

Minutes

City of Soledad Joint
City Council/Successor Agency
Regular Meeting

April 03, 2019

CALL TO ORDER

Mayor Fred Ledesma called the City Council/Successor Agency Meeting to order at 5:31 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 (Arrived at 5:39 p.m.)
Councilmember/Agencymember	Anna Velazquez (Arrived at 5:45 p.m.)
Councilmember/Agencymember	Marisela Lara

THE FOLLOWING COUNCILMEMBERS WERE ABSENT

- None

PUBLIC COMMENT ON CLOSED SESSION ITEMS

- None

MEETING RECESS FOR CLOSED SESSION

- 5:32 p.m.

MEETING RECONVENED

- 6:10 p.m.

CLOSED SESSION ITEMS

1. The City Council will recess to closed session pursuant to Government Code Section 54956.8 to give instructions to the City's real property negotiator (City Manager) concerning property described as a 14-acre portion of Subdivision C of lot 2 of Rancho San Vicente, City of Soledad, off San Vicente Road. Instructions will include price, terms of payment and other relevant conditions.

2. The City Council will recess to closed session pursuant to Government Code Section 54956.8 to give instructions to the City's real property negotiator (City Manager) concerning property located at the 700 block of Front Street, City of Soledad. (APN: 022-211-022) Instructions will include price, terms of payment and other relevant conditions.
3. The City Council will recess to closed session pursuant to Government Code Section 54956.9(a)(d)(1) to confer with its attorney regarding pending litigation which has been initiated formally and to which the City is a party: Claim of Vargas

CLOSED SESSION REPORTS

1. City Attorney Michael Rodriguez reported with respect to item no. 1, direction was provided to the City's negotiator. No other reportable action was taken.
2. With respect to item no. 2, direction was provided to the City's negotiator. No other reportable action was taken.
3. With respect to item no. 3, the claim of Vargas was rejected by unanimous vote and direction was provided to the City Attorney.

PLEDGE OF ALLEGIANCE was led by Matt Ashley

PEACEBUILDERS' PLEDGE was led by Tammy Foss

ADDITIONS/MODIFICATIONS TO THE AGENDA

City Manager McHatten requested the following modifications to the Agenda:

- Item No. B-4 will be pulled from the agenda at the request of the applicant.
- Resolution No. 5495 will be added to the agenda to the Business portion of the meeting. A copy of that resolution has been provided to Council on the dais.

Motion:

Councilmember Velazquez made a motion to amend the agenda as noted above. Motion seconded by Mayor Pro Tem Chavez and carried by unanimous vote.

Action:

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

MAYOR/COUNCIL PRESENTATIONS

1. Certificates of Recognition to be presented to Adelante Con Orgullo Mujer Immigrante (ACOMI), Monterey County.

Councilmember Velazquez thanked the Monterey County Health Department and local community leaders that helped in support to bring the health week conference to Soledad. She also thanked Erica Padilla-Chavez for her instrumental efforts.

Mayor Ledesma and Council presented members of Adelante Con Orgullo Mujer Immigrante (ACOMI), Monterey County with certificates of recognition.

PUBLIC COMMENT

Warden of Salinas Valley State Prison Tammy Foss introduced herself. She also introduced the Community Resource Manager of Salinas Valley State Prison Tennille Frost. Both Warden Foss and Ms. Frost spoke about a program called Camp Grace. The Camp is for incarcerated men and their children. The camp is for one week. Warden Foss also asked the City Council for a donation of food for a designated meal during the time of the camp to help accommodate the children during their stay at the camp.

Mayor and Council thanked Warden Foss and staff for coming and making the public aware of the efforts of Salinas Valley State Prison and CDCR.

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.

Mayor Pro Tem said there has been an update regarding what is happening with the Trailer park. Mayor Ledesma said that he spoke with the owner of Neilson's trailer park and the owner has expressed that he is hoping to provide the residents of the trailer park an alternative place to live.

Councilmember Velazquez said the Council needs to look at what obligation the owner has in helping the residents find a new place to live because he does have an obligation to do so. He must provide relocation. It is his obligation.

Mayor Pro Tem Chavez said that the Council will take a close look at this. The rules regarding this are still unclear because it is a unique situation. It is a home the is owned on a property that is leased. The Council will look at what the rules are for HCD. There is no guarantee that Council can do something. Council will take the time to look at anything that can be done.

Mayor Ledesma asked Ms. Hernandez to keep coming to the meetings and continue to be persistent so that it is not assumed that everything worked out.

City Attorney Mike Rodriguez added that the extent of the relocation obligation on the part of the developer is not entirely clear regarding what that obligation is. There is a requirement to prepare a report that would contain information on what opportunities there may be for relocation, but he does not want to mislead anyone in thinking there is an outright obligation for relocation.

Councilmember Velazquez said that she can provide documentation that she has looked at from the State regarding mobile home parks and said she also spoke to a representative at State level and that representative told her that there are obligations and citations on some of the requirements and regulations. She will provide that information to City Attorney Mike Rodriguez.

Youth Engagement group introduced themselves to the Council: Amber Solono Ledesma, Gonzales Youth Councilmember Nayeli Gomez, Aaron Jeremiah Arriaga, Bryanna Harrell, Ximena Mandujano, Caesar Hernandez & Diana C. Mendoza. They came as a collective youth and to express their interest in becoming a Youth Council here for the City of Soledad.

Mayor Pro Tem Chavez Said that he is very excited for this opportunity to have a youth council. He would like the youth to sit down with City Council soon to figure out how the youth council can move forward.

Councilmember Stewart thanked the group of youth for coming and speaking. She invited the youth to come and attend the Special strategic planning session that will be held next week.

Councilmember Lara thanked the youth for coming and sharing their interest in moving forward.

Councilmember Velazquez thanked the youth for coming and moving this item forward and she feels very proud of this group for doing so.

Mayor Ledesma also thanked the youth for coming out and he encouraged them to continue to communicate and speak. He is very impressed by the way they communicate. He also invited the youth to come and be a part of the Strategic Planning meeting that will be held next week.

City of Soledad Water Systems Operator Jorge Madrigal gave comment regarding next years budget. He said the Water and waste water department need. The list of items he gave are a new Vac-truck or new Vac-trailer. The City does have a Vac-trailer, but it is very old, and that item is very important to have when the City has a sewer overflow. Also, new pick-up trucks for for both departments are needed. He drives a truck that is 15 years old and he feels to be more efficient at his position a newer vehicle with utility boxes would be very helpful. They would also like to purchase new equipment that is needed. He would like to give recognition to the maintenance department at the plant; they are very great at their jobs. He would also like to welcome Council to visit and tour the Water and Waste Water Department.

City of Soledad Waste Water Operator Rafael Hernandez. He is here to speak regarding the upcoming negotiations that will be taking place soon. He feels that every year things are always getting better. The City is growing, and he feels very confident that things will continue to be good. He is very appreciative of the opportunities that the City has given him.

Councilmember Stewart thanked the Water and Wastewater Treatment employees for everything they do.

Councilmember Velazquez also thanked the Water and Wastewater Treatment employees for all they do for Soledad. She knows how important it is to have the necessary tools and equipment to perform their functions. She added that she feels it would be a great idea to provide the opportunity to give tours to the public.

Councilmember Stewart agreed with Councilmember Velazquez regarding giving tours and suggested that the City of Soledad Social media team create a video tour so more of the public can see what takes place.

Councilmember Lara also thanked the Water and Wastewater Treatment employees for all they do for Soledad.

MAYOR'S REPORT

- Mayor Ledesma said at the next ACCAPS meeting they will be discussing financial funding for people that are moving here and living here that are employed by the prison.
- There will be a State meeting regarding Cannabis.
- There will be a Mayor's Association on May 3, 2019.

COUNCILMEMBERS' ANNOUNCEMENTS AND REPORTS

Councilmember Stewart reported that on 03/07 South County Animal Rescue was on "Pet of the Week" on Channel 46, KION. On 03/14 she attended the Rotary Reverse Draw. On 03/16 she attended the Opening Day of little league season. On 03/17 she attended and volunteered with the SnipBus at City Hall; she also thanked the City Staff for assisting that day as well. On 03/18 she attended the Special Joint meeting between the City Council and the Soledad Unified School District. On 03/27 she gave presentation to the King City Young Farmers on behalf of SCAR and the group donated \$2,700. On 04/03 she participated in a conference call regarding the upcoming Strategic Planning meeting.

Mayor Pro Tem Chavez reported that on 03/18 he attended the Special Joint meeting between the City Council and the Soledad Unified School District. On 03/27 he attended a TAMC meeting. On 04/01 he attended the Complete Count press conference and was able to represent Soledad and the other South County Cities.

Councilmember Velazquez reported that on 03/11 she attended the MST Board of Directors meeting. Also, on 03/11 she attended the League of California Cities Monterey Division meeting in Salinas. On 03/18 she attended the MST Legislative Conference in Washington, D.C. On 03/29 she met leaders from the future Youth Council.

Councilmember Lara reported that 03/15 she attended the "Safe Ag Safe Schools" meeting in Greenfield. On 03/21 she attended the Salinas Valley Solid Waste Authority meeting.

COUNCILMEMBERS' PRAISE

Councilmember Velazquez thanked the future youth Council for attending the Council meeting. She also thanked the City employees for the work they do for the City. She thanked the residents of Nielson's Trailer park for coming and being consistent in their efforts. She also thanked CDCR for coming and collaborating with the City of Soledad.

Councilmember Stewart thanked the Soledad Rotary for the event of Reverse Draw. They also congratulated the Soledad little league for a successful kick-off of the season. She thanked the Soledad NJROTC and the Cross-Country team for their efforts in the City. They have been extremely helpful in volunteering with the SnipBus. She thanked the CDCR for attending and collaborating with the City of Soledad. She also thanked the City staff for all that they do and for representing the City well.

Mayor Pro Tem Chavez thanked CDCR for their attendance and collaboration. He also thanked the Community of Soledad for being a great community.

Mayor Fred Ledesma thanked CDCR for their attendance. He also praised the school district for the new Main Street Middle School. He is very excited because Hartnell College will start to be built this summer. He is very excited about the movie theatre that is also starting to be built.

PRESENTATIONS

- None

CONSENT CALENDAR

Motion: Mayor Pro Tem Chavez made a motion to approve items C-1 through C-13. Motion was seconded by Councilmember Stewart and carried by unanimous vote:

Action:

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

C-1 Approval of Minutes

Joint City Council/Successor Agency Regular Meeting Minutes of
March 6, 2019

C-2 Approval of Warrants

037915 - 038122

C-3 Resolution No. 5486, A Resolution of the City Council of the City of Soledad Accepting Certain Subdivision Improvements for the Miravale II – Unit IV (Summerfield Phase 3) Subdivision.

C-4 Resolution No. 5487, A Resolution of the City Council of the City of Soledad to Accept a List of Projects Funded by SB 1: The Road Repair and Accountability Act for Fiscal Year 2019/2020.

C-5 Resolution No. 5488, A Resolution of the City Council of the City of Soledad Approving Construction Services Agreement Change Order's #8 through #11 With Graniterock Construction in an Amount Not-to-Exceed \$63,698 for the Soledad Regional Recharge Project and Authorizing the City Manager to Execute Said Change Orders on Behalf of the City of Soledad.

C-6 Resolution No. 5489, A Resolution of the City Council of the City of Soledad Approving a Consulting Services Agreement for I.T. Managed Services with APEX Technology Management, Inc., and Authorizing the City Manager to Execute Said Agreement on Behalf of the City of Soledad.

C-7 Approval of the Ad Hoc H-2A Housing Sub-Committee.

C-8 Resolution No. 5490, A Resolution of the City Council of the City of Soledad Approving the Job Classification of Executive Assistant, Adopting a Job Description and Establishing a Salary Range.

C-9 Resolution No. 5491, A Resolution of the City Council of the City of Soledad Approving the Job Classification of Fleet Mechanic, adopting a Job Description and Establishing a Salary Range.

- C-10 Resolution No. 5492, A Resolution of the City Council of the City of Soledad Accepting the 2018 General Plan Annual Progress Report.
- C-11 Street Closure of Soledad Street Between Front Street and Monterey Street for Each Thursday During the 2019 Farmers Market Season, As Requested.
- C-12 Street Closure of Andalucia Drive Between Ticino Street and Metz Road/North Street for Each Saturday During the 2019 Little League Baseball Season, As Required.
- C-13 Receive and Accept City of Soledad Monthly Department Activity Reports.

PUBLIC HEARING NO. PH-1

- None

BUSINESS

- B-1 Consideration of the City Council of the City of Soledad of a Draft Sidewalk and Street Vendor ordinance and Fee Update.

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

Mayor Ledesma is concerned that the street vendor can just drive the vendor vehicle and park in front of a business and people would just buy their meals from that vendor instead of needing to go to a restaurant and that would greatly impact the business owners that run their businesses from actual buildings.

Councilmember Velazquez commented that SB 945 is very challenging for Soledad but the intent of the Bill was to bring support to small businesses. In Urban Cities this bill is amazing, but the challenges that are faced in rural cities, like Soledad, are very different. She would like to know if the City can limit how many trucks a business has in the City. And she has also seen that many of the vendors set up chairs and tables, are they allowed to do that.

Economic Development and Housing Program Manager Jennifer Nieto said the City cannot put a number limit on how many trucks a vendor can have. The vendors cannot set up tables and chairs and Code Enforcement can enforce administrative fines/violations.

City Attorney Mike Rodriguez clarified that this Street Vendor Ordinance is specific to Sidewalk Vendors. Trucks would be dealing with a different section of the code but even the trucks cannot set up a restaurant outside of the truck. The City can look further into the issue. He added that the City must allow sidewalk vending during the same hours that retail stores are going on and there are no specific code restrictions on hours.

Mayor Pro Tem Chavez asked if there are any restrictions regarding the times when little league is trying to sell during games and the street vendors show up.

Economic Development and Housing Program Manager Jennifer Nieto said that there needs to be a concession agreement made between the City and the little league. A concession agreement would prevent the vendors from being able to sell. This would apply to both the side-walk vendors and vendors with trucks.

Council Action:

No action was taken

Information was received by the City Council

Council has directed staff to continue to move forward with the Ordinance.

- B-2 Resolution No. 5493, A Resolution of the City Council of the City of Soledad Approving and Authorizing the City Manager to Execute an Addendum to a Joint Powers Agreement Establishing Membership in the Regional Government Services Authority.

City Manager Michael McHatten presented the staff report.

Motion:

Councilmember Velazquez made motion to approve Resolution No. 5493, Motion was seconded by Mayor Pro Tem Chavez and carried by unanimous vote:

Action:

Ayes: Velazquez Chavez, Stewart, Lara and Ledesma

Noes: None

Abstain: None

Absent: None

- B-3** Introduction and Waive Reading, With Reading by Title Only of Ordinance No. 719, Amending Chapter 8.16 - "Fireworks" of Title 8-Health and Safety of the Soledad Municipal Code.

City Attorney Mike Rodriguez presented the staff report

Councilmember Stewart asked that an educational piece for the community be sent out regarding using safe and sane fireworks, also the correct safe disposal of fireworks.

Councilmember Velazquez asked that the community be educated in preventing fires from fireworks; making sure lawns are cut and watered. Making sure gutters are cleaned incase fireworks land on the roof of homes.

Mayor Pro Tem Chavez also asked that the City also educate the public on what happens when the debris from the fireworks go down the storm drains.

Motion:

Councilmember Velazquez made a motion to approve introduction by Title only of Ordinance No. 719, motion was seconded by Councilmember Lara and carried by unanimous vote:

Action:

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

- B-4** Resolution No. 5494, 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

*This item was pulled from the agenda

ADDED EMERGENCY RESOLUTION NO. 5495

Resolution No. 5495, A Resolution of the City Council of the City of Soledad Declaring an Emergency Pursuant to Section 20168 of the Public Contract Code and Section 3.24.040 of the Soledad Municipal Code and Authorizing Emergency Repair Work a Sewer Main and Appurtenant Facilities in an Initial Amount Not to Exceed \$35,000.

Motion:

Mayor Pro Tem Chavez made a motion to approve Resolution No. 5495. 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

CITY MANAGER'S REPORT

City Manager Michael McHatten reported he has included a weekly update as the City Managers report instead of the standard City Manager's report.

He will be meeting with the Board of Tatum's Tree House on 05/10 at 5:00 p.m. to discuss the submission proposal for the park site that will be at the Hartnell campus. The architect is who designed Tatum's Garden in Salinas, so he is very familiar with the needs.

COUNCILMEMBER'S ITEMS AND FUTURE AGENDA ITEMS

Councilmember Velazquez had three Items:

1. She would like Rosemary Soto from Monterey County share a presentation regarding the Census 2020.
2. She would also like an update on the Workforce Development meetings.
3. She would like to have an introductory meeting regarding the H-2A subcommittee.

Councilmember Stewart had three items:

1. She would like the new Animal Control Officer to come to the next meeting for introduction.
2. She would like the Social Media consultant to give an update regarding work that has been done up to date.
3. She would like Maury Treleven to come and give presentation regarding the new website and the new features of that website.

Mayor Pro Tem Chavez had four items:

1. He would like a presentation regarding the Census 2020.
2. He would like to have an update regarding the Pinnacles Parkway Project.
3. He would like to continue to stay consistent with the youth Council.
4. He would like to look further into bringing into the Arts; the WIC building was mentioned as a building of possibilities. He would like to continue to explore more possibilities.

Mayor Ledesma had one item:

1. He would like to invite the Council to the ACCAPS legislative conference On May 18, 2019 in Sacramento.

City Manager Michael McHatten reminded Council that we do not yet have a Measure Y Committee formed and he would like Council to continue to encourage residents of Soledad to fill out an application.


ADJOURNMENT

Mayor Ledesma adjourned the Regular meeting at 7:49 p.m.

Minutes Approved: May 01, 2019



FRED J. LEDESMA, Mayor/Chairman



MICHAEL MCHATTEN, City Clerk/Agency Secretary