

Minutes

City of Soledad Joint
City Council/Successor Agency
Regular Meeting

October 2, 2019

CALL TO ORDER

Mayor 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	Anna Velazquez (Arrived at 5:36 p.m.)
Councilmember/Agencymember	Marisela Lara

THE FOLLOWING COUNCILMEMBER WAS ABSENT

Councilmember/Agencymember Carla Strobridge Stewart

PUBLIC COMMENT ON CLOSED SESSION ITEMS

- None

MEETING RECESS FOR CLOSED SESSION

- 5:31 p.m.

MEETING RECONVENED

- 6:04 p.m.

CLOSED SESSION ITEMS

1. The City Council will recess to closed session pursuant to Government Code Section 54956.8 to give instruction to the City's negotiator concerning the sale/exchange/lease of property located at 31500 San Vicente Road, City of Soledad (APN: 257-081-022). Instructions will include price and terms of payment.

2. The City Council will recess to Closed Session to consider personnel matters pursuant to Government Code Section 54957(B)(1)- City Manager Evaluation
3. The City Council will recess to closed session pursuant to Government Section Code 54956.9(a)(d) to confer with its attorney on one matter of significant exposure to litigation against the City.
4. 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.

CLOSED SESSION REPORTS

1. City Attorney Michael Rodriguez reported with respect to item no. 1, the City's negotiator was provided direction. No other Reportable action was taken.
2. City Attorney Michael Rodriguez reported with respect to item no. 2, no reportable action was taken.
3. City Attorney Michael Rodriguez reported with respect to item no. 3, the Council conferred with its Attorney on one matter of potential exposure to litigation. No other reportable action was taken.
4. City Attorney Michael Rodriguez reported with respect to item no. 4, direction was provided to the real property negotiator. No other reportable action was taken.

PLEDGE OF ALLEGIANCE was led by Matt Arnett

PEACEBUILDERS' PLEDGE was led by Aaron Arriaga

ADDITIONS/MODIFICATIONS TO THE AGENDA

- City Manager McHatten said that Mayor and Council had been provided an added item on the dais regarding item B-7.

MAYOR/COUNCIL PRESENTATIONS

- Certificates of Recognition were awarded to Girl Scout Troop 30223 for creating a free lending library at San Antonio Park; the group included the troop leader, Ms. Carol Torrejon and Girl Scout Troop members: Kaitlyn Santana, Jaslyne Coronado, Kayla Gauna and Kayleena Lopez.

- A Certificate of Recognition was given by the Mayor and Council to Erica Ramirez who won 1st place in Open Figure category in the National Physique Committee.
- A Proclamation of the City Council of the City of Soledad was given by the Mayor and Council in Honor of Chief of Police Eric Sills for his Dedicated Service to the City of Soledad.
- A Proclamation of the City Council of the City of Soledad was given by the Mayor and Council in honor of Police Records Supervisor Maria Lopez for her Dedicated Service to the City of Soledad.

PUBLIC COMMENT

- Matt Arnett of KRKC congratulated the City of Soledad regarding the incoming movie theater and retail center. He hopes that a strong, active Chamber of Commerce would be supportive in all of this. He hopes the Council would consider finding a way to work with the current Chamber of Commerce or finding another way to build another Chamber that would be supportive.
- Suzanne Barrios from CCA came to speak on behalf of the upcoming Census 2020. There are parts of the City of Soledad that are considered hard to count areas. There will be a Press Conference and more information given at the Greenfield Library on 10/10/19 at 11:45 a.m.
- Joe Gonzales from the YMCA also commented that the YMCA is also working with the Census 2020. There will be a job fair on 10/21/19 between 10:30 – 3:30 p.m. Mr. Gonzales also came to speak in favor of the YMCA continuing to be in Soledad. They are open to listening to the City Council and the residents in Soledad in guidance and direction and continue to be a partner with the City for the families in Soledad.
- Resident of Soledad, Josie Perez-Aguilera spoke in support of the YMCA. Ms. Perez-Aguilera is also the President of the Soledad Unified School District Board of Education; she asked that City Council please be open to the Teacher/Housing proposal that would be presented later in the meeting.
- Resident of Soledad Maria Guzman asked the Council if there are any updates to report regarding Nielsen's Trailer Park.
 - Mayor Ledesma responded to Ms. Maria Guzman and said there are updates and Mr. Juan Uranga will be contacting the residents of Nielsen's Trailer Park to give updates of a timeline.
- Ms. Pauline Tomasini came and spoke representing the Christmas Celebration Committee and said she wants Mayor and Council to be aware that the 34th Christmas event will be on 12/07/2019 and the 25th annual Snow King and Queen competition.

- Mayor Ledesma helped introduce Chief George Nunez who was recently promoted to the CalFire Chief position here in Soledad.

MAYOR'S REPORT

- Mayor Ledesma reported that he and the City Manager Michael McHatten met with President/Superintendent of Hartnell College Dr. Patricia Hsieh. She was a very open thinking person and he feels very excited that Hartnell College will be used in a positive way to further the City of Soledad.
- Mayor Ledesma reported that he and Councilmember Anna Velazquez were able to attend the ACCAPS Prop 64 Symposium conference on 09/19 in Coalinga and were also able to visit a cannabis factory and were able to learn how other cities are handling the cannabis businesses.
- Mayor Ledesma attended a meeting with Superintendent Tim Vanoli, Bryan Shaw and Phil Esparza from CSUMB. They met regarding a music/arts program that they would like to bring to the City.

COUNCILMEMBERS' ANNOUNCEMENTS AND REPORTS

- Mayor Pro Tem Chavez attended the TAMC meeting on 9/25. He also attended the groundbreaking ceremony for the Soledad movie theater on 9/25. He also attended the event that Mr. Shaw puts on annually every September.
- Councilmember Velazquez reported that she attended the MST Board of Directors meeting on 09/29. She also attended the Housing Sub-Committee on 09/18. She also attended the Prop 64 Symposium on Coalinga on 09/19. She also attended the groundbreaking ceremony for the Soledad movie theater on 09/25. She also wanted to make everyone aware that the Confirmation youth from Our Lady of Solitude Church have initiated the City Clean-up program. Also, the Alliance on Aging will be utilizing Soledad City Hall once a month to provide information to seniors. The YMCA has just initiated their Youth Civic Engagement Program.
- Councilmember Lara reported that she attended the groundbreaking of the Soledad movie theater on 09/25. She attended the Soledad School District Open House. She also attended the Salinas Valley Solid Waste Authority meeting on 09/19.

COUNCILMEMBERS' PRAISE

- Councilmember Velazquez would like to praise the Salvation Army here in Soledad that provides many services to our community.

- Mayor Pro Tem Chavez gave praise to Councilmember Stewart for all of her efforts towards our pets here in the City of Soledad. She has held many events that benefit the owners of animals and adoption of the dogs and cats here from this community.

YOUTH COUNCIL REPORT

Youth Commissioner Amber Solorio reported that for the month of October they are focusing on understanding the needs of the youth of Soledad and the community by supporting the Parks and Rec initiative from the City of Soledad and enhancing their understanding of mental health services offered by the district.

Youth Commissioner Aaron Arriaga reported that the youth council is wondering what happened with the idea of having a children's clinic in the area.

The youth council had the opportunity to meet with Assistant Superintendent Mr. Randy Bangs and share the LCAP goals that they have for the school year.

The youth council was able to visit "Eagle Nest", which is located at Everett Alvarez High School in Salinas. The Eagle Nest is a student and staff resource located on their campus. It offers the students tools in learning to cope with symptoms of mental health issues. They met with the youth council to start coordinating a plan for their fall project of a wellness center in the City.

They were able to attend the groundbreaking ceremony for the Soledad movie theater on 9/25. They also attended the dog festival and had the chance to sell refreshments and were able to volunteer at the event.

The next youth council meeting will be 10/21.

PRESENTATIONS

- Mr. Junior Nuno Presented a proposal by Astoria Logistic Group International regarding a gun range that would be in the City of Soledad.
- Superintendent Tim Vanoli was present to give a Presentation by Soledad Unified School District - Teacher Housing. He also introduced staff from the school district that were also in attendance and introduced Mr. Dale Scott from Dale Scott & Company.
- US 101 Traffic Safety Alliance Kolby Pereira made presentation regarding the alliance between landowners, business owners and residence along the corridor.

CONSENT CALENDAR

Motion: Councilmember Velazquez made a motion to approve items C-1, C-2, C-5, C-6, C-7 and C-8 with the exception of the removed item of C-3 and C-4. Motion was seconded by Mayor Ledesma and carried by the following vote:

Action:

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

C-1 Approval of Minutes

- a) Joint City Council/Successor Agency Regular Meeting Minutes of October 2, 2019.

C-2 Approval of Warrants

#039252 - #039464

C-5 League of California Cities 2019 Annual Conference Resolutions

C-6 Resolution No. 5540, A Resolution of the City Council of the City of Soledad Approving A Task Order Amendment with Harris & Associates for Construction Management and Inspection Services for the Well 7 Rehabilitation Project in the Amount of \$15,860 and Authorizing the City Manager to Execute Said Task Oder on Behalf of the City of Soledad.

C-7 Resolution No. 5541, A Resolution of the City Council of the City of Soledad Approving a Consulting Services Agreement Task Order with for Construction Management and Inspection Services with Harris & Associates for the Orchard Villas Development Project and Authorizing the City Manager to Execute Said Task Order on Behalf of the City of Soledad.

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

C-3 Resolution No. 5539, A Resolution of the City Council of the City of Soledad Approving a Consulting Services Agreement with Aanko Technologies, Inc. for Professional Services to Update the Emergency Operations Plan (EOP) and Authorize the City Manager to Execute Said Agreement on Behalf of the City of Soledad.

- Councilmember Velazquez said that she didn't see any other proposals that were received, and she was wondering if other proposals were

received. In the past the others that gave submitted proposals have been listed.

- Councilmember Velazquez also wanted to know why the allocation was \$30,000 but the award was two times higher than that.
- City Manager McHatten said that he is happy to share the information of the others that submitted proposals.
- He also said that regarding the \$30,000, the estimate was provided to City Manager McHatten by the prior CalFire Chief before his departure.

Motion: Councilmember Velazquez made a motion to approve Resolution 5539. Motion was seconded by Mayor Pro Tem Chavez and carried by the following vote:

Action:

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

- C-4 Designation of Voting Delegates and Alternates for the 2019 League of California Cities Annual Conference - October 16 – 18, Long Beach, CA.

Councilmember Velazquez wanted to have discussion regarding her registration to the 2019 League of California Cities Annual Conference because she will no longer be able to attend. She was hoping either Mayor or another Councilmember would be able to attend in her place.

The outcome of the conversation was no Councilmembers could attend in her place. Mayor Fred Ledesma would check his calendar for availability. The Mayor and Council decided that Mayor Ledesma will be the designated voting delegate while at the conference if he is able to attend.

Action:

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

BUSINESS

- B-1 Ordinance No. 725, An Ordinance of the City Council of the City of Soledad Repealing and Rescinding Chapter 15.08 of the Soledad Municipal Code Entitled 'Adoption of California Building Code', Adopting New Chapter 15.08 entitled 'Adoption of California Building Code', and Adopting by reference the '2019 California Building Code Volumes 1 and 2, With Exceptions and Appendix Chapters I and J,' '2019 California Residential Code –With Exceptions and Appendix chapter H,' '2019 California Electrical Code -With Exceptions,' '2019 California Mechanical Code-With Exceptions,' '2019 California Plumbing Code-With exceptions,' '2019 California Energy Code,' '2019 California Building Standards Code Parts 8, 10, 11 With Appendix A4 and 12,' '2019 California Fire Code-With Exceptions, and Appendix Chapters 4, B, C, F, G, H, I, J and AE' 'The 1997 Uniform Code for the Abatement of Dangerous Buildings-With Exceptions and '2015 International Property Maintenance code. (1st Reading and Introduction)

Community and Economic Development Director Brent Slama presented the staff report. Building Official Joe Strasser was available to answer questions.

Motion: Mayor Pro Tem Chavez made a motion to approve 1st Reading and Introduction of Ordinance No. 725. Motion was seconded by Councilmember Velazquez and carried by the following vote:

Action:

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

- B-2 Resolution No. 5542, A Resolution of the City Council of the City of Soledad Approving Amendment #1 to the Contract for Professional Services with EMC Planning Group, Inc. in an Amount Not-to-Exceed \$29,240 to Provide Community Outreach for The Pinnacles Parkway Project.

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

Motion: Councilmember Velazquez made a motion to approve Resolution No. 5542. Motion was seconded by Mayor Pro Tem Chavez and carried by the following vote:

Action:

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

- B-3 Resolution No. 5543, A Resolution of the City Council of the City of Soledad Authorizing and Approving Amendment #7 to the Contract for Professional Services with EMC Planning Group, Inc. in an Amount Not-to-Exceed \$27,985 to Provide Contract Planning Services for the Miramonte (Former Miravale III) Project.

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

Motion: Councilmember Velazquez made a motion to approve Resolution No. 5543. Motion was seconded by Mayor Pro Tem Chavez and carried by the following vote:

Action:

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

- B-4 Resolution No. 5544, A Resolution of the City Council of the City of Soledad Approving an Agreement for the Purchase of Real Estate at the 700 Block of Front Street (APN: 022-211-022) and Authorizing the City Manager to Prepare and Execute a Purchase Agreement for the Same.

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

Motion: Councilmember Lara made a motion to approve Resolution No. 5544. Motion was seconded by Mayor Ledesma and carried by the following vote:

Action:

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

- B-5 New Appointment to AMBAG

City Manager McHatten presented the information

Council discussed the matter. No decision was made regarding the matter.

CITY MANAGER'S REPORT

City Manager McHatten reported that he has provided the Council with a full updated report;

- He is meeting with a recruiter on 10/4 regarding the Public Works Director position as well as recruitment for Police Chief.
- He has had conversation regarding playground projects and joint use projects.
- The latest count for people using the online bill pay for the utilities in Soledad is 116 people and 18 people have signed up for auto pay.
- He has had an initial discussion regarding recreation and having another public meeting.

COUNCILMEMBER'S ITEMS AND FUTURE AGENDA ITEMS

Councilmember Velazquez had three items:

1. Regarding the Chamber of Commerce; She would like to see how we can improve the downtown area.
2. Soledad should address the signage issues downtown. The downtown in Coalinga had their downtown decorated with banners regarding Veterans. This is something that Soledad should look into.
 - City Manager McHatten commented regarding Councilmember Velazquez's concern regarding downtown décor and said that he has just completed an order for 72 Christmas decorations for downtown. After the holidays, there will be money available for banners as well.
3. She would like if the Police can address the area of the train and boxcars and homeless people living in the boxcars.
 - Chief Eric Sills will speak to Deputy Chief Wasson so that he can speak to his contact that he has with Union Pacific

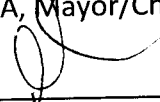
ADJOURNMENT

Mayor Ledesma adjourned the Regular meeting at 9:03 p.m.

Minutes Approved: November 6, 2019



FRED J. LEDESMA, Mayor/Chairman



MICHAEL MCHATTEN, City Clerk/Agency Secretary