

Minutes

City of Soledad Joint
City Council/Successor Agency
Regular Meeting

January 09, 2019

CALL TO ORDER

Mayor Fred Ledesma called the City Council/Successor Agency Meeting to order at 6:02 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 |
| Councilmember/Agencymember | Anna Velazquez |

THE FOLLOWING COUNCILMEMBERS WERE ABSENT

- None

PUBLIC COMMENT ON CLOSED SESSION ITEMS

- None

CLOSED SESSION REPORTS

-

PLEDGE OF ALLEGIANCE was led by Don Chapin

PEACEBUILDERS' PLEDGE was led by Mayor Fred Ledesma

ADDITIONS/MODIFICATIONS TO THE AGENDA

City Manager McHatten requested the following modifications to the Agenda:

- Staff requested to pull Consent Item No. C-3 due to last minute updates. This item will be moved to the Regular meeting of 02/06/2019.
- Staff requested Business Item B-3 to be moved to the Presentation section of the current agenda as the item was a presentation and not an action item.

Motion:

Approve Modification

Action:

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

PUBLIC COMMENT

1. Public Works Director Don Wilcox took this time to thank Mr. Carlos Lopez on behalf of the City of Soledad for stepping in as Interim Public Works Supervisor for the past three months. He was able to get many things done within the City.
2. Public Works Director Don Wilcox also announced that as of 12/29/2018 Mr. Joel Alvarez is now the City of Soledad Public Works Supervisor. Mr. Alvarez will be responsible for all the functions of the streets and parks division. He will be responsible for pot holes, striping's, street signs, landscaping, weed spraying, barricades, traffic signals, parks, maintenance of all City maintained parks, assessment district parks, mowing, irrigation systems, fertilizing, landscaping trees, weed spraying. He is licensed in gopher trapping. He is also over janitorial, maintenance repair, graffiti removal within 24 hours. He will also be working with the Gavilan inmate Work Crew on several projects and will be supervising. He will be assisting for the Christmas parade. He will be in charge of changing the lightbulb at the top of the Vosti Water Tower. He will assist the Animal Control officer Fire and Police whenever needed.
 - Mr. Joel Alvarez thanked the City for the opportunity. He thanked his sister, his wife and children and family for the support.
 - Mayor Fred Ledesma told Mr. Alvarez that he was proud of him and was assured that he would do a great job in his new position.
3. City Manager McHatten introduced new employee/Intern Louie Alcantar.
 - Mr. Alcantar thanked the City for the opportunity to work here in the community.
 - Mayor Fred Ledesma congratulated Mr. Alcantar on his internship with the City of Soledad and added that he is proud of Mr. Alcantar for following through with his desire to work in the community and learn more about the functions of how the City works.
4. Ms. Nelda Galvan came to speak on behalf of the residents of Neilsen's Trailer Park here is Soledad. The residents are very concerned still because of the letter they all received

regarding needing to relocate. In December of 2018 many residents came to the council meeting to ask what can be done to help the residents. They also asked if there could be a meeting set up with the residents and the Councilmembers. She would like to know if the owner is able to tell the residents that they do need to relocate.

- City Attorney Mike Rodriguez said he has not seen or heard any further information regarding the letter or the owner of Neilsen's Trailer Park. He does know that the owner has complied with the process that is needed for this type of notification of change of use.
 - Councilmember Velazquez said one thing that was brought up in past discussion was the zoning and whether that was an area of zoning specifically for what the letter was stating the project was going to consist of. It was a zoning of hotel plus housing units, so staff needs to look further into if the owner can do that within the existing zoning requirements.
 - City Attorney Mike Rodriguez confirmed that the City has not actually received an application for anything regarding this land and that the only representation that staff has is the letter.
 - Ms. Nelda Galvan asked why was this letter sent to the residents first instead of notifying the City first?
 - Mayor Fred Ledesma said the owner is not required to let the City know first because he is the owner of the property. He does have a right to notify the residents one year in advance that he plans on making a change to his property. The City has not heard from him yet.
 - Councilmember Velazquez said since the residents have received a letter the Council now knows his intent; she would like to know what steps the Council can take to know the process of what is taking place in order to be able to provide additional support or assistance to help with this process.
 - City Attorney Mike Rodriguez said this is a policy decision so it is not so there are no directions on how to intervene. Nothing can really be done until the Council has all the information. He said the best thing that maybe can be done is to invite the owner to a meeting to find out what the intent is and where they are in their process and when they plan to submit an application.
 - Mayor Pro Tem Chavez asked if the zoning can be looked so that Council can at least have an idea of what is allowed.
5. Mayor Pro Tem Chavez congratulated Joel Alvarez and Louie Alcantar on their new positions.
6. Councilmember Velazquez thanked Mr. Carlos Lopez for his flexibility with filling in as Interim Public Works Supervisor and for the time he spent here. She also congratulated Mr. Joel Alvarez on his new position here in the City. She thanked Mr. Louie Alcantar for returning to Soledad after college and the military to invest time here in the community.

MAYOR'S REPORT

Mayor Ledesma reported that both he and the Public Works Director Don Wilcox met with a property owner on the north end of town to talk about future development. There were no concrete plans made. He also reported that he has been elected the Chairman for the Monterey County Mayors Association.

COUNCILMEMBERS' ANNOUNCEMENTS AND REPORTS

Councilmember Stewart reported the AMBAG meeting was cancelled due to lack of quorum.

Mayor Pro Tem Chavez reported that he attended the TAMC Executive meeting on 01/09.

Councilmember Velazquez reported on 12/10 she attended the MST Board of Directors meeting. Also, on 12/10 she attended the League of California Cities Monterey Bay Division Holiday reception lunch for new and reelected Mayor and Councilmembers. On 12/18 she attended the Aelante Con Orgullo Mujer Imigrante (ACOMI) Conference focused on women's healthcare. On 01/06 she attended the farewell celebration for the County Librarian Jayanti Addleman. She thanked Soledad Bee reporter Samantha Bengtson for covering all the very important events. Councilmember Velazquez also announced that she was elected to be on the League of California Cities Housing and Community Economic Development Policy Committee. There will be a meeting on 01/17 in Sacramento, CA.

COUNCILMEMBERS' PRAISE

Mayor Pro Tem Chavez acknowledged all sports teams in Soledad and all the different programs for kids that continue to move forward. He praised the youth group from the Catholic Church for their monthly cleanup efforts and working with the City and Tri-Cities disposal.

Councilmember Stewart praised and thanked the Soledad Public Works Department for taking care of numerous graffitied areas throughout the City and in addition, matching the paint of the buildings.

Councilmember Velazquez gave praise to the Salvation Army and Liberty Community Chapel for these services that provided to the families here locally. Services they provided over the holidays were food pantry, rental assistance, gifts and food.

Mayor Ledesma gave praise to Soledad resident and Head Ranger at the Pinnacles National Park Manuel Orive for continuing to be diligent in his job and continuing to work through the government shutdown.

PRESENTATIONS

A Presentation from Don Chapin Relating to the Future Development of the Los Coches Adobe Property.

Community and Economic Development Director Brent Slama presented the staff report and background of the presentation. He introduced Mr. Don Chapin. Mr. Chapin continued to give background on how the idea of the project came to be. Mr. Chapin also introduced Ten Over Studio Architects Jim Duffy and Julia Oberhoff. Ms. Oberhoff presented a PowerPoint presentation regarding the structure that is being planned for the Los Coches Adobe property.

CONSENT CALENDAR

Motion: Councilmember Velazquez asked that Items C-1 be corrected show her comments regarding the Mayor Pro Tem decision; she requested to view the existing policy for the future reelection of Mayor Pro Tem. She also would like to have separate discussion regarding C-8. Councilmember Stewart made a motion to approve items C-1 through C-8 with the understanding of Councilmember Velazquez request and comments. Motion was seconded by Councilmember Velazquez and carried by unanimous vote:

Action:

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

C-8 Receive and Accept City of Soledad Monthly Department Activity Reports.

Councilmember Velazquez read on some of the reports in the Economic Development section of the activity reports that Soledad had submitting the Housing Development Update already in December to HCD. At prior meetings there had been discussion that there would be community outreach and community workshops and since the report has already now been submitted, was the outreach and works shops conducted?

Economic and Development Housing Manager Jennifer Nieto said that the report was submitted to HCD in early December and have also received comment. There will be a meeting with HCD on 01/10. The reason why outreach was not done is because the Housing Element has been out of compliance for four years and the next Housing Element phase will be in 2020. There are departments within the City that are pursuing CDBG Grants and unless you have a housing element approved by City Council by February, the departments will lose out on the potential for three million dollars. If the City looks at how much money it has lost out on in the past four years because of the housing element not being certified, the amount is millions of dollars. The best course of action was to get the Housing Element to HCD approved. In the next phase, once it's certified staff will have

the time to do outreach for the next cycle in terms of updating general plans and zoning ordinances.

Councilmember Velazquez said when Council approved the contract it was discussed at that time that there would be community outreach and community workshops that needed to be done. Given the importance of the housing issues in our area this was very critical.

Economic and Development Housing Manager Jennifer Nieto said that when she started here as the Economic and Development Housing Manager that was also the time that there was discussion with the consultant who is working on the project. A lot more outreach will be done for the next cycle.

Mayor Pro Tem Chavez also reiterated what Councilmember Velazquez said; this was brought up several times during the last year and from here on out when Council brings up issues such as this, the issues need to be considered and the plans and outreach needs to happen.

C-1 Approval of Minutes

Joint City Council/Successor Agency Regular Meeting Minutes of
December 5, 2018

C-2 Approval of Warrants

037214 - 037529

C-3 Resolution No. 5468, A Resolution of the City Council of the City of Soledad Approving the Final Balancing Change Order in the Amount of \$56,755.80 and Accepting the Construction of Metz Road Traffic Calming Project by Granite Construction, Inc., and Authorizing the Release of Retention Payment.

C-4 Resolution No. 5469, A Resolution of the City Council of the City of Soledad Accepting \$190,287.80 in Regional Surface Transportation Program Fair Share Grant Funding for the Metz Road Traffic Calming Project.

C-5 Resolution No. 5470, A Resolution of the City Council of the City of Soledad Approving a Task Order with Harris and Associates for the Implementation of the Phase II Stormwater Permit Requirements for Permit Year 6 (2018-2019) in the Amount of \$57,250.

C-6 Resolution No. 5471, A Resolution of the City Council of the City of Soledad Approving a Memorandum of Understanding (MOU) Between Monterey One Water, The City of Gonzales and the City of Soledad to Study Alternatives for Wastewater Treatment and Reuse in South Monterey County and Authorizing the City Manager to Execute Said MOU on Behalf of the City of Soledad.

C-7 Resolution No. SA-2019-01, A Resolution of the Successor Agency of the City of Soledad Redevelopment Agency Approving the Establishment of Recognized Obligation Payment Schedule 19-20 for the Period of July 2019 through June 2020.

PUBLIC HEARING NO. PH-1

Mayor Ledesma and Councilmember Lara recused themselves from the meeting for this item due to a conflict of interest.

Mayor Pro Tem Chavez resumed with the Public Hearing No. 1 at this time

- Receive the Staff report
- Open the Public Hearing at 7:11 p.m.
- Close the Public Hearing at 7:19 p.m.
- Council Action

PH-1 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 (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. *(Continued from December 5, 2018 meeting)*

Community and Economic Development Director Brent Slama presented the staff report and introduced Economic and Development Housing Manager Jennifer Nieto to also present information in the staff report.

Economic and Development Housing Manager Jennifer Nieto said that in December 2018 Council decided that a sub-committee should be formed to go over the affordable housing requirement for this parcel. The sub-committee was formed by Councilmember Stewart and Councilmember Velazquez and met on December 11, 2018. During the discussion consensus was formed that the very low housing requirement that was in place is not feasible for the proposed product. The agreement was to take the very low housing requirement and place it on a separate site in conjunction with a Monterey County Low-Income Housing developer. As for the requirements in place for the low and moderate that are on the site, the sub-committee came up with an option as a condition of approval. The condition of approval would be 10 units required for low income households, 30 units required for moderate households. Out of the 92 units that would be 40

units that would be set aside specifically for low and moderate. The applicant reiterated that the rest of the 50 units would hover around the moderate sales price, based on their “affordable by design” project. In addition to those requirements, the city agreed to contribute to the project through Impact Fee Credit equal to \$500,000. There were two other issues brought up during the sub-committee meeting; to set up a owner preference system, which is not a part of the condition of approval, but it something both Councilmembers expressed that they wanted to see in the project once it moves forward. This can be negotiated at another time, but they did also want to have Soledad residents, employees of the Soledad Unified School District and the prison involved. There was also a question brought up by Councilmember Velazquez regarding Senate Bill 166; the City is not reducing the density of it because it is still going to remain 92 units which in the Housing Element, but the one submitted to HCD and the previous one, but what is being reduced is the income category. When that is done, the City will need to submit a written statement that the City has adequate sites to accommodate those units. If you look at the RHNA allocation you will see 46 very low, 30 low, 35 moderate and 80 above moderate until 2023. Staff has identified those sites and those findings will be presented to the State.

Councilmember Velazquez asked what are the sites that have been identified that meet the very low-income requirements under RHNA.

Community and Economic Development Director Brent Slama presented a picture of the City map and pointed out three sites that are remaining that are still vacant. One site is 8.3 acres, there is a site that is south closer to the proposed Hartnell College site, and there are also vacant properties on Monterey Street and there is also a potential of a site off Soledad Street. The City has not talked about future sites in Miramonte that would also be eligible for these types of requirements that would be included in the future Housing Element.

Mayor Pro Tem Chavez asked if two of the sites mentioned were the two Gabilan sites and Santa Clara.

Councilmember Velazquez asked if that was assuming the City does not defer some of the restrictions that are placed on at least two lots, the Santa Clara and Gabilan site.

Councilmember Velazquez thanked Ms. Nieto for providing the information regarding SB166. She said that she wants to make sure that the sites identified are viable sites, because if the sites are going to be identified but there is no viability in building or constructing the low-income units then this is not something that she would approve. She wants to make sure that these things are being approved because the City does have projected ability to be able to construct the low-income sites at another location, and not in 10 or 20 years, but in the next 2 to 5 years.

Councilmember Velazquez also has corrections regarding the agreement, the Conditions of Approval on page 14, item number 13; Affordability Covenant: 10 units for low-income households and 20 for moderate; this number should be 30; she asked please make sure this was corrected.

Also, she requested to make sure that transportation and accessibility to the residents in terms of MST and how to really engage the residents in the design process to make sure that there is a type of connections with MST and to be able to identify locations of bus stops with shelter.

Community and Economic Development Director Brent Slama said he has been participating in meetings with MST and other planning directors in the area regarding potential for additional service. He stated that once the King City facility is constructed there will be added more frequency of lines, express lines and fixed bus route service in the City. Routes that are being looked at are Gabilan and Orchard. This would basically make a loop around the City going up either San Vicente or West Street. This would get to the high school and Hartnell College site and get around to the major points of town. Fixed route bus service is on the MST agenda, this will be timed in with the ability to add more busses to the King City facility.

Councilmember Velazquez also asked to look at item number 34; the Home Owners Association, there is a stipulation that requires the annual stormwater monitoring and reporting and that will be the responsibility of the Home Owners Association. She asked if this is something that other home owners' associations are doing? How complex is this process?

Community and Economic Development Director Brent Slama said that stormwater has evolved over the years and what is required to be done now, was not done before. This is something that happens on individual lots now. Any single-family development they must put recorded documents about stormwater that they do need to maintain facilities.

Councilmember Velazquez asked how the City can make sure that it is support, address and help the association to make sure that they have the capacity and the ability to be able to meet and comply with these regulations.

Community and Economic Development Director Brent Slama said this is something that the City is working on with the existing single-family land owners who have these same restrictions.

At this time Mayor Pro Tem Chavez Opened the Public Hearing

RRM Design Group Architect Randy Russom said it is his understanding that an agreement, in concept, has been reached. Last meeting, the project was found approvable, with the exception of resolving affordable housing. If there are any questions along the way there are other representatives from Legacy Homes that are available to answer any questions.

Mr. Francisco Bravo asked the Council what is planned for low-income housing. He wants to make sure that the low-income part of all this does get done. Whatever site it happens on, he would like to see that right people do get these homes. He would like to know how much these low-income homes will cost. He also asked what is planned for the elderly or people that are close to retirement? He added that he hopes that the developer is held accountable to build the low-income part. It seems that these types of units don't get done, so he hopes these do.

City Manager Michael McHatten said the prices are established by the State of California.

Community and Economic Development Director Brent Slama also added that the amount is established by the State; the amount you can sell a unit for is dictated by a table which looks at the average household income and the number of people in the household. He said the low-income prices are specifically income based and senior housing is not in this table.

Mayor Pro Tem Chavez said that the only project that may be in the works specifically for senior housing is a project on Monterey Street. This project was talked about but has not went further.

At this time Mayor Pro Tem Chavez Closed the Public Hearing.

Councilmember Velazquez said that she hopes that Soledad residents are given the priority for these homes. There is a need in this community for housing. She said she hopes that the Council would commit to meeting the construction of the low-income development units that the City needs and meeting the RHNA requirements and really work to be able to bring those units within the next couple of years. The City needs to look at the resources and working with developers to bring the affordability here to the City of Soledad.

Councilmember Stewart thanked the representatives from Legacy Homes for meeting with the sub-committee in December 2018. She feels that important issues were resolved, she is very happy with what was agreed upon for moving forward.

Mayor Pro Tem Chavez thanked Councilmember Stewart and Councilmember Velazquez for coming up with a compromise that is workable. This was not an easy task. He also thanked the developers for their patience and wanting to move forward and figuring out what can work for the community. He feels the City needs to figure out how to bring in some more very low-income housing and build partnerships with non-profit organizations that can build very low-income properties because the reality is that most developers are not going to be able to do that. Having Councilmember Velazquez at the State level working through these issues with the League of California Cities will be beneficial for our City and also having more staff on our team like Jennifer Nieto will also open up avenues to be able to go after dollars at the state level and will help the City to figure out how to get grant opportunities to be able to bring in the housing that is very necessary in this community.

Motion: Councilmember Stewart made a motion to approve Resolution No. PD-2018-01/Resolution No. 5455, with the correction of to the Conditions of Approval, page 14, item number 13; Affordability Covenant: 30 for moderate, Motion was seconded by Councilmember Velazquez and carried by the following vote:

Action:

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

Councilmember Stewart departed the meeting at 7:25 p.m.

MEETING RECESSED

Mayor Pro Tem Chavez recessed at 7:26 p.m.

MEETING RECONVENED

Mayor Ledesma reconvened at approximately 7:30 p.m.

BUSINESS

- B-1 Acceptance of the City and Soledad Successor Agency's Audited Financial Statements for Fiscal Year 2017-2018

Finance Director Mike Howard presented the staff report

Council Action:

To accept the City and Soledad Successor Agency's Audited Financial Statements for Fiscal Year 2017-2018

Motion:

Mayor Pro Tem Chavez made a motion to accept the City and Soledad Successor Agency's Audited Financial Statements for Fiscal Year 2017-2018, Motion was seconded by Mayor Ledesma and carried by the following vote:

Action:

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

- B-2 Resolution No. 5465, a Resolution of the City Council of the City of Soledad Approving a Visitors Center Management Agreement with the Salinas Valley Tourism and Visitors Bureau for the Operation of the Soledad Visitors Center and Authorizing the City Manager to Execute the Same on Behalf of the City.

City Manager Michael McHatten presented the staff report and introduced Salinas Valley Tourism & Visitors Bureau Executive Director Craig Kaufman.

Councilmember Velazquez asked if Council can see further information regarding the strategic plan for 2019 in terms of use of the facility. Moving forward regarding the existing contract she would like to modify the language item 11 so that the facility can be used by community groups but that there is a clear process in submitting an application. Her original comment was that she wanted to see something similar as to how the City uses the YMCA, with a specific amount of hours that can be used.

Salinas Valley Tourism & Visitors Bureau Executive Director Craig Kaufman also said that something that has come up is people wanting to use the facility and plug into the electrical system, but the system is not meant for that.

Councilmember Velazquez said that that language can also be added in to the application process so that the community understands.

City Manager McHatten said that he and Craig Kauffman will work on the language and bring it back to the Council for consideration.

Mayor Ledesma asked since the Visitors Center will now be used for community functions will the museum as well since it is a City owned facility.

Councilmember Velazquez said that the museum is a public facility and as a resident that is providing funding for these facilities, then it is important that these facilities are also meeting the community needs. She asked as a resident if she was putting money towards a facility that she was restricted to use.

Mayor Ledesma said that Councilmember Velazquez brings up a good point, but then this rule should also apply to Eden Valley, the schools since the public pays \$40 million in funding the schools. He stated the standard should not just be for this one City facility but should also be for all facilities in the community that the residents pay for. Everyone should get the same treatment.

City Manager McHatten said there is not one single City facility that the City has exclusive use of, even City Hall, because a staff would need to be at city hall in order to conduct any business after hours. He stated that the City Council will be having the conversation soon about the future of the YMCA and this subject could be a part of the component of that conversation or the RFP to create an additional meeting place. He also said with Hartnell there is a new community room coming.

Councilmember Velazquez said that the City should look at the facilities that it does have and look at how can the City open up dialog and have community engagement, looking at the existing facilities that could potentially be used to hold community meetings. It is important to provide a pathway because it is dealing with tax payer dollars, instead of restricting access.

Mayor Pro Tem Chavez said there will always be restrictions no matter what because dollars will always be the restriction to any facility. In the past there has been opportunity to meet with the school board and a dialog regarding joint use of the school facilities.

Mayor Ledesma agreed with Mayor Pro Tem Chavez.

City Manager McHatten said that this subject is a part of the goals that are actively being pursued. The school district is getting a new CBO (Chief Business Official) and a meeting will be scheduled with them and our landscape architect to take a look at their open spaced components and how that can be fenced in such a way so that it can be converted into joint use and the door has already been opened regarding indoor facilities as well.

Salinas Valley Tourism & Visitors Bureau Executive Director Craig Kaufman also added two more points; the Visitors Center finds itself also being the unofficial visitors center for the Pinnacles National Park itself. The West end Visitors Center is usually closed so the Soledad Visitors Center

is playing a big role with the visitors that come and visit the national park. Also, regarding the Don Chapin presentation, the Soledad Visitors Center would love to have Los Coches be the Visitors Center. It would be a perfect opportunity because of high visibility off the freeway and it would be very complementary to having that be the permanent visitors center. The history of the Los Coches Adobe has rich history and tourist love to hear the stories of history.

City Attorney Mike Rodriguez said that the way the agreement is written now, it allows use of the facility for tourism related purposes and it allows the contractor to allow the facility to be used for things other than tourism related purposes if they are approved by the City Manager. It also allows City use of the property, like for City meetings and City purposes. There is also a provision of non-sponsored private use for Council approval. The subsequent section talks about City use and the City reserves the right for the use of the visitors center free of charge, it does not specify what that use would be, but seems to be something akin to what the City has with the YMCA in terms of City Sponsored and Non City Sponsored, is that what the City is looking towards in minor modification of the contract. He stated that the resolution before the Council is approval of the agreement as it is written and so the motion would need to be made subsequent to minor modification to accommodate whatever the use is that Council would want to have for the property. There needs to be an agreement as to what Council wants. It will not just be open to groups that want to use the facility as it is written now, there needs to be modification to accommodate that type of use. He suggested to maybe delete the Council approval part and have it as an administrative approval and there should also be a priority for tourism-based events.

Councilmember Velazquez said that it should not just be restricted to tourism.

Motion: Councilmember Chavez made a motion to approve Resolution No. 5465, with modification to exhibit C, Motion was seconded by Councilmember Velazquez and carried by the following vote:

Action:

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

- B-4 Consideration of a Draft Affordable Housing Agreement for a Proposed 120 Unit Project Located at an 8.55 Vacant Lot Located at Santa Clara Street.

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

Councilmember Anna Velazquez said she feels concerned because she was a part of approving an apartment complex, but with Council committing to be able to develop the low-income units that are needed, and not 5 or 10 years from now. If the City has projects that are coming before it that these types of restrictions, Council needs to commit to what the development of what the restrictions are.

She stated she is having a difficult time looking at the reductions of the low-income percentages.

Mayor Ledesma said the Council needs to set restrictions and stand firm and come up with a consensus of what will be done.

Community and Economic Development Director Brent Slama said the City needs to decide what the parameters will be so there is an idea of what type of project will need to be built on the lot. What is buildable, what does Council want to see on that side of town, including where are the 46 units going to go and who is going to build it.

Councilmember Anna Velazquez said that she hopes that the Council is cautious as what they approve. Not just meeting the RHNA numbers of 46, which is very low for the community. She stated she is not inclined to approve any type of reduction for the affordability for the site. As a Council we are here to provide the services and needs for the residents. Development of affordable housing is very critical. No neighborhood will be in agreement to affordable housing, but it is important to do the right thing for the residents.

Mayor Pro Tem Chavez does not feel that this is the ideal site. The site is at the end of town and this location would limit people that do not have transportation. It is bad planning and the City should not be looking at lowering numbers. Moving forward, whatever is set aside needs to be built concurrent while everything is moving forward.

Mayor Ledesma agrees with the other Councilmembers regarding this. He does not have an issue with density as much as messiness and cleanliness. When you come across a community that has a managed area, they look good. This needs to be a managed facility.

Mayor Pro Tem Chavez said that if there is a set aside amount of acreage, that is fine, but it needs to be built and working at the same time.

Mayor Ledesma said it is also unfair to the developers and said that this Council would like to increase the density. He stated that Soledad is a farm working community and have a lot of families are not being served. The City just had an issue of 40 farm-working families were displaced, this can not continue like this and we need to take a stand regarding what we need to do.

Architect with RRM Design Group Randy Russom asked if going forward as an apartment type project, in the very-low, this project would become a tax credit builder and asked if the City has had any success in attracting that type of builder? If this is what the City would like to pursue, this property would sit in the marketplace until that type of developer shows up.

Mayor Pro Tem Chavez said that there has been success like CHISPA, San Vicente and the Housing Authority. However, regarding transit-oriented development, this project will probably not fit in the transit-oriented development.

This is a very important discussion to have because the City has not been in the position. It is important to start the conversation with affordable housing developers. The City needs to look at how to work with the developers in partnership to be able to acquire the funding.

Mayor Fred Ledesma asked staff to have conversation with CHISPA and Eden to ask about the type of funding that is available.

- B-5 Receive a Status Update Regarding the City's Pinnacles Parkway Project and Use of Measure X Funds.

Public Works Director Don Wilcox presented the staff report.

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

EMC Planning Group Ron Sisseem was available for questions.

Motion: Receive a Status Update Regarding the City's Pinnacles Parkway Project and Use of Measure X Funds.

- B-6 Committee List Update

Mayor Ledesma asked Council if they were available to be a part of the same committees that they have been committed to or if anyone would like to adjust.

City Manager McHatten said the committee that has a vacancy is the Salinas Valley Solid Waste Committee.

Councilmember Lara agreed to be the appointed to the Salinas Valley Solid Waste Authority.

Motion: Council agreed to have Councilmember Lara be appointed to the Salinas Valley Solid Waste Authority.

- B-7 Ordinance No. 718, Second Reading and Adoption of an Ordinance of the City Council of the City of Soledad Approving a Prezone of 647 Acres from Agricultural to the City of Soledad Miramonte Specific Plan.

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

Motion: Councilmember Chavez made a motion to approve Ordinance 718, Motion was seconded by Mayor Ledesma and carried by the following vote:

Action:

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

CITY MANAGER'S REPORT

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

1. There is a meeting scheduled with the Salinas Valley Solid Waste Authority on 01/10/18
2. Council has been invited to go on a tour of the new section of Main Street Middle School here in Soledad.
3. He was able to attend the Special Hartnell Board meeting for a short time. He did have a chance to have discussion regarding an urgent matter.
4. He will poll the Council regarding a goal setting meeting as well as a Council/Manager meeting.

COUNCILMEMBER'S ITEMS AND FUTURE AGENDA ITEMS

Councilmember Velazquez had five items:

1. Asked if there would be an actual presentation regarding the Salinas Valley Solid Waste Authority.
 - City Manager McHatten said that there will be a meeting and he is hoping for a presentation to take place at the February meeting.
2. Asked if there would still be a centennial committee formed for the birthday of the City of Soledad in 2020.
3. She would like Council to look at what the process will be for the 2020 census.
4. She would like to know the follow up regarding what can be done regarding Nielsen's Trailer Park.
5. What can be done regarding TAMC impact fees not funding South County projects.
 - City Manager McHatten said that a resolution was passed in December regarding the impact fees with TAMC

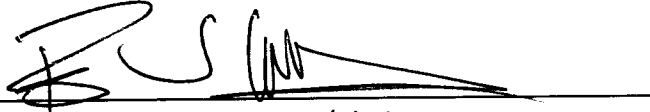
Mayor Fred Ledesma had two items:

1. He would like the Council to consider taking a field trip to other communities.
2. He and Mayor Pro Tem Chavez will be traveling to Tequila, Mexico. The opportunity is to have Soledad become a Sister-City with Tequila, Mexico.

ADJOURNMENT

Mayor Ledesma adjourned the Regular meeting at 9:51 p.m.

Minutes Approved: February 6, 2019



FRED J. LEDESMA, Mayor/Chairman



MICHAEL MCHATTEN, City Clerk/Agency Secretary

