

Minutes

City of Soledad Joint
City Council/Successor Agency
Regular Meeting

March 06, 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	Carla Stewart
Councilmember/Agencymember	Anna Velazquez
Councilmember/Agencymember	Marisela Lara

THE FOLLOWING COUNCILMEMBERS WERE ABSENT

- None

PUBLIC COMMENT ON CLOSED SESSION ITEMS

- None

MEETING RECESS FOR CLOSED SESSION

- None

MEETING RECONVENED

- None.

CLOSED SESSION ITEMS

- None

CLOSED SESSION REPORTS

- None

PLEDGE OF ALLEGIANCE was led by Tony Virrueta

PEACEBUILDERS' PLEDGE was led by Fred Ledesma

ADDITIONS/MODIFICATIONS TO THE AGENDA

- None

MAYOR/COUNCIL PRESENTATIONS

1. A Proclamation in Honor and Recognition of the American Red Cross Declaring March 2019 as Red Cross Month. Presented to Red Cross Boardmember Mr. Tony Virrueta.

Red Cross Boardmember Mr. Tony Virrueta was present to accept the Proclamation n behalf of the American Red Cross. Mayor Fred Ledesma and Council thanked the Red Cross and Mr. Virrueta for being active in the Community of Soledad.

PUBLIC COMMENT

1. Historical Society President Mr. Graig Stephens had three items to mention; 1. The Historical Society Board has written a response to a proposal and has also given copies to the City Manager and has also attached the plans that the Historical Society has planned for the 100th Anniversary, Centennial Celebration of the City of Soledad; 2. There will be a celebration in the museum regarding the Combat Vietnam Vets. On March 30th from 1:00 to 3:00 p.m. there will be a display and he wanted to come and personally invite City Council; 3. The Farmer's Market will be starting again in one month.
2. Resident of Soledad Mr. Frank Johnson is very concerned because the City of Soledad is shutting down the Soledad Gun Club. He feels the Gun Club enhances the City. He feels needing a "Range Master" is absurd because people going to shoot should be their own Range Master.
3. Soledad Resident Christina Hernandez who lives in Nielsen's Trailer Park came to ask Council if there have been any updates regarding the trailer park. She said residents have received an additional letter stating that the owner of Nielsen's Trailer Park has been irresponsible.
4. Soledad Resident Maria Guzman also lives in Nielsen's Trailer Park and would like an update regarding the trailer park.

5. Soledad Resident Fernando Salinas also lives in Nielsen's Trailer park with his family and would like an update regarding the trailer park.
6. Soledad Resident Laura Galvan has lived in Nielsen's Trailer Park for 25 years and would like to know of an update regarding the trailer park.
7. Center for Community Advocacy Executive Director Mr. Daniel Gonzalez said that he was here in December 2018 regarding Nielsen's Trailer Park. The CCA has been meeting with the residents of Nielsen's Trailer Park and they are very concerned regarding the new letter that has been received. The letter is regarding the fees and license to run the trailer park have not been paid and this has been happening since October 2017. The residents are very concerned. The residents have been paying their rent. This trailer park has 120 people living there. They do understand that this is a private property and the owner can choose to do what he pleases with the property, but it is important to find a way to have the family's either remain there or find an alternative so that these families have a home. If the families are evicted, they will be homeless. This area has no affordable housing available.
 - Mayor Pro Tem Chavez asked if since this more recent letter has been received, has there been any updates.
 - Mr. Gonzalez said that the residents got that letter by mistake. The letter was posted on a public notice. If there has been an update, no one would know that because the residents were not personally noticed regarding this letter. The residents have been paying rent since this letter dated October 2017 and he indicates that may be a problem.
 - City Attorney Michael Rodriguez said that the City does not have the ability to do much of anything except wait to hear from the property owner. No project application or plans have been presented to the City. The City has the notice that was sent to the residents, but that is all. When a project does come up, the property owner will need to bring the plans before the Planning Commission to have the project considered and that would be noticed.

MAYOR'S REPORT

Mayor Ledesma reported that he attended the Mayor's Select Committee meeting.

COUNCILMEMBERS' ANNOUNCEMENTS AND REPORTS

Councilmember Lara reported that 02/13 she attended the AMBAG Board meeting. She also reported that she attended the Salinas Valley Solid Waste Authority on 02/21 and she will attend a Special Meeting on 03/07.

Councilmember Velazquez reported that on 02/19 she participated in a conference call with League of California Cities Housing Policy Sub-committee. On 02/21 she met with MST CEO Carl Sedoryk. On 02/27 she met with City Manager Michael McHatten, Community and Economic Development Director Brent Slama and Economic Development and Housing

Program Manager Jennifer Nieto regarding the potential submittal of an application for HEAP Funds. On 02/28 she met with Rosemary Soto from Monterey County to discuss the Census 2020.

Councilmember Stewart thanked Councilmember Lara for attending the AMBAG meeting for the month of February. She reported she was able to attend the SCAR event on 03/03.

Mayor Pro Tem Chavez reported that on 02/20 he attended the TAMC meeting. On 03/04 he attended a TAMC Rail Policy meeting.

COUNCILMEMBERS' PRAISE

Mayor Pro Tem Chavez praised the Public Works Department for the wonderful job they have been doing.

Councilmember Lara thanked the public for coming to the council meeting and expressed her support to the families that came to the meeting regarding Nielsen's Trailer Park.

Councilmember Velazquez thanked the Soledad Bee's reporter Samantha Bengtson for being available to capture the great ways that Soledad is moving forward

Mayor Fred Ledesma thanked the coaches and parents of the Little League and soccer families that continue to support the players.

PRESENTATIONS

1. A Presentation regarding the Joint Use of the Soledad Unified School District Facilities.

City Manager Michael McHatten presented information regarding the joint use of the Soledad Unified School District facilities. He also presented a few photos of potential sites and ideas for joint use.

- Mayor Ledesma and other members of the public are very concerned regarding the maintenance part of preparing these fields for use.
- City Manager McHatten said that maintenance is something being focused on like fencing, turf condition and turf equipment, aerating the sod, top dressing to help level the fields.
- Mayor Pro Tem Chavez said that in the past a child that was playing baseball accidentally hit a temporary fence barrier that caused the boy to hit a pole and break a leg and it was in part because of the maintenance of that field.
- City Manager McHatten said that maintenance and liability will be a part of the conversations that take place and who shares in that liability. He added that park impact fees can be utilized to do this because this is an expansion of services. This is just the starting point in moving forward.

- Councilmember Velazquez stressed the importance of having restroom for families to be able to use.
- Councilmember Lara asked if there was an estimation of costs for these projects.
- City Manager McHatten said there is no estimated costs yet because the City and District are only in the beginning stages of planning and far from final drawings and costs. He said he would also like to look further into also having a playground available as well.
- Mayor Pro Tem Chavez thanked City Manager McHatten for moving forward with this idea.
- Councilmember Lara would like the Council to keep in mind that these shared facilities should have lights since that is such a problem currently with utilizing the parks in the evening hours.

2. A Presentation by California Rural Legal Assistance, Inc representative Vanessa Ambriz.

Ms. Ambriz spoke briefly about the services offered by the California Rural Legal Assistance and showed a Power Point presentation.

CONSENT CALENDAR

Motion: Mayor Pro Tem Chavez made a motion to approve items C-1 through C-8. Motion was seconded by Councilmember Velazquez and carried by unanimous vote:

Action:

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

C-1 Approval of Minutes

- a. Joint City Council/Successor Agency Regular Meeting Minutes of February 6, 2019
- b. Joint City Council/Successor Agency Special Meeting Minutes of February 20, 2019

C-2 Approval of Warrants

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- C-3 Street Closure of Front Street Between Main Street and Kidder for Lioness/Lions Club Easter Egg Hunt on Saturday, April 20, 2019.
- C-4 Resolution No. 5478/SA-2019-01, A Resolution of the City Council as Successor Agency to the Soledad Redevelopment Agency Authorizing Investment of Monies in the Local Agency Investment Fund.
- C-5 Resolution No. 5479, A Resolution of the City Council of the City of Soledad Approving and Authorizing the City Manager to Execute an Amendment Extending the Community Center Management Agreement Between the City and the Central Coast YMCA.
- C-6 Resolution No. 5480, A Resolution of the City Council of the City of Soledad to Authorize the City Manager to Sign an Agreement with Enterprise Fleet Management for the Leasing of Vehicles for the City of Soledad's Vehicle Fleet.
- C-7 Resolution No. 5481, A Resolution of the City Council of the City of Soledad Approving a Contract for Construction Services with the Don Chapin Co., Inc. in an Amount Not-to-Exceed \$107,856 for the Nestles Road Stormwater Retention Project and Authorizing the City Manager to Execute Said Contract on Behalf of the City of Soledad.
- C-8 Receive and Accept City of Soledad Monthly Department Activity Reports.

MEETING RECESSED

Mayor Ledesma recessed at 7:17 p.m.

MEETING RECONVENED

Mayor Ledesma reconvened at approximately 7:26 p.m.

PUBLIC HEARING NO. PH-1

- Receive the Staff report
- Open the Public Hearing at 8:06 p.m.
- Close the Public Hearing at 8:15 p.m.
- Council Action

PH-1. Vesting Tentative Map & Planned Development No. PD2018-02/Resolution No. 5482, Consideration of a recommendation by the Planning Commission to the City Council of

an application submitted by Mr. Nader Agha to allow the creation of up to 104 single-family residential units and 26 apartment units on a 8.556 acre vacant site (APN: 022-441-017) zoned R-3 (High Density Residential) located between Santa Clara St. and Bryant Canyon Road.

Community and Economic Director Brent Slama presented the staff report and presented a power point presentation.

Architect with RRM Design Group Randy Russom was present and available for questions. Mr. Russom said that this project has been before the Planning Commission four times over the last two years. All potential concerns have been addressed. There have been clear and direct comments regarding this project and what is expected.

Mayor Ledesma suggested that we make sure that all low-income units are done first because these types of units have been put off in the past and he would like to make sure that parking element in the affordable units be monitored by the City or the manager of the units.

Councilmember Stewart agreed with Mayor Ledesma in regard to providing the low-income housing.

Mayor Ledesma opened the Public Hearing at 8:06 p.m.

Resident of Soledad Ms. Melissa Rico said she lives in the area across the way from where the development is planned to be built. She is against having the development built. Her main concern is the traffic that will happen with more people moving into the area.

Resident of Soledad Mr. Glen Jacob is against the project due to traffic and parking.

Resident of Soledad Ms. Marina is against the project. She would like to see a park built for the community in that area instead of a housing development.

The Center for Community Advocacy Executive Director Mr. Daniel Gonzalez said that he agrees with Mayor Ledesma regarding making sure the low-income part of the housing gets built.

Mayor Ledesma closed the Public Hearing at 8:15 p.m.

Councilmember Anna Velazquez asked Mr. Slama to explain the process of the discussion with the Planning Commissioners at regarding the affordability requirements of the property.

Community and Economic Development Director Brent Slama said that the planning commission was aware of the affordability requirements. The Planning Commission is more interested in sites, building and architecture, housing is more of a City Council issue. Their preference is to not have apartments in certain areas.

Councilmember Velazquez would like the full affordability requirements to be met and asked if there is any way for the units be designated for the "very low" category, to be able to meet the compliance numbers for the RHNA numbers for the "very low".

Community and Economic Development Director Brent Slama said the numbers remaining are outlined. He stated he would defer to the legal counsel regarding the condition for “low” and “very low” and will refer to Legal Counsel on how to enforce this.

City Attorney Mike Rodriguez said that it may be something subject to negotiation. This may be something that can be deferred to a later point or it can be discussed imposing a “very low” component as a part of the approval.

Councilmember Velazquez also asked that Council look at how the HOA be structured to work and hold residents accountable to what is established.

Mayor Ledesma addressed the Soledad residents that came to speak against the project. He said that every lot in the area will be developed and built on. For every 100 homes build in the subdivision they live in, 20% were supposed to be affordable, but past Councils kept passing it on. This is mandated by State law that these numbers must be kept to. He asked the residents to please understand that this is just something that the City is doing, this is the law. If the City does not stick to the mandate, the State can come in and decide to build 220 units and that the City needs to make sure that we have an HOA to enforce rules regarding parking.

Councilmember Velazquez asked to make sure that the project meets the 29% affordability requirement, also if it is feasible, some units be set aside for “very low”. Also, as the City moves forward with projects that this will be a condition as part of the Affordable Housing agreement so there is no miscommunication regarding what Council is deciding to do.

Attorney Mike Rodriguez asked with respect to the 25% moderate income requirement, that is being met how?

Community and Economic Development Director Brent Slama said the moderate will be provided for sale through the single-family units as restricted units. It will be determined through the Affordable Housing agreement whether those conditions will survive.

Motion:

Mayor Pro Tem Chavez made a motion to approve Resolution No. PD2018-02/Resolution No. 5482, Motion was seconded by Mayor Ledesma and carried by unanimous vote:

Action:

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

Councilmember Stewart departed the meeting at 8:41 p.m.

BUSINESS

- B-1** Review of Mid-Year Financial Report and Consideration of Mid-Year Budget Adjustments.

Finance Director Mike Howard presented the staff report.

Motion:

Mayor Pro Tem Chavez made a motion to accept the Review of Mid-Year Financial Report and consideration of Mid-Year Budget Adjustments, 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-2** Resolution No. 5483, A Resolution of the City Council of the City of Soledad Approving a Consulting Services Agreement Task Order For Professional Engineering Services with Ruggeri, Jensen and Azar in an Amount Not-to-Exceed \$39,900 to Provide Traffic Engineering Services Toward Potential Economic Development for the North Commercial Development Area and Authorizing the City Manager to Execute Said Task Order on Behalf of the City of Soledad.

Public Works Director Don Wilcox presented the staff report.

Motion:

Councilmember Velazquez made a motion to approve Resolution No. 5483, Motion was seconded by Councilmember Chavez and carried by the following vote:

Action:

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

Mayor Ledesma recused himself from the meeting for this item due to conflict of interest.

Mayor Pro Tem continued the meeting.

B-3 Resolution No. 5484, A Resolution of the City Council of the City of Soledad Accepting the Final Subdivision Map for the Orchard Villas Subdivision Community and Economic Development Director Brent Slama presented the staff report.

Motion:

Councilmember Velazquez made a motion to accept Resolution No. 5484, Motion was seconded by Councilmember Lara and carried by the following vote:

Action:

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

B-4 Resolution No. 5485, A Resolution of the City Council of the City of Soledad Authorizing the Execution of a Subdivision Improvement Agreement with Soledad 93, LP for the Orchard Villas Subdivision

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

Motion:

Councilmember Velazquez made a motion to accept Resolution No. 5485, Motion was seconded by Councilmember Lara and carried by the following vote:

Action:

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

Mayor Ledesma reentered the meeting.

CITY MANAGER'S REPORT

City Manager Michael McHatten reported that the Council has received his report. He added that he has been working with Spectrum and Loaves, Fishes and Computers. He is also working with Mr. Craig Kauffman on a tourism agreement for the South County Cities. He administratively approved an agreement with Save the Whales for storm drainage issues.

COUNCILMEMBER'S ITEMS AND FUTURE AGENDA ITEMS

Councilmember Velazquez had one item:

1. Regarding the next time the City has a budget review, she would like to discuss the establishment of a youth council and potentially contracting with the City of Gonzales Youth Council.

- City Manager Michael McHatten said this item can be further discussed at the goal setting session on 04/10/19

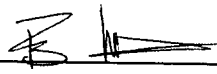
Mayor Ledesma had one item:

1. He would like to further discuss the details regarding forming a "sister-City"


ADJOURNMENT

Mayor Ledesma adjourned the Regular meeting at 9:23 p.m.

Minutes Approved: April 3, 2019



FRED J. LEDESMA, Mayor/Chairman



MICHAEL MCHATTEN, City Clerk/Agency Secretary

