest to Ag.
 - City Manager Michael McHatten added to the conversation; in order for this water to be used for the schools the City will need to convert the entire irrigation system. Everything will need to have purple piping; purple heads, purple valve boxes and the school district will need to weigh the costs benefit analysis of doing that. The City has not done a rate study on the reclaimed water yet on the costs to find out if it is a true savings for them and over time when would they actually recognize the saving from the amount of capital they will need to put into it.
 - Public Works Director Wilcox said the school district is not required to use the reclaimed water yet but the school district and the City is required to reduce consumption by 22%. He said he doesn't know if the school can do that with utilizing the reclaimed water or if they can let their field go dry.
 - City Manager McHatten said the system to be able to provide this reclaimed water is not complete so the City cannot provide this yet and until that is done, then it's a conversation for another day.

Item C-7 The City Council of the City of Soledad Considering the SnipBus Requested for Use of the Soledad Community Center on September 15 and 16, 2018 for Their Mobile Low Cost Spay/Neuter Clinic and Authorizing Sponsorship of the Event.

Item C-9 Street Closure of Front Street between Main Street and Soledad Street for a Fundraiser for South County Animal Rescue on Saturday, September 29, 2018

South County Animal Rescue representative was present to answer questions.

- Councilmember Velazquez would like clarification on the City policies of when in-kind services are able to be used for fundraising events.
 - City Manager Michael McHatten clarified that there is no formal written policy and said this is more of an issue of case by case basis and how does one compare the Christmas parade as an event compared to this event. In each case the City is dealing with non-profits who provide a benefit to the community and are being equally in that regard because of the benefit they provide to the community.
 - Councilmember Velazquez would like to see a written policy so that when the City does have agencies that come with request, the policies are clear.
 - City Manager Michael McHatten said that if that is direction from Council as a whole then the City can move forward to develop that policy, but it will not be done for some time.
 - Mayor Pro Tem Chavez said that clarity is always good and will allow for all groups to know what the policy is. Overall, the cost is going to be minimal for everyone.
 - Councilmember Stewart feels that developing a policy is not an issue, but it is also not a priority at this time. She said there is no excessive use for this type of request and it has been typically the same organizations requesting like the Catholic Church and the Lion's Club and the Christmas Parade committee and she feels that the staff uses good judgement on who qualifies for in-kind services and who does not.
- South County Animal Rescue representative Vince Gagne added that he would love to see the Council come out to the event and there are many vendors that are a part of the Thursday Farmers Market to also work at this fundraiser. He would love for the Police, K-9 Officers and Fire to be involved. He said this is a family event and a great opportunity to see the community in action and they want to educate the community about being a pet owner.
 - Councilmember Stewart feels that this would be a great opportunity to introduce the community to SCAR. This event will be fun and positive and there may be some adoptable animals there. There will be autographed items there up for auction.

Item C-10 Receive and Accept City of Soledad Monthly Department Activity Reports.

- Councilmember Velazquez was very disappointed with the comment made by the Tri-Cities Event Report. The comment was in regards to Tri-Cities and the Outreach staff and their in-kind services and participation of next year's event and the event's 100% compliance of compostable food containers. She would like to advocate that the church did comply with having the food compostable containers. There needs to be continued education about how to protect the environment and how to incorporate into all other community events.
 - City Manager Michael McHatten clarified that Tri-Cities disappointment came in the fact that they supplied several bins for recycling and the bins were not used.

The materials were provided but most of the garbage ended up in the non-recyclable container.

- Councilmember Velazquez understood that the containers were used, but the use of the compostable food containers were not used as the evening progressed. Some of the vendors at the event brought out different types of containers that were not the compostable ones.

Action: Councilmember Bourke made motion to approve items C-3 and C-10, motion was seconded by Mayor Pro Tem Chavez and carried by the following vote:

Motion:

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

Action: Councilmember Bourke made motion to approve items C-7 and C-9, motion was seconded by Mayor Pro Tem Chavez and carried by the following vote:

Motion:

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

TEMPORARY ADJOURNMENT

Mayor Ledesma temporarily adjourned the regular meeting at 7:30 p.m.

CITY COUNCIL/SUCCESSOR HOUSING AGENCY AND PLANNING COMMISSION

CALL TO ORDER

Vice Chair Robert Bigiogni called the Planning Commission/City Council/Successor Agency Special Joint Meeting to order at 7:35 p.m.

ROLL CALL

The Following Commissioners were present when the meeting was called to order:

Vice Chair	Robert Bigiogni
Commissioner	Javier Nieto
Commissioner	Carlos Lopez

THE FOLLOWING COUNCILMEMBERS WERE ABSENT

Chair	Tom Stewart
Commissioner	Sergio Diaz

BUSINESS

B-1 Joint Workshop of the City Council/Successor Housing Agency and Planning Commission to Review the 2018 Housing Element Update of the Soledad General Plan.

Community & Economic Development Director Brent Slama presented the staff report. He introduced a representative from Michael Baker International Project Manager Amy Sinsheimer.

She explained that she is presenting is the 5th Housing Element that has been prepared since the law was enacted in 1969. The period it applies to is 2015 through 2023. The requirements for this update are meeting state laws that comply with the housing element and he presentation shows what the City looks like now compared to 2009 when the housing element was last updated. She stated that the Regional Housing Needs Allocation, also known as RHNA, shows the numbers the state provides. The presentation prepared would look at how things are now, in terms of the housing supply and the types of units Soledad has and how it matches with the needs of the community and also, what is seen coming up in the near future. She stated the consultant is looking to evaluate how things have worked out since the last updating the Housing Element; if are there policies that are working. They look at the inventory of land and if it allows different types of housing. Ms. Sinsheimer also went on to say that since 2016 and 2017 there were four bills related to accessory building units and those require the local jurisdictions to update their zoning related to that use. In addition there are all other laws passed in 2017 like SB35, which Soledad is subject to SB. Assembly Bill 1505 addresses litigation related to inclusionary rental housing units. AB72 gives a City more authority to enforce compliance implementation of the housing elements. The biggest one that effects what Soledad is doing is AB1397 and 879 which require additional analysis of sites included in the Housing Element. Soledad is in good shape in terms of the amount and types of sites the State is looking for.

Councilmember Bourke asked Ms. Sinsheimer if based on her experience does she think the City of Soledad needs a permanent Housing Specialist as an employee or if Soledad can continue using a consultant every couple months.

Ms. Sinsheimer said the reason she has seen cities hire specialist in the past is when the city is administering programs and has funding and direction from Council to provide assistance. If a city has someone, even part-time, who can assist the people who are trying to get new projects to happen, bringing the groups together and keeping with the priorities.

Councilmember Bourke asked does the City of Soledad meet the requirement in future construction to bring the different types of housing.

Ms. Sinsheimer said the City does seem to meet the unit mix plans. There are some sites that are zoned correctly for residential development but don't have a development agreement or a plan on them.

Councilmember Bourke said that a while back there were a number of people who got low-interest loans to fix up their homes; and he asked if the City get credit for that in the Housing Element.

Ms. Sinsheimer said that the City would get credit for that.

Councilmember Bourke said that there was some affordable housing jurisdiction in San Vicente; and asked if Soledad has enough replacement units to make up for that.

Ms. Sinsheimer said for the new development needs, Soledad is in good shape, but she is not sure. That is not something that would be a concern for the Housing Element.

Councilmember Bourke asked if there is a difference between H2A Housing and Farmworker Housing.

Ms. Sinsheimer said that Farmworker Housing is housing that is for all housing that any agricultural employee might live in, this could include H2A, could include a single family home that has been purchased by an employer to house farmworker, could include labor camps and dormitories. She stated that the actual definitions for zoning there is no one term that a jurisdiction may use and that the government has its own term that does not always match up with what the code says. She went on to say there is a law called the Employee Housing Act and everyone has to comply with as part of the Housing Element; this law defines certain types of employee housing which includes agricultural worker or farmworker housing, it defines it by the size of the unit and the number of beds. Soledad's code has specific codes in it and would be helpful if the terminology matched up with the Federal or State level government terminology.

Councilmember Bourke said there are five types of RHNA types mentioned in the report, but nowhere in there does it mention rentals.

Ms. Sinsheimer said that RHNA does not get into that level of detail. RHNA is just numbers that apply to the categories mentioned. HCE has certain methodology that falls into these categories. It is in the literature if something is extremely low, very low or low. There is a moderate level as well, like a town house or duplex.

Councilmember Velazquez asked if the table she has read with the income categories is the minimum numbers that Soledad has met, so Soledad cannot go under that number but can go above the number.

Ms. Sinsheimer said that the goal is to meet those numbers. HCE is adding additional incentives to the laws to meet the minimums so that Senate Bill 35 can track how each city is doing in each category.

Councilmember Velazquez asked about SB35 the Stream-lining for affordable housing projects and the 10 percent, and if this allows for housing developers to develop more affordable units and going through a permitting process that is less intense.

Ms. Sinsheimer said that her understanding of the intent of the bill is to look at shortage of housing in general in the state and in particular affordable housing and seeing that in some jurisdictions there are projects that don't get approved because they go through discretionary and they don't make to approval even though they do make the zoning criteria. She said that is one of the reasons why this bill was sponsored, so to look at places that are not meeting their numbers so they are then subject to allowing more projects. She said there are details in the law like wage related requirements for people that work on the projects that may get a narrower set of projects that qualify.

Mayor Ledesma asked the consultant how is it that the Peninsula is able to get away without paying any housing.

Vice Chair Commissioner Bigiogni said there was a time when requirements if you were going to put in a subdivision, you had to provide a certain percentage of low income housing and wondered if that was gone. A year or two ago people were wanting to develop projects that were set up back in 2008, but the projects had been stalled, and Soledad had little opportunity to change them because they were grandfathered in for 10 years. There were houses set up for low income, the developers wanted to do them because the housing was so cheap at the time because they could not sell them any cheaper than what was being sold for. The City was foolish to allow these developers to get away with that because now housing has gone up and every week these developers are raising the prices. He said there was a time when you put a subdivision you had to put up 10 or 15 percent but that is not happening anymore.

Ms. Sinsheimer said that it is by jurisdiction and would be if they had an Inclusionary Ordinance or program. It is not a State law.

Councilmember Velazquez asked how all of this plays in with the inclusionary requirements. There has been several development agreements that did include development agreements where inclusionary didn't apply so that 20 percent of affordable housing wasn't built, but Soledad do have an inclusionary, so any projects as we continue should include the RHNA numbers and the Inclusionary numbers.

Councilmember Stewart left the meeting at 8:37 p.m.

Community & Economic Development Director Brent Slama said that Soledad does have an Inclusionary Housing Ordinance adopted in 2005. The goal of the Inclusionary Housing Ordinance has been to provide and set aside 20 percent of units. One thing that came up when talking about developing Miravale II was that all the inclusionary housing requirements were dumped on the multi-family sites, these sites are still vacant and only the single-family sites have been developed. The Inclusionary Housing Ordinance has agreement procedures in place to make these types of agreements take place. Developers come in and are looking to make as much money as possible but has limited margins in the local market and they also have competing interests. For purchase Inclusionary Housing owners do not get the same benefits of

appreciation that property owners do. Soledad is still finishing developments that started back in 2005 that are not even done yet, and Orchard Villas has not even started yet which tells you how difficult it is to develop market rate homes. The Inclusionary Housing Ordinance is a component of the Miramonte project but most land in the City limits is already planned out.

Vice Chair Commissioner Bigiogni asked what percentage of the apartments set to be built by San Vicente School are set up to be inclusionary Housing. The ones on Orchard and Gabilan are all affordable apartments.

Community & Economic Development Director Brent Slama said that 45 percent will be affordable.

Councilmember Velazquez said that concentrating affordable housing in one location is not allowed.

Community & Economic Development Director Brent Slama said the 45 percent was inherited from all the single-family lots, three sites. There is a City Ordinance and the City Council at that time allowed for this to happen. There are policies that say not to do that, but they allowed that to happen. There was an idea that the money would come from the single-family homes, restricting the single-family homes sales had an immediate impact, the multi-family units get built and pawned off by the developer to an affordable housing provider so that they don't have to actually produce the Inclusionary housing and they don't take the loss of the units. If a developer is looking to build a project and they say they are going to put in Inclusionary Housing then the profit margin goes down. If they say they will build 20 percent Inclusionary Housing on market rate housing, it's not going to pencil out, and especially with the limited profit margins the developer may have. If the housing prices go up to \$500 to \$700,000 like in the past, then it will work. He stated that when looking at from a developer's side of things then Inclusionary Housing is not helping develop projects, especially in a market like this. He said that when you look at the impact fees, the connection fees, the labor and materials it doesn't work. If the City Council agrees to it since it is a local Ordinance and it's allowable by code, then it can be done.

Councilmember Velazquez asked if that is a violation of federal provisions; you can't concentrate affordable housing in one location.

Community & Economic Development Director Brent Slama said Inclusionary Housing is local requirement. If this was a Federal or State requirement then there would need to be equal restriction of units. Because it is a local requirement the City needs to generate their own policies that would say how you space your Inclusionary Housing. What the City does have is a State requirement if someone applies for a multi-family project that has a density bonus attached or has an affordable component attached, then they are going to get certain incentives that we have to give to them and according to SB35, if we are behind on the RHNA numbers and we have to provide 20 very low units and the developer comes in and the City has zero on the books and the City is expected to provide these units, this would be very hard to not approve the project. He mentioned when you are competing against the Coastal Commission and water requirements and there is creativity to get one state agency to come against another. From housing policy standpoint the City would need to do that.

Mayor Ledesma feels that the task is impossible to do without funding. The Peninsula is telling us to keep the poor people but we don't have recourses to pay for them. The State should mandate this on the Coast.

Mayor Pro Tem Chavez said that there is a State issue of not being able to provide the numbers and the State will say it's because of lack of water. For Soledad the problem is that Soledad is paying for the traffic congestion in both time and money for those that do commute to work and back and also for the amount of road repair that needs to happen. The impact fees being charged to Soledad and to every community have to do with our folks that have to travel the roads that go to the peninsula, so the peninsula is charging us for these people that work over there, that commute to work, but it is unfair for them to do that if they are not building homes for these people to be able to live in the City they work. He said the vicious cycle continues because they don't want the people to live there, but they want to continue for the people to work there.

Vice Chair Commissioner Bigiogni met with the head of LAFCO. He asked her about the way LAFCO is strangling the City of Soledad, forcing the City to build homes as far away from the freeway as possible, with no roads and we need one more overpass because we need to move north. She said that it was not LAFCO. She said to speak to the City Council because the City made an agreement with the County and LAFCO only oversees that agreement. She said because the City made this agreement that they want to move north, they don't want to go any other way. She said Soledad should review that agreement. LAFCO would be taking 600 acres of farmland out of production.

Community & Economic Development Director Brent Slama said he would be happy to share a copy of the MOU with Council and the Planning Commissioners. The document says that Soledad would go to the north and north-west. It does prohibit going west so growth would be from Highway 101 to Camphora. He said that at some point in the future we look forward to sphere expansion and potential annexation. Members that belong to LAFCO definitely are a part of making sure no Ag land gets converted to other uses and keeps us locked into where we are now.

Councilmember Velazquez stated that she is glad to see that there are some senate bills coming through that will have funding for affordable housing and hoped that SB35 has streamlining language that also addresses the prevailing wage issue, maybe it will be something more feasible.

Mayor Ledesma asked Ms. Sinsheimer how much money is available for affordable housing. Ms. Sinsheimer believes that SB2 focuses more on homelessness and SB3 deals more with projects. But she is not sure of numbers.

Councilmember Bourke asked if Soledad would get credited for building for senior citizens.

Ms. Sinsheimer said that the city would get credited for the RHNA numbers according to the income levels and you get credit in general if you are addressing a variety of needs and seniors would be part of that.

Mayor Ledesma said that from now on the City cannot allow developers to push back projects anymore. There must be deadlines. The last Council allowed the developer to push back and that is why we are where we are now.

Mayor Pro Tem Chavez said we need to make sure we are integrating the mixing of housing when developing the housing plan. He also asked in regards to the schedule we have in getting through this process, if we can get input from the community and have a meeting somewhere in the community. We should get input from the public and have participation from the public.

Mayor Ledesma would like the school district to be involved as well because they tripled the impact fees because according to them the builders can afford it, but this is not true. The school district is misinformed. They don't realize that there are a lot of small developers that cannot afford the impact fees and cannot afford to build. Soledad has gone from the lower end of impact fees to now being the highest in three counties.

Councilmember Velazquez sees this item as very important. She would like to see the public participation component. There should be people at the table looking at the future of the different types of housing and not just affordable housing. There is a lack of rental housing and a lack of single-family homes. People cannot afford the homes that are being built here. She said she wants to look at how can the City develop housing for this community and not just what is affordable for Bay Area residents that can't afford to buy there, but can afford to buy here.

Councilmember Bourke said that he has seen that big developers have come in and has big attractive land and starts selling off smaller pieces to other developers. He asked if there can be something put into the general plan housing element that prevents that in the future.

Ms. Sinsheimer said that a program that would change the Inclusionary Ordinance that can be would require when entered into any kind of agreement for development.

Councilmember Bourke said that there should be language that says if a developer sells to another developer and then to another developer, the rule should stay in place. The wording needs to run with the land.

Community & Economic Development Director Brent Slama said if a developer wants to challenge that type of stuff then there will be a negotiation process. There is a process in place that requires that type of agreement.

Mayor Ledesma would like to see the demographic make-up for Soledad.

ADJOURNMENT

Mayor Ledesma adjourned the Joint Workshop of the City Council/Successor Housing Agency and Planning Commission meeting at 8:53 p.m.

CITY MANAGER'S REPORT

City Manager Michael McHatten gave a verbal Report of September 5, 2018. He also presented a handout to council regarding the finalized goals that came from the joint meeting.

COUNCILMEMBERS' ITEMS AND FUTURE AGENDA ITEMS

Mayor Pro Tem would like to see that the City stays involved in events that are happening in the City. He would also like to make sure that there is some kind of ceremony for the breaking ground of the movie theater.

Mayor Ledesma announced that Lisajo Duffy from the Soledad Visitors Center will be retiring and the City should talk about finding a replacement. The position will be announced soon.

Councilmember Bourke said that Pinnacles Casino is concerned about having more parking spaces and maybe having a curb space for loading and unloading to make things safer for the customers.

- Mayor Ledesma said that trying to create new parking is a big problem. He personally told the owners that this was not a good spot and they understood the parking issues ahead of time.

Councilmember Velazquez would like to know the outcome of the Regional Workforce development. She would also like to make sure that we are having a ribbon cutting celebration from Metz Road. Also she would like to know if there is a possibility to have traffic control coming into Soledad because of the road construction.

- City Manager Michael McHatten said there will be a ribbon cutting in October because the City is waiting for the cross-walk to be completed. Regarding the Traffic Control; the signal light timing has changed and that should help with congestion.


ADJOURNMENT

Mayor Ledesma adjourned the Regular meeting at 9:04 p.m.

Minutes Approved: October 3, 2018



FRED J. LEDESMA, Mayor/Chairman



MICHAEL MCHATTEN, City Clerk/Agency Secretary

