

Minutes

City of Soledad Joint
City Council/Successor Agency
Regular Meeting

November 07, 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 (Arrived at 7:39 p.m.)
Councilmember/Agencymember	Carla Stewart
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 5:31 p.m.

MEETING RECONVENED

Mayor Fred Ledesma reconvened from Closed Session at approximately 6:12 p.m.

CLOSED SESSION REPORTS

City Attorney Michael Rodriguez reported that Council was not able to fully discuss closed session items 1, 2, 3 and 4. The Council will return to closed session later in the meeting.

PLEDGE OF ALLEGIANCE was led Frank Trevino

PEACEBUILDERS' PLEDGE was led by Michael McHatten

ADDITIONS/MODIFICATIONS TO THE AGENDA

- None

MAYOR/COUNCIL PRESENTATIONS

1. A Proclamation of the City Council of the City of Soledad Honoring the Association of Monterey Bay Area Governments to be commended on the celebration of its fiftieth anniversary of service to the local community on November 14, 2018.
2. A Proclamation of the City Council of the City of Soledad in Honor and Recognition of Lisa Jo Duffy for Her Dedicated Service to the City of Soledad.

There were no representatives present from either group to accept the proclamations. The proclamations will be mailed.

3. A Proclamation of the City Council of the City of Soledad in Honor and Recognition of Public Works Supervisor Frank P. Trevino for His Dedicated Service to the City of Soledad.

Mayor Ledesma and Council presented a proclamation to Mr. Frank Trevino. Mr. Trevino thanked the Public, the employees of the City of Soledad, Mayor Ledesma, City Council and the City Manager. Public Works Director Don Wilcox also thanked Mr. Trevino for his 43 years of service. He said he is the hardest working person he has ever worked with in the span of his career. He presented him two parting gifts. There was also a video presentation of the pictures of Mr. Trevino

MEETING RECESSED

Mayor Fred Ledesma recessed for refreshments at 6:29 p.m.

MEETING RECONVENED

Mayor Fred Ledesma reconvened the meeting at 6:41 p.m.

INTRODUCTION OF NEW EMPLOYEES

Public Works Director Don Wilcox introduced two new employees to the City of Soledad; Mr. Alejandro Alvarez and Mr. Jesus Perea. Both men have been hired as waste water operators for the Soledad Waste Water Treatment Plant. Both Mr. Alvarez and Mr. Perea thanked the City for the opportunity.

PUBLIC COMMENT

1. Resident of the City of Soledad Mr. Sam Quintero said that he is from a street organization. He came to make the Council and public aware of street colors and major problems that he sees arising in the streets of Soledad.

2. Mr. Jose Tejeda from the South County Aztecs has come to ask to be able to use Vosti Park for their traveling soccer teams. They have been using Veterans Park, but the park is very unleveled, dangerous and dark. They were promised goals and lights but they have had to supply their own goals and lights. They hope to use the Vosti Park now twice weekly for practice, make up games and the weekends. Mr. Tejeda said that there are currently six teams using the Veterans Park Field. The field is getting close to the time that it will not be usable because of darkness and rainfall so they are hoping to secure Vosti Park now so the teams can continue to have a safe place to practice.
 - Mayor Ledesma directed staff to look into what can be done for these teams as soon as possible.

 - Public Works Director Don Wilcox said the request would be on the agenda for the net Parks and Recreation meeting on Tuesday, November 13, 2018 and then come before City Council at the Regular meeting of 12/05/2018.

MAYOR'S REPORT

Mayor Ledesma reported that on Friday, 11/12/18 he attending the Mayor's meeting in Marina, CA with guest speaker Congressman Jimmy Panetta.

COUNCILMEMBER ANNOUNCEMENTS AND REPORTS

- Velazquez: on 10/28 she attended the MST Board of Directors meeting. Also on 10/28 she attended a ribbon cutting in the City of Salinas for the MST purchase of two electric busses. On 10/24 – 10/26 she attended the 53rd Annual California Transit Association conference in Long Beach CA. On 11/02 she attended the final class of Acknowledge Leadership Class regarding Monterey County Agriculture.

- Stewart: 10/05 she attended the Lions Club BBQ. She was unable to attend the Salinas Valley Solid Waste Authority meeting on 10/11. On 10/23 she attending the Special City Council meeting.

- Chavez: On 10/24 he attended the TAMC meeting. On 10/23 he attended the Special City Council meeting. On 11/05 he attended the TAMC Rail Policy meeting. On 11/07 he attended the TAMC Executive Committee meeting.

COUNCILMEMBER PRAISES

- Councilmember Stewart praised the Soledad Police Department for the Lip Sync challenge. She also praised Mr. Jason Camp for directing the video.
- Councilmember Velazquez praised the public for taking time to come to the City Council meeting.
- Chavez: Praised the Soledad Police Department for the lip sync challenge.
- Mayor Ledesma praised the soccer family's and football family's for their time they spend out on the fields with the kids. He praised the parents for spending time with the kids. He also praised the Soledad Police Department for their lip sync challenge.

PRESENTATIONS

- None

Mayor Ledesma asked that Business Item B-1 be taken into consideration before proceeding with the Consent Calendar items.

BUSINESS

- B-1 Resolution No. 5456, A Resolution of the City Council of the City of Soledad to Update the Fee Schedule for the Regional Development Impact Fees.

Executive Director of the Transportation Agency for Monterey County Debbie Hale presented the staff report.

Action: Mayor Pro Tem Chavez made motion to approve Resolution No. 5456, motion was seconded by Councilmember Stewart and carried by the following vote:

Motion:

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

CONSENT CALENDAR

Action: Councilmember Velazquez asked that Items C-10 be pulled and continued for further discussion in the 12/05/18 Regular City Council meeting. Councilmember Velazquez made a motion to approve items C-1, C-2, C-3, C-4, C-5, C-6, C-7, C-8, C-9 and C-11. Motion was seconded by Councilmember Chavez and carried by unanimous vote:

Motion:

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

C-1 Approval of Minutes

Joint City Council/Successor Agency Regular Meeting Minutes of October 3, 2018

C-2 Approval of Warrants

036811 – 037018

- C-3 Resolution No. 5448, A Resolution of the City Council of the City of Soledad Approving a Temporary Use Permit, Street Closure of Front Street and Authorizing Sponsorship of the Annual Soledad-Mission Chamber of Commerce Christmas Parade and Festivities along with the Provision of In-kind Support Services at an Estimated Cost of \$3,608.04.
- C-4 Resolution No. 5449, A Resolution of the City Council of the City of Soledad Approving the Soledad Warriors Youth Football and Cheer Organization's Request for Use of the Soledad Community Center on November 18, 2018.
- C-5 Resolution No. 5450, A Resolution of the City Council of the City of Soledad Approving a Third Amendment to a Consulting Services Agreement for Engineering Services with Yamabe & Horn Engineering, Inc., and Authorizing the City Manager to Execute Said Amendment on Behalf of the City of Soledad.
- C-6 Resolution No. 5451, A Resolution of the City Council of the City of Soledad Ratifying Approval of an Amendment to the Existing Salary Ranges for Certain Unrepresented Classifications Effective June 30, 2018.

- C-7 Resolution No. 5452, A Resolution of the City Council of the City of Soledad Ratifying Approval of a Cost of Living Salary Adjustment for Certain Executive Management Positions Effective June 30, 2018.
- C-8 Resolution No. 5453, A Resolution of the City Council of the City of Soledad Ratifying Approval of the Job Classification of Human Resources Coordinator, Adopting a Job Description and Establishing a Salary Range, Effective June 30, 2018.
- C-9 Resolution No. 5454, A Resolution of the City Council of the City of Soledad to Express Its Strong Opposition to the Addition of a Citizenship Question to Census 2020.
- C-10 Review of First Quarter Financial Progress Report
- C-11 Receive and Accept City of Soledad Monthly Department Activity Reports.

Councilmember Bourke arrived at 7:39 p.m.

PUBLIC HEARING NO. PH-1 TO PH-7

- Receive the Staff report
- Open the Public Hearing: 7:42 p.m.
- Close the Public Hearing: 7:50 p.m.
- Council Action

Community and Economic Development Director Brent Slama presented the staff report

PH-1 to PH-7 Resolutions of the City Council of the City of Soledad Certifying an Addendum to the Certified Miravale III Specific Plan EIR, Adopting a Mitigation Monitoring and Reporting Program, Approving a General Plan Amendment, Specific Plan, Rezoning, Vesting Tentative Map, and Initiating a Sphere of Influence Amendment and Reorganization and Annexation Request for the Miramonte Specific Plan and Vesting Tentative Map Project (Formally Miravale III Specific Plan).

PUBLIC COMMENT

- Resident of the City of Soledad Mr. Kevin Kennelly asked what would the contingency or financial impact be on the City if there was an economic downturn? He would also like to know what is the requirement for the retail component of the project and How will quality water be brought in?

- Resident of the City of Soledad Ms. Domi Hernandez would like to know what is being proposed for parks being built in this project. How many parks are being proposed and how will they be build...will they be built in phases so that there is enough to service the kids of this City.
- Mr. Jesse Perez said that he hopes to have more schools also built as this project is built. He said that he has spoken to the principle of the Soledad High School and the Principle said that the high school is already serving double the capacity of students that is was built for.
- Superintendent of Soledad Union School District Tim Vanoli said that there are plans for two elementary schools in the project. They also have two acres set aside for FFA that will allow more growth at the high school. There are areas of growth at the high school that were designed to be split at the high school. There is also our middle school that is being built for 1,200 students and there is currently about 800 students so there is room for more students.
- Developer Nader Agha came to speak in support of the project.

Mayor Ledesma closed the Public Hearing at 7:50 p.m.

- Councilmember Bourke commented that he is much more pleased with the current information.
- Councilmember Velazquez said that she we should be careful of what we approve for development her in the City. She has concerns about the traffic impacts and how those can be mitigated and developed.
- Councilmember Stewart thanked staff and the consultants for the work they have put into this project. She does feel the plans for parks and the timing they will be built in this project does need to be clear in the documents that will be brought back to Council.
- Mayor Pro Tem Chavez said that the document Council currently has regarding this project is much clearer now. He is comfortable with moving this project forward.
- Mayor Fred Ledesma said that he is also comfortable with moving this project forward. The City needs to grow. His biggest concern is that the triggers for traffic are tracked and there is water and the water is good.
- Councilmember Velazquez would like to know what phase will the affordable units be built.
 - Community and Economic Development Director Brent Slama said that the Inclusionary Housing Agreement states that the affordable housing will be built with the development. The City Council will need to make the

agreements and put standards in. The agreements are handled locally. All components will be factored into the triggers. The City Council will need to be committed to the Affordable Housing Program.

- Mayor Ledesma added that in the past the Council has pushed off the Inclusionary Housing and that is why the Housing was not built. In order to avoid that again, it is up to the Council to put these things into action.
- EMC Michael Groves said that there have been adjustments to the Conditions of Approval to make sure that what the Council has asked for in the last few meetings of talking this through. In the Conditions of Approval says that the affordable housing units will be constructed concurrently with the market rate housing units... it literally says this.
- City Attorney Michael Rodriguez added that at the last meeting the reason the meeting was continued at his suggestion was to do two things; he felt it would be better to have the full Council present to take action on the items and the secondly to allow staff to fine tune the mitigation measures and the map conditions. This was something that staff and the consultants spent many hours doing and is very appreciated by the Council. The item was not continued just for the expressed purpose of having the full Council present.

PH-1 Resolution No. 5431, A Resolution of the City Council of the City of Soledad Certifying the Addendum to the Certified Miravale III Specific Plan EIR and adopting a Statement of Overriding Considerations Based on the Findings and Conclusions as Set Forth in the Resolution and Exhibits Incorporated Herein by Reference and Attached Hereto as Attachment A;

Action: Councilmember Bourke made motion to approve Resolution No. 5431, motion was seconded by Mayor Pro Tem Chavez and carried by the following vote:

Motion:

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

PH-2 Resolution No. 5432, A Resolution of the City Council of the City of Soledad Adopting the Mitigation Monitoring Program Based on the Findings and Conclusions Set Forth in the Resolution and Exhibits Incorporated Herein by Reference and Attached Hereto as Attachment B;

Action: Councilmember Bourke made motion to approve Resolution No. 5432, motion was seconded by Councilmember Stewart and carried by the following vote:

Motion:

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

PH-3 Resolution No. 5433, A Resolution of the City Council of the City of Soledad Approving an Amendment to the City of Soledad General Plan as Described and Approve the Miramonte Specific Plan Based on the Findings and Conclusions Set Forth in the Resolution and Exhibits Incorporated Herein by Reference and Attached hereto as Attachment C;

Action: Councilmember Bourke made motion to approve Resolution No. 5433, motion was seconded by Mayor Pro Tem Chavez and carried by the following vote:

Motion:

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

PH-4 Resolution No. 5434, A Resolution of the City Council Initiating a 647.9 - acre Sphere of Influence Amendment request with LAFCO Subject to the Findings and Conclusions as Set Forth in the Resolution and Exhibits Incorporated Herein by Reference and Attached Hereto as Attachment D;

Action: Councilmember Bourke made motion to approve Resolution No. 5434, motion was seconded by Councilmember Stewart and carried by the following vote:

Motion:

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

PH-5 Resolution No. 5435 , A Resolution of the City Council Initiating a 647.9-acre Annexation Request with LAFCO Subject to the Findings and Conclusions as Set Forth in the Resolution and Exhibits Incorporated Herein by Reference and Attached Hereto as Attachment E;

Action: Councilmember Bourke made motion to approve Resolution No. 5435, motion was seconded by Mayor Ledesma and carried by the following vote:

Motion:

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

PH-6 Ordinance No. 718, Introduction and First Reading of an Ordinance of the City of Soledad Approving a Prezone of the 647.9-acre Miramonte Specific Plan Area Based on the Findings and Conclusions Set Forth in the Resolution and Exhibits Incorporated Herein by Reference and Attached Hereto as Attachment F; and

Action: Mayor Pro Tem Chavez made motion to approve Ordinance 718 for introduction and first reading by title, motion was seconded by Councilmember Bourke and carried by the following vote:

Motion:

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

PH-7 Resolution No. 5436, A Resolution of the City Council of the City of Soledad Conditionally Approving the Tentative Subdivision Map based on the Findings and Conclusions Set Forth in the Resolution and Exhibits Incorporated Herein by Reference and Attached Hereto as Attachment G, and Subject to LAFCO Approval of the Requested Sphere of Influence Change and Reorganization.

Action: Councilmember Bourke made motion to approve Resolution No. 5436, motion was seconded by Mayor Ledesma and carried by the following vote:

Motion:

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

MEETING RECESSED

Mayor Fred Ledesma recessed the meeting at 8:12 p.m.

MEETING RECONVENED

Mayor Fred Ledesma reconvened the meeting at 8:19 p.m.

I. PUBLIC HEARING NO. PH-8

- Receive the Staff report
- Open the Public Hearing
- Close the Public Hearing
- Council Action

PH-8 Consider Adoption of Ordinance No. 721, An Ordinance of the City Council of the City of Soledad Adding New Chapter 8.28-Non-Medical Marijuana Regulations to Title 8-Health and Safety of the Soledad Municipal Code. *(Second Reading and Adoption)*

Attorney Michael Rodriguez presented the staff report.

Action: Councilmember Bourke made motion to approve Ordinance No. 721, second reading and adoption. Motion was seconded by Councilmember Stewart and carried by the following vote:

Motion:

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

Mayor Fred Ledesma recused himself from the meeting at 8:30 p.m.

Mayor Pro Tem Chavez continued the meeting.

II. PUBLIC HEARING NO. PH-9

- Receive the Staff report
- Open the Public Hearing at 9:16 p.m.
- Close the Public Hearing at 9:56 p.m.
- Council Action

Community and Economic Development Director Brent Slama presented the staff report. He introduced the Economic Development & Housing Program Manager Jennifer Nieto. She further explained the requirements for approval of single family homes in Soledad.

PH-9 Planned Development No. PD-2018-01/Resolution No. 5455, Consideration of an Appeal Submitted By Soledad 92 LP of the Planning Commission Denial of an

Application for a Planned Development Permit and a Tentative Tract Map to Allow the Creation of 92 Residential Units on A 4.96 Acre Vacant Site (APN: 022-441-011) Zoned R-3 (High Density Residential) Located Between San Antonio Drive and Gabilan Drive Immediately East of Jack Franscioni Elementary School.

- Councilmember Bourke asked if garbage trucks will be able to fit into the streets of this proposed development. Also, who will be starting the Homeowners Association, collecting fees and keeping track with residents complying with rules?
- Brent Slama said regarding the price of these homes is highly unlikely that one of the homes will sell for \$500,000. If the units are sold to moderates then the cost will go down significantly. The PUD process allows flexibility in the terms of how a development is built in exchange of providing better amenities and service. There are no tools in place that would allow for condo subdivisions or small lot subdivisions without the process.
- Councilmember Velazquez said the City needs to develop affordable housing. The HOA concept has not worked. HOA units are detrimental to the family's living in them. She asked since the project was certified 18 years ago is the validity of the EIR is still relevant.
- Brent Slama said things being built now are being built under the current EIR. There are no changes to the site or environment that would trigger any environmental impacts. The units would not trigger any traffic improvements.
- Councilmember Velazquez asked if the tandem parking is something consistent with that type of development.
- Bent Slama said that approving the tandem parking is a part of the EUD process because it is not a part of standard approvals.
- Mayor Pro Tem Chavez said he knows the applicants will be providing more information in regards to the project, in the past the HOA has had issues in Soledad. There is one housing complex where we have seen a model like this has worked really well.
- Architect with RRM Design Group Randy Russom thanked the Council for their time. When the project comes forward the developer will be selling homes off and has to establish an HOA and this is by law. The Department of real-estate makes this happen. There is well established practice behind the process. The prices that will be coming to market for these homes are \$210,000 for a one bedroom, which is below the median price, \$240,000 for a two bedroom which is also below the median price for affordability and \$290,000 for a three bedroom which is between the median and moderate level. They are all coming to market affordable, not a portion of them. If conditions change a year from now when these homes are built then the owner would be happy to come back and renegotiate an affordable housing agreement.

Mayor Pro Tem Chavez opened the Public Hearing at 9:16 p.m.

- Resident of Soledad Ms. Violet is not in support of this project.
- Resident of Soledad Mr. Joe Daniele is not in support of this project.
- Resident of Soledad Mr. Bob Bigioni is not in support of this project.
- Representative of the owner of Jake Matthews is in support of the project. They have tried to work with staff and added a significant amount of parking as the Planning Commission requested. In regards to affordability they are setting everything at the moderate level. They would like to build a project that the City of Soledad will be proud of. There are specific documents that were signed by current residents acknowledging that the area was for this type of project.

Mayor Pro Tem Chavez closed the Public Hearing at 9:56 p.m.

- Councilmember Bourke asked that if homeowners do sign up for a homeowners association but later abandon their feelings of wanting to be a part of that, does the City of Soledad have any legal recourse.
 - City Attorney Mike Rodriguez said the City would not have any legal recourse in that situation.
- Councilmember Bourke asked if when they start building in phases and they start seeing that the parking space projections are off, can the project be adjusted for the future phases?
 - Community and Economic Development Director Brent Slama said that would be difficult to do. Generally when you approve a project like this the approvals are locked in.
- Councilmember Velazquez said that this lot that was bought already had restrictions on it for affordability and affordable housing. Affordable housing is very much needed in Soledad. This specific lot was designated for affordable housing. We should not continue to make concessions and defer affordable housing. We have had residents of Soledad that have been displaced because there is no affordable housing here.
- Councilmember Stewart said she does feel this is a very well done project but parking is a problem. She does think that 92 units will create a traffic impact because there is an elementary school in that area. She is also concerned about the homeowner's association because that does not seem to work in Soledad.
- Councilmember Bourke is concerned about the traffic. He does not feel ready to approve this project at this time. He feels this project should be sent back to the Planning Commission for further review.

- Brent Slama said that it sounds like the Council would prefer to have a rental project instead of homes. If that is so then that would inconsistent with Soledad's General Plan. What does staff want to see on this parcel? Taking this back to the Planning Commission would not improve anything because they have already denied it.
- Councilmember Bourke asked if this project can be sent back to the Planning Commission to have them review the traffic situation.
- City Attorney Mike Rodriquez would like direction as to what the Planning Commission is supposed to consider. It sounds like parking and the affordability of the units. No matter what housing is developed there will be a traffic problem. Do you want affordable units and deal with the traffic, which may be even worse then what would be otherwise or do you want the homes and the potential of those traffic impacts. An alternative would be to get staffs direction so that there is focus.
- Mayor Pro Tem said that council needs to make a decision on whether they are interested in moving forward with the PUD or if they are wanting modifications to the PUD or is Council giving staff direction to toss the project and look at an affordable project like rentals and apartments which would be more parking spaces and traffic.
- Councilmember Velazquez said the project needs affordability.
- Mayor Pro Tem said that the Council is feeling stuck on the affordability part of this. The City is way behind on what Soledad has that is considered affordable. The biggest concerns of the Council has a lot to do with past projects in this community. These projects came in with trust and then they failed. The delay has nothing to do with this project or these developers. Council needs to have a discussion regarding the housing mix we want to see in Soledad.

Action: Councilmember Bourke made motion to move this item to the next Regular Council meeting of December 5, 2018. Motion was seconded by Councilmember Velazquez and carried by the following vote:

Motion:

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

Mayor Ledesma stepped back into the meeting at 10:01 p.m.

III. PUBLIC HEARING NO. PH-10

- Receive the Staff report
- Open the Public Hearing at 10:13 p.m.
- Close the Public Hearing at 10:14 p.m.
- Council Action

PH-10 Closeout Report of the City of Soledad's 2013 State Community Development Block Grant Project Number 13-CDBG-8952.

Community and Economic Development Director Brent Slama presented the staff report

Action: Councilmember Velazquez made motion to accept the closeout report of the City of Soledad's 2013 State Community Development Block Grant Project Number 13-CDBG-8952. Motion was seconded by Councilmember Bourke and carried by unanimous vote:

Motion:

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

IV. BUSINESS

B-2 Review and Discussion Regarding Solicitors, Peddlers and Transient Vendors.

Economic Development & Housing Program Manager Jennifer Nieto presented the staff report.

- Mayor Ledesma asked what the maximum amount that can be charged to the solicitors, peddlers and transient vendors?
- City Attorney Mike Rodriguez said that the ordinance developed should be a single ordinance that is an umbrella for all the issues. He will start looking at what other cities are doing. The City does need to act within the perimeter of the law regarding the fees being charged, but the City will take a better look at what it is charging fees for.

Council Action:

To receive and accept information regarding Solicitors, Peddlers and Transient Vendors.
No other action taken.

B-3 Receive Presentation From Harris & Associates Regarding Findings of the Recently Completed Reclaimed Water Distribution Facilities Planning Report.

Harris & Associates representative Frank Lopez presented the staff report

- Councilmember Bourke asked if the school district might be interested in using the water to irrigate the fields?
 - City Manager Michael McHatten said there are two problems with the schools using this water. One problem is bringing the water there. The other problem is, Whether the City or the school used this water, the entire irrigation system would need to be converted to purple pipe, purple heads and purple vowels. That is a huge capital costs and its unknown if the cost of doing that outweighs the beneficial cost of what the water is.
 - Mr. Lopez said they have looked at what is available via grant. Prop 1 does have money does have money for construction of projects but it's not known what match will be required. It is also unknown if this is something the school is agreement to go this route because the understanding it that they have private wells that they use.
- Councilmember Bourke said that in regards to construction projects asked if there is any thought of using non-potable water for dust control on major construction projects?
 - Mr. Lopez said there has been thought to that. They entertained the idea of putting in a fill station for that very use and it was removed because of the cost and there was not enough to fill the transmission line.

Council Action:

To receive and accept information regarding Presentation from Harris & Associates Regarding Findings of the Recently Completed Reclaimed Water Distribution Facilities Planning Report.
No other action taken.

- B-4 Resolution No. 5457, A Resolution of the City Council of the City of Soledad Amending a Contract for Professional Services with CSG Consultants, Inc. to provide Building Official and Other Related Services.

Community and Economic Development Director Brent Slama presented the staff report

Action: Councilmember Bourke made motion to accept Resolution No. 5457. 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

- B-5 Resolution No. 5458, A Resolution of the City Council of the City of Soledad Approving Construction Services Agreement Change Order #2-A through #7 with Graniterock Construction in an Amount Not-to-Exceed \$37,097 for the Soledad Regional Recharge Project and Authorizing the City Manager to Execute Said Change Order on Behalf of the City of Soledad.

Harris and Associates Project Manager Diana Garrett presented the staff report.

Action: Councilmember Velazquez made motion to accept Resolution No. 5458. Motion was seconded by Mayor Ledesma and carried by unanimous vote:

Motion:

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

CITY MANAGERS REPORT

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

1. Hartnell agreement for sale continues to move forward. There was a need to have a revision based on traffic circulation and the need to move the drive approach for the campus so that it aligns with the elementary school across the street so that a traffic hazard was not created.
2. The four South County Cities has submitted a grant for the purpose of a joint four cities ladder truck. This would allow development for 3 stories or higher and would help all four cities ISL ratings down.
3. The date and time of November 26th at 6:00 p.m. is set for the H-2A Housing Forum. This meeting will be held at Soledad High School, multi-purpose room.
4. Spectrum Internet is closer to launching.

COUNCILMEMBER'S ITEMS AND FUTURE AGENDA ITEMS

- Councilmember Bourke had four items:
 1. Asked if someone could look at the sidewalk at the intersection of East and Main Street.
 2. Is there a possibility to create diagonal parking at the Pinnacles Casino and also a drop off/pick up taxi curb marking.
 3. He would like to see a curb cut for a wheel chair access ramp at directly across from Benito Street.
 4. The neighbor of Pinnacles Casino said there is a roof draining problem.

- Councilmember Velazquez had two items:
 1. She would like to know when there will be a ribbon cutting for the lighted cross walk.
 2. The Monterey County Health Department will be coming to the Lady of Solitude church in Soledad and holding a conference that will focus on mobility and active transportation. The conference will be held on December 9, 2018. These efforts should be supported by the Council. They are looking for support for food and childcare.

- Councilmember Stewart had five items:
 1. She would like to remind the Council about bringing back the noise ordinance.
 2. She would like to remind the Council about bringing back the firework ordinance.
 3. She would like to know further information about the holiday lights down Front Street.
 4. The SnipBus will be coming back to Soledad on December 1st and 2nd, 2018. The SnipBus has obtained funding to be able to come to Soledad one weekend a month for the first six month of 2019.
 5. South County Animal Rescue was given the opportunity to participate in the Monterey County Gives Campaign. If anyone needs to make a tax deductible contribution please do it through Monterey County Gives because every dollar is matched.

- Mayor Pro Tem Chavez had one item:
 1. Can someone please take a look Monterey Street and Benito Street for safety issues and also Market Street and Benito Street.

MEETING RECESSED FOR CLOSED SESSION

Mayor Fred Ledesma recessed to Closed Session at 11:06 p.m.

MEETING RECONVENED

Mayor Fred Ledesma reconvened from Closed Session at approximately 11:29 p.m.

CLOSED SESSION REPORTS

1. The City Council will recess to closed session to consider personnel matters pursuant to Government Code Section 54957(b)(1)-continued employment/evaluation of City Manager.
2. 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.

3. 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 lease of property located at 137 Soledad Street (Assessor Parcel Number 022-026-002).
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 183 Soledad Street (Assessor Parcel Numbers 022-026-001, -002, and -017). Instructions will include price and terms of payment.

The City Attorney Michael Rodriguez reported that with respect to item #3, Council provided direction to the real property negotiator. No other reportable action was taken.

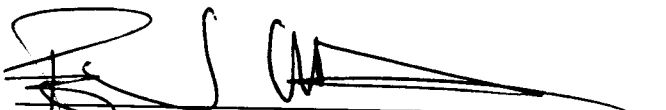
With respect to item #4, Council provided direction to the real property negotiator. No other reportable action was taken.

With respect to item's #1 and #2, Council has scheduled a Special meeting on Tuesday, November 13, 2018 at 6:00 p.m.

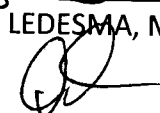
ADJOURNMENT

Mayor Ledesma adjourned the Regular meeting at 11:30 p.m.

Minutes Approved: December 05, 2018



FRED J. LEDESMA, Mayor/Chairman



MICHAEL MCHATTEN, City Clerk/Agency Secretary

