

**Minutes**

City of Soledad Joint  
City Council/Successor Agency  
Regular Meeting

**March 04, 2020**

**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	Marisela Lara
Councilmember/Agencymember	Anna Velazquez (Arrived at 5:34 p.m.)

**THE FOLLOWING COUNCILMEMBER WAS ABSENT**

Councilmember/Agencymember    Carla Strobbridge Stewart

**PUBLIC COMMENT ON CLOSED SESSION ITEMS**

- None

**MEETING RECESS FOR CLOSED SESSION**

- 5:31 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 54956.9(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 1305 S. Front Street, Soledad, CA 93960
2. The City Council will recess to closed session pursuant to Government Code 54956.8 to give instructions to the City's real property negotiator (City Manager) concerning property located at 570 Walker Drive, APN: 022-281-012. 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 litigation which has been formally initiated: JVKS Harvest Solutions, LLC, et al. v. City of Soledad.
4. The City Council will recess to closed session pursuant to Government Code Section 54956.9(a)(d)(2) to confer with its attorney regarding a significant exposure to litigation.

### **CLOSED SESSION REPORTS**

1. City Attorney Michael Rodriguez reported with respect to item no. 1, the claim was honored, and direction was given to legal counsel.
2. City Attorney Michael Rodriguez reported with respect to item no. 2, Council conferred with its real property negotiator; no other reportable action taken
3. City Attorney Michael Rodriguez reported with respect to item no. 3, there was a brief consultation on the matter with the attorney and the council regarding noted litigation; no other reportable action taken.
4. City Attorney Michael Rodriguez reported with respect to item no. 4, the council met and discussed the item with the city attorney. No other reportable action taken.

**PLEDGE OF ALLEGIANCE** was led by a Tony Virrueta

**PEACEBUILDERS' PLEDGE** was led by the youth council representatives

### **ADDITIONS/MODIFICATIONS TO THE AGENDA**

City Manager Michael McHatten requested the following modifications to the Agenda:

- Item 1 from the Presentations section of the agenda will not occur at the present meeting.
- Item No. C-7 is being requested to be added to the current agenda.

Resolution No. 5567, A Resolution of the City Council City of Soledad Authorizing Execution of an Easement Deed for PG&E Transmission Lines in APN 022-252-004 Associated with the Roundabout Project at East Street and Metz Road.

City Attorney Mike Rodriguez added that item C-7 arose after the agenda was posted on Friday, 02/28/2020 and needs to be taken care of before the next regular meeting.

**Motion:** Councilmember Velazquez has made a motion to add item C-7 to the agenda. 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

**MAYOR/COUNCIL PRESENTATIONS**

1. Mayor Ledesma presented A Proclamation of the City Council of the City of Soledad in honor of Mr. Thomas Stewart for his Dedicated Service to the City of Soledad Planning Commission.
  - Pastor Tom Stewart was present to receive the proclamation. He thanked Mayor Ledesma, the city council and the public for the honor of being able to be involved in the City of Soledad.
  - Mayor and Council thanked Mr. Stewart for his service to the City of Soledad.
2. Mayor Ledesma presented A Proclamation in Honor and Recognition of the American Red Cross Declaring March 2020 as Red Cross Month.
  - Mr. Tony Virrueta was present to receive the proclamation on behalf of the American Red Cross. Mr. Virrueta thanked the City Council and the public for their support and recognition.

**PUBLIC COMMENT**

- Historical Society President Graig Stephens announced the Historical Society has new displays that show local Native American's from the Rancho period of Soledad, the next display is from the time period of 1860 to 1921 and the third display represents 1921 and going forward. Also, the Farmers Market will be starting in April.

- Adventure Seeking Seniors Representative Hope Cota said that she would like to see more things for seniors to do in Soledad. She works in Gonzalez with seniors and the activities that the City of Gonzales offers to the City's seniors through Measure K. Unfortunately, seniors from Soledad are not allowed to attend in Gonzales. She would be happy to start activities here in Soledad and have someone eventually take over.
- Mayor Ledesma thanked Ms. Cota and said that Soledad would be very interested in starting off some activities for seniors in Soledad
- Pauline Tomasini added that she is very familiar with the activities that are taking place for seniors in the City of Gonzales and hopes that Soledad will also start having activities for the seniors here in Soledad.
- Owner of the Pinnacle Casino Tammy Massa said card room would like to start offering

#### **MAYOR'S REPORT**

- Mayor Ledesma, Mayor Pro Tem Chavez and President of the Historical Society Graig Stephens met regarding the future of the museum.

#### **COUNCILMEMBERS' ANNOUNCEMENTS AND REPORTS**

- Councilmember Lara reported that she attended the City Council Goal setting meeting on 02/19/20. She also attending the Salinas Valley Solid Waste Authority meeting on 02/20/20.
- Councilmember Velazquez reported that on 02/10/20 she attended the MST Board of Directors meeting. On 03/04/20 she attended the Monterey Bay Economic Powers meeting; the name will be changed to Central Coast Community Agency.
- Mayor Pro Tem Chavez reported that he attended the Special council goal setting meeting of 02/19/20. He also participated in the TAMC meeting of 02/26/20.

#### **COUNCILMEMBERS' PRAISE**

- Mayor Pro Tem praised all the different organization in the City of Soledad and also the Soledad Youth Council. He also thanked the Recreation Center and the people that are helping out with Ciclovía.
- Councilmember Lara thanked the City Manager and the city employees for securing funding for the new park. She also thanked the public that came out and shared your ideas for a new park.

- Councilmember Velazquez thanked the community for providing their feedback regarding a park that is needed. She also thanked the County of Monterey for having a partnership with the City of Soledad.
- Mayor Ledesma thanked the youth council for all the outreach they did. He also thanked City Manager Michael McHatten and the staff of the City.

### **CITY MANAGER'S REPORT**

- He thanked the Soledad Youth Council for the work they did in community outreach.
- He also shared that the City did go out for bids for the replacement of the playground, no bids were received.
- There will be a presentation regarding Ciclovía.
- He sits on the Hartnell College Presidents Task Force and he has attended two planning meetings.
- Aanko has completed the City of Soledad's Emergency Operations Plan so there is now a plan in place, but we still need to go through training with staff.
- Monterey County Sr. Policy Lead Kendra Howell and Blue Zones Director of Innovations Dan Burden who represents the Blue Zones Project Monterey County was given a tour of the City.
- Next week there are scheduled meetings with the Measure Y Citizens Oversight Committee and the Budget Review Committee.

### **YOUTH COUNCIL REPORT**

- Youth Commissioners provided a verbal report.

### **PRESENTATIONS**

- Junior Achievement of the Central Coast Executive Director Taran Barca-Hall gave a presentation regarding free financial literacy recourses for youth and families.
- A presentation update was given by a Ciclovía representative Maria Flores regarding the event that is scheduled to take place in Soledad.

### **CONSENT CALENDAR**

**Motion:** Mayor Ledesma has made a motion to approve items C-1 through C-7. Motion was seconded by Councilmember Lara and carried by the following vote:

**Action:**

Ayes: Ledesma, Lara, Velazquez and Chavez  
Noes: None

Abstain: None  
Absent: Strobridge Stewart

### C-1. Approval of Minutes

- a. Joint City Council/Successor Agency Regular Meeting Minutes of February 05, 2020.
- b. Joint City Council/Successor Agency Special/Workshop Meeting Minutes of February 19, 2020.

### C-2. Approval of Warrants

#040370 - 040585

- C-3 Resolution No. 5564, A Resolution of the City Council of the City of Soledad Approving Reinstatement of the Building Technician Job Classification and Job Description, Approving One (1) Full-Time Position, and Establishing a Salary Range.
- C-4 Resolution No. 5565, A Resolution of the City Council of the City of Soledad Approving One (1) Full-Time Office Specialist Position for Front Counter Services
- C-5 Resolution No. 5566, A Resolution of the City Council of the City of Soledad Approving the Job Classification of Senior Utility Maintenance Mechanic, Adopting a Job Description, and Establishing a Salary Range.
- C-6 Receive and Accept City of Soledad Monthly Department Activity Reports
- C-7 Resolution No. 5567, A Resolution of the City Council of the City of Soledad Authorizing the Execution of an Easement Deed for PG&E Transmission Lines in APN 022-252-004 Associated with the Roundabout Project at East Street and Metz Road.

### **PUBLIC HEARING**

- None

**BUSINESS**

**B-1** Acceptance of the City and Soledad Successor Agency's Audited Financial Statements for Fiscal Year 2018-2019

Financial Director Mike Howard presented the report.

**Motion:**

Councilmember Velazquez made a motion to accept the City of Soledad Successor Agency Audited Financial Statements for Fiscal Year 2018-2019. 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-2** Fireworks Regulation and Control in Soledad

This item has been pulled from the agenda and will be moved to the 04/18/2020 planned Special meeting agenda

**B-3** Consider and Provide Direction on the Liberty Court Residential Subdivision Project Compliance with the City's Inclusionary Housing Ordinance.

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

Mr. Nino said he had already been to the Planning Commission meeting and presented a plan to do smaller lots, the planning commission rejected the idea and asked Mr. Nino to come back with a plan for a standard size lot. The next time he came back to the planning commission with a standard size lot, that plan was approved. He then brought it before the City Council on August 7<sup>th</sup> and the Council also approved it, this was the plan that had 19 lots. At the time that the council approved it, council said it was approved but things needed to be figured out on how the inclusionary housing will be dealt with. Council recommended that Mr. Nino meet with the Subcommittee, which he did, but no agreement was able to be met. Mr. Nino then came back to the Council and shared with the council that no resolution was able to be met. Council was happy with the idea of smaller lots, but the planning commission had already rejected that idea. Mr. Nino understood that Council wanted a new proposal from him and that is what he is doing now. He would like to keep the streets the same size as the rest of the streets in Soledad. He would like to revise the parcel map which is currently approved at 19. Moderate-Income affordable would be the designation. He is proposing four Moderate-Income affordable houses. They will be smaller and on smaller lots. He will try to do as many one-story homes as possible. He would

like the subdivision not to look like a subdivision. A main problem with smaller lots is parking. His design would make for more parking.

Councilmember Velazquez thanked Mr. Nino for giving an update. She would like to have the homes low or very low income. She was hoping that because he was scaling up the number of units that would allow for some low and very low units.

Mr. Nino said something like the original deal would not be able to be done and he would need to walk away.

Councilmember Velazquez said she continues to hear that this is not financially feasible so she would like to know how to get the place of where this is financially feasible.

Mr. Nino said his suggestion is having CHISPA do the project because they get tax credits.

Mayor Ledesma said he understands that the cost of building is not affordable. He does understand Councilmember Velazquez' frustration. He hopes to figure out a way for this development the units so that they are affordable.

City Manager McHatten said that this proposal will be given this proposal.

### **COUNCILMEMBER'S ITEMS AND FUTURE AGENDA ITEMS**

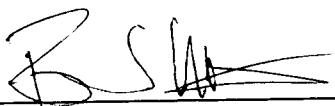
Councilmember Velazquez asked that her items that she asked about last meeting please be brought up in a future meeting soon.

### **ADJOURNMENT**

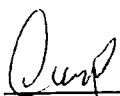
- Mayor Ledesma adjourned the Regular meeting at 7:20 p.m. in memory and honor of Officer Kevin McArthur who passed away on Wednesday, February 23, 2020.

Mayor Ledesma adjourned the Regular meeting at 7:20 p.m.

Minutes Approved: April 01, 2020



FRED J. LEDESMA, Mayor/Chairman



MICHAEL MCHATTEN, City Clerk/Agency Secretary