

Minutes

City of Soledad Joint
City Council/Successor Agency
Regular Meeting

November 6, 2019

CALL TO ORDER

Mayor 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	Anna Velazquez (Arrived at 5:50 p.m.)
Councilmember/Agencymember	Marisela Lara (Arrived at 5:32 p.m.)
Councilmember/Agencymember	Carla Strobridge Stewart

THE FOLLOWING COUNCILMEMBER WAS ABSENT

PUBLIC COMMENT ON CLOSED SESSION ITEMS

- None

MEETING RECESS FOR CLOSED SESSION

- 5:32 p.m.

MEETING RECONVENED

- 6:13 p.m.

CLOSED SESSION ITEMS

1. The City Council will recess to Closed Session to consider personnel matters pursuant to Government Code Section 54957(B)(1)- City Manager Evaluation.
2. 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 Carbajal.

CLOSED SESSION REPORTS

1. City Attorney Michael Rodriguez reported with respect to item no. 1, the council continues in its efforts and has requested to set a Special Meeting for November 20, 2019 at 6:00 p.m. to continue this item. No other reportable action taken.
2. City Attorney Michael Rodriguez reported with respect to item no. 2, the claim was denied, and direction has been provided to the City Attorney. No other reportable action taken.

PLEDGE OF ALLEGIANCE was led by Mike Nino

PEACEBUILDERS' PLEDGE was led by Mayor Fred Ledesma

ADDITIONS/MODIFICATIONS TO THE AGENDA

- City Manager McHatten said that there are no modifications to the current agenda, however, a decision needs to be made on the future date of the January 2020 meeting because the current future meeting date is January 1, 2020, which is New Year's Day. He suggests moving the meeting to the next Wednesday, January 8, 2020.

Mayor and Council agreed to move the January 1, 2020 meeting to the next available Wednesday of January 8, 2020.

MAYOR/COUNCIL PRESENTATIONS

- Mayor Fred Ledesma and the City Councilmembers presented a Certificate of Recognition to Charter Spectrum.

Charter Spectrum Director of Government Affairs Lisa Ludovici was present at the meeting to accept the Certificate of Recognition. Ms. Ludovici thanked the Mayor, City Council and the community for the certificate.

- Mayor Fred Ledesma and the City Councilmembers presented a Certificate of Recognition to Loaves, Fishes & Computers.

Loaves, Fishes and Computer representative Judith Ramirez was present at the meeting to accept the certificate of recognition. Ms. Ramirez thanked the Mayor and City Councilmembers and the community.

PUBLIC COMMENT

- Resident of Soledad Victoria Burgos said that she hopes to make the City Council aware of the problem that has been happening with the handicap parking spots around the City. Everywhere she goes, there are no open handicap parking areas because the parking spots are being taken by drivers that do not have handicap parking permits. She does have a permit to be able to park in handicap parking spots but has been unable to find parking at different location due to drivers with no handicap permit, ignoring that the parking spot is for handicap only. She would like this to change. She hopes the City can get this problem under control.

- Resident of Soledad Tanya Navarro came to the meeting to speak up about an incident that happened to her at Chester Aaroe Park. She was at the park with her toddler aged child and sat on a bench while her child played. A baseball suddenly hit her in her face/head. She swelled up and was bruised for over a week. She is very concerned because if this incident would have happened to her toddler, she knows the injuries to her child would have been a lot more severe. She would like to know if there is a park policy in place that addresses days and times that the ball fields can be occupied by practices and games. She would like better signage to be posted at the park that would make it clear to people visiting the children's playground that during posted hours a ball may come over the gated area; She would like a taller fence or tall net to be put up that would block baseballs from flying into the children's playground area, she feels that would prevent serious injury of a child.
 - Mayor Pro Tem Chavez said that he will bring up the matter at the next Parks and Recreation meeting that will be held on 11/12/19. He will be sure to discuss more signage.
 - Mayor Fred Ledesma said that he knows that practice is not allowed on Sunday's and this incident happened on a Sunday, so it sounds like this person did not have permission to have practice or a game on that day and time.

- Resident of Soledad Mr. Barry Groves asked if there were any updates regarding the Paraiso Hot Springs Project?
 - Mayor Fred Ledesma said he will be addressing the matter when he gives the Mayor's report later in the meeting.

- Resident of Soledad, Pauline Tomasini came to give an update regarding the Christmas Pageant. She said they are currently working on the 34th Christmas parade and she hopes the City Council will participate in the parade. They will be partnering with Sam Vosti for the annual SAPS toy drive. There will also be a holiday decoration contest like last year. She would like to commend the City of Gonzales for their involvement with senior Citizens. That City has been able to get funding through Measure K and she would like to

know if the City of Soledad has ever tried to get funding through Measure K for the senior citizens.

- Resident of Soledad Maria Guzman asked if the Council had any update regarding Nielsen's Trailer Park.
 - Mayor Ledesma said that Mr. Juan Uranga who was previously apart of CCA, but is not anymore, has been in discussion with the owner of Nielsen's Trailer Park and should be bring the people updates. The Council really does not know anything that is going on in that situation.
 - Councilmember Velazquez said that the people of Nielsen's Trailer Park appointed a committee and gave them permission to speak on behalf of the people. The Committee will have more answers as to what is currently happening and any updates or upcoming resolution to this situation.
 - Mayor Pro Tem Chavez said that CCA stands for Center for Community Advocacy and is a small nonprofit organization located in Salinas. CCA mainly works on housing issues but also works on a variety of other types of issues. They are trying to help the residents of Nielsen's Park with the situation that is happening there.

MAYOR'S REPORT

- Mayor Ledesma reported that John Thompson, who is an owner of Paraiso Hot Springs, went before the Monterey County Planning Commission last Wednesday, 10/30/19 and received a 9-0 vote. This was a positive vote. The next stage would be for Planning Commission to approve the project and they would start the planning process. There are discussions regarding CEQA and Land Watch.
 - City Manager Michael McHatten added that there has been discussion regarding mitigations and some requests/opinions by CalFire.
- Mayor Ledesma reported Senator Robert Rivas stopped in Soledad to offer help and services. Mayor spoke to him in regard to the Teacher/Housing project that is being proposed by Soledad Unified School District. He also spoke to the Senator regarding some of the vacancies in the downtown area. He also attended the Air Board meeting. He is currently working with ACCAPS in planning the next semi-annual retreat in Paso Robles in December.

COUNCILMEMBERS' ANNOUNCEMENTS AND REPORTS

- Councilmember Strobridge Stewart said that she will be reporting on the month of September as well since she was not able to attend the October council meeting. She reported that on 9/18 she attended the Inclusionary Housing sub-committee meeting. On

9/27 she participated in a meeting with Dr. Garcia regarding City Manager relations. She attended the groundbreaking ceremony for the movie theater on 9/28. Also, on 9/28 she also attended the Dog Days of Summer with South County Animal Rescue. She attended her first Monterey County Animal Control Advisory Board meeting on 10/17.

- Mayor Pro Tem Chavez reported that he attended TAMC meeting on 10/23. On 11/4 he attended the TAMC Rail Policy committee meeting.
- Councilmember Velazquez reported that on 10/4 and 10/7 she attended the MST Board of Directors meeting. On 10/9 she attended the retirement luncheon for Chief Eric Sills and Maria Lopez. On 10/25 she attended the State of the Region summit. On 10/27 and 10/28 she participated in conference calls regarding the power shutoffs.
- Councilmember Lara reported on 10/24 she attended the Salinas Valley Solid Waste Authority meeting. On 10/30 she attended the Special joint meeting between the Soledad Unified School District and the City of Soledad.

COUNCILMEMBERS' PRAISE

- Councilmember Velazquez praised the City of Soledad staff regarding the power shutoff of the City of Soledad. She gave praise to the City Manager, the City staff, Public Works and Police.
- Councilmember Strobridge Stewart praised City Manager McHatten and City staff and the YMCA. She thanked the police officers for working overtime and keeping our community safe. She also thanked City Manager McHatten and Joel Alvarez for continuing to work close with the SnipBus and providing the space. In October the SnipBus was able to provide the city of Coalinga to be altered on the SnipBus here in Soledad. She also gave a shout out to the three local shelters; SPCA, Monterey County Animal Services and Salinas Animal Services.
- Mayor Pro Tem Chavez gave praise to the City of Soledad staff for the work that they do. He praised City Manager McHatten for keeping the council and the public aware of what was happening regarding the power outage.
- Mayor Fred Ledesma praised City Manager McHatten for keeping everyone informed during the power outage.

YOUTH COUNCIL REPORT

Youth Commissioners Jonathan Morales and Laura Rivera provided a verbal report:

1. Progress on Fall project on wellness and mental health

- Special Education Awareness
- Environmental Protection
- Mental Health/Wellness initiative

PRESENTATIONS

1. State Water Board presentation – Hacienda Apartments
 - There was no one from the State Water Board to present a presentation. This presentation may be given at the 12/04/19 Regular city council meeting.

CONSENT CALENDAR

Motion: Councilmember Velazquez has asked to have a separate discussion regarding item C-5. Mayor Pro Tem Chavez made a motion to approve items C-1, C-2, C-3, C-4, C-6 and C-7 with the exception of the questioned item of C-5. Motion was seconded by Councilmember Strobridge Stewart and carried by the following vote:

Action:

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

C-1 Approval of Minutes

- a) Joint City Council/Successor Agency Regular Meeting Minutes of November 06, 2019.

C-2 Approval of Warrants

#039465 - #039733

- C-3 Resolution No. 5545, A Resolution of the City Council of the City of Soledad Approving a Temporary Use Permit Street Closure of Front Street and Authorizing Sponsorship of the Annual Soledad-Mission Chamber of Commerce Christmas Parade and Festivities along with the Provision of In-Kind Support Services at an Estimated Cost of \$3,608.04.

- C-4 Resolution No. 5546, A Resolution of the City Council of the City of Soledad Accepting Dedication of a Reclaimed Water Pipeline Easement from Salmina Ranch, LP as Part of the Reclaimed Wastewater Transmission Pipeline Project.

C-5 Resolution No. 5547, A Resolution of the City Council of the City of Soledad Accepting the Construction of Soledad Well #7 Rehabilitation Project as Complete by Layne Christensen Company and Authorizing the Release of Retention.

C-6 Receive and Accept City of Soledad Monthly Department Activity Reports

C-7 Resolution No. 5548, A Resolution of the City Council of the City of Soledad in Support of the South of Salinas US 101 Traffic Safety Alliance Efforts to Improve Traffic Safety Along the US 101 Corridor South of Salinas.

C-5 Resolution No. 5547, A Resolution of the City Council of the City of Soledad Accepting the Construction of Soledad Well #7 Rehabilitation Project as Complete by Layne Christensen Company and Authorizing the Release of Retention.

Harris & Associates Senior Project Manager Leon Gomez presented the staff report.

- Councilmember Velazquez asked when the appropriate timeline for maintenance for well #7 in the future.

Harris & Associates Senior Project Manager Leon Gomez said it should be 10 to 15 years but it should be checked regularly.

Motion: Councilmember Velazquez made a motion to adopt Resolution 5547. Motion was seconded by Councilmember Strobridge Stewart and carried by unanimous vote:

Action:

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

PUBLIC HEARING NO. PH-1

- Receive the Staff report
- Open the Public Hearing at 7:10 p.m.
- Close the Public Hearing at 7:11 p.m.
- Council Action

PH-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.

Motion: Mayor Pro Tem Chavez made a motion to approve Ordinance No. 725. Motion was seconded by Councilmember Lara and carried by unanimous vote:

Action:

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

BUSINESS

- B-1 Consider and Provide Direction on the Liberty Court Residential Subdivision Project's Compliance with the City's Inclusionary Housing Ordinance.

Community and Economic Development Director Brent Slama presented the staff report. Mr. Mike Nino was present at the meeting and available to answer questions.

Mr. Nino provided and presented a PowerPoint presentation.

Mayor Ledesma asked Councilmember Velazquez and Councilmember Strobridge what insight they have as both are members of the sub-committee regarding this subject.

Councilmember Velazquez said that her insight and concerns are the same as they have been. Her concern is that the City of Soledad has had an inclusionary requirement for the past fifteen years and the plan did not get addressed. Housing is very critical in Soledad because some people that live here in Soledad cannot afford housing. Developers are not willing to build in Soledad because of the financial requirements on the lots so now there is a request to defer the requirements. Soledad has not seen the development of affordable housing in the last ten years. She is proposing to continue in building the three lower income units or maybe even moderate.

Councilmember Strobridge Stewart is in support of the in-Lieu fees and clarified that the deed restriction would be for 55 years. She is concerned for management of the project after completion in regard to lack of staffing in order to do that. Rancho San Vicente is an

example of the after effect of the deed restriction. She is also aware that there is a great need for affordable housing in Soledad, however, if the in-lieu fees can be used to entice a non-profit developer to come into the community to come to Soledad and provide for more than three families, that is what she would like to see happen. She would like to see the project happen, but she feels the 55-year deed restriction and lack of staffing or staff turnover are not good.

Councilmember Velazquez said that the City of Salinas revised their inclusionary housing to be able to build affordable homes.

Mike Nino said to his knowledge there has not been any changes to the inclusionary housing in this area. Moving forward, this type of housing is not worth it financially, there is no economic viability.

Mayor Ledesma said that he understands Councilmembers Velazquez's idea.

Mayor Pro Tem Chavez he also understands what Councilmember Velazquez is hoping for and thinks it is a good idea. He hopes there is a compromise that everyone can come to, to help with costs.

Councilmember Strobridge said that she does think that Councilmember Velazquez's idea is a great compromise, however the 55-year deed restriction is a big concern and staff's ability to monitor that. She worked for the City of Soledad and seen when there was a staff member whose job was literally chasing down houses after they were sold or foreclosed or remortgaged and money taken out and staff was always three steps behind. The City does not have the staffing to keep up with it. She hopes for the Santa Clara apartment complex would be amazing and provide housing for more than 20 families versus 3.

Councilmember Strobridge Stewart dismissed herself from the meeting at 7:57 p.m.

Councilmember Velazquez asked Community & Economic Development Director Slama if the city council has the authority to decrease the affordability requirements for the inclusionary.

Community & Economic Development Director Slama said that the ordinance says that when an affordable housing agreement is done between the developer and the city council there is flexibility on how to approach it. There is a lot of lead way as long as the city council and developer agree on affordability requirements.

Mayor Fred Ledesma said he would also like to have a conversation with the planning commission about this as well. The city needs to address the issues of the changing city and

Council Action:

No action was taken

Information was received by the City Council

- B-2 Ordinance No. 726, An Ordinance of the City Council of the City of Soledad Amending Provisions of Chapter 13.40-Utility Charges of the Soledad Municipal Code to Accommodate Adoption of the Pending City of Soledad Water Shutoff Policy.

City Attorney Mike Rodriquez presented the staff report.

Motion: Councilmember Velazquez made a motion to approve First Reading and Introduction of Ordinance No. 726. Motion was seconded by Councilmember Lara and carried by the following vote:

Action:

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

- B-3 Provide Direction in Desired Action to Formalize City/Council Relationship with Soledad Youth Council.

City Manager Michael McHatten presented the staff report.

Council Action:

No action was taken

Information was received by the City Council

Council has directed staff to continue to move forward to Formalize City Council relationship with the Soledad Youth Council with a Resolution.

- B-4 Resolution No. 5549, A Resolution of the City Council of the City of Soledad Approving and Authorizing the City Manager to Execute A Second Amendment Extending the Community Center Management Agreement Between the City and the Central Coast YMCA.

City Manager Michael McHatten presented the staff report.

Councilmember Velazquez said the community outreach plan process is taking a long time to get see the outcome of the surveys. She would like to see a community outreach plan that is robust. The time frame for community outreach has not been good. The outreach that has been done has been very disappointing.

Mayor Pro Tem Chavez feels that a strong discussion about the community center's future needs to be had. The outreach by the consultant has been very light and council needs more input by the community. The council needs to see the surveys that have been done. Is there a way to bring this item back in December?

City Manager Michael McHatten said that there will not be data by December.

Mayor Fred Ledesma directed the City Manager to tell the consultant that the council needs solid data so a clear decision can be made.

Motion: Councilmember Lara made a motion to adopt Resolution No. 5549 with modification the from six months to twelve months and also allocating \$151,500 instead of \$75,750. Motion was seconded by Councilmember Velazquez and carried by the following vote:

Action:

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

CITY MANAGER'S REPORT

City Manager McHatten provided both written and verbal report of the PG&E power outage of Soledad 10/25 – 10/27, 2019

COUNCILMEMBER'S ITEMS AND FUTURE AGENDA ITEMS

Mayor Ledesma had four items:

1. Mayor Ledesma asked that the City Manager's report be moved to the beginning of the agenda.
2. The lights on the City of Soledad sign when coming into town on the north end of town are not working, please have staff fix.
3. Regarding the taco trucks, the three cities should come to an agreement as to what rules the cities will set so that these trucks don't just go from city to city.
4. Mayor Ledesma said that he would like to move forward with the program from the City of Turlock. In Turlock, families are able to come forward and pay for their family member to put up a banner of their family member.

Councilmember Velazquez had three items:

1. She would like to look closer at the beautification efforts on Front Street and look at the signage. She would like Code Enforcement to look at what signage can be addressed.
2. She would like to have Veterans banner's on display on Front Street.
3. What can be done to limit the many trucks parked on both sides of the sides of the road on the way to the Pinnacles.

Mayor Pro Tem Chavez had three items:

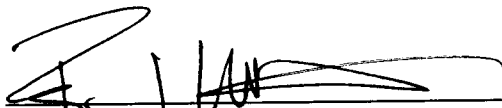
1. The taco truck business's here in Soledad are getting overwhelming. There needs to be a discussion about the taco trucks; what is the limit of taco trucks that can be here in Soledad.
2. How to prepare better for future power outages.

3. Online viewing of the council meetings.

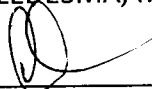
ADJOURNMENT

Mayor Ledesma adjourned the Regular meeting at 9:00 p.m.

Minutes Approved: December 4, 2019



FRED J. LEDESMA, Mayor/Chairman



MICHAEL MCHATTEN, City Clerk/Agency Secretary