

Minutes

City of Soledad Joint
City Council/Successor Agency
Regular Meeting

August 05, 2020

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 (5:35 p.m.)
Councilmember/Agencymember	Marisela Lara
Councilmember/Agencymember	Anna Velazquez
Councilmember/Agencymember	Carla Strobridge Stewart

THE FOLLOWING COUNCILMEMBER WAS ABSENT

- None

PUBLIC COMMENT ON CLOSED SESSION ITEMS

- None

MEETING RECESS FOR CLOSED SESSION

- 5:35 p.m.

MEETING RECONVENED

- 6:02 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 Garcia Cruz

CLOSED SESSION REPORTS

1. City Attorney Michael Rodriguez reported with respect to item no. 1, the council unanimously approved the claim of Garcia Cruz and provided direction to the legal counsel. No other reportable action was taken.

PLEDGE OF ALLEGIANCE was led by Amber Solorio

ADDITIONS/MODIFICATIONS TO THE AGENDA

- None

PUBLIC COMMENT

Interim City Manager Slama reported that there were 3 public comments that were submitted by email and a fourth one that was submitted for item B-3.

1. Mr. Hector De la Rosa's comment read that California Legal Assistance is open and serving the public. The telephone number is 831-757-5221. CLA offers free legal assistance to low income communities in matters of housing and public benefits including unemployment benefits, state disability insurance rights, employment right and education. In addition, they have launched a Covid-19 workers right's help line. There was also a flyer attached to the public comment.
2. Joel Hernandez Leguna's comment read on July 10, 2020 he was appointed by the Salinas Valley Healthcare Board to serve a two-year term to represent District Zone 5, which covers parts of the City of Salinas to the City of Gonzales. The City of Soledad is out of the district area, but Salinas Valley Memorial does have a clinic in Gonzales that can reach Soledad residents.
3. Mr. Rogelio Tinajero, resident of Rancho San Vicente. He is a spokesperson for the Rancho San Vicente committee and was asked by the residents to provide a public comment regarding the original or Promissory Notes that are needed from the City of Soledad so families can make the deed changes with the title company. To his understanding, this document is what is holding families back from making the deed restriction modification.

He would appreciate if the council can help direct staff to obtain the document or help find a solution.

City Attorney Rodriguez had comment regarding public comment number 3. He said in November 2019 the City of Soledad and CHISPA entered into an agreement to transfer the notes that the former Redevelopment Agency held on homes in the Rancho San Vicente project and also transferred the authority of administration of those notes to CHISPA. The major incentive was to shorten the term of the deed restriction on those properties from 45 years to 20 years. That information is also contained in the agreement. There was also an amendment prepared for the notes of each one of those homes. Two problems have come up: 1. The City is having a problem with locating the original notes. 2. There is a problem of interpretation; he spoke with CHISPA about the issue and they were concerned on whether or not CHISPA had authority to waive the collection of the loan against each one of the properties at the end of the term of each note which will be in 2024. They did not think the agreement or the amendment that was previously approved was sufficient on this issue and so now the City is looking at what the options are; should the City amend the note or the agreement. He does recognize that it is an important issue to the people in the subdivision and so the City is trying to get it done as soon as possible.

Interim City Manager Slama said the City has all the copies of the documents, but no originals and that is causing a problem with the title company. The City is working on solutions.

Resident at Rancho San Vicente, City of Soledad Ms. Julia Delatorre asked if it would be helpful if the residents would be able to obtain the originals for the City. She would also like to know if there is a timeline that everything can be done? Can this item be put onto the agenda?

City Attorney Rodriguez said to make an amendment to the note, he does suppose it can be done in the next month or two. There needs to be an agreement on what document will be amended.

Mayor Ledesma directed staff to add this item to the agenda in the next month.

MAYOR'S REPORT

Mayor Ledesma reported that he was not able to attend the Mayor's and Manager's meeting and asked that Interim City Manager Slama please share since he did attend the meeting.

Interim City Manager Slama said that during the meeting they discussed Covid issues regarding law and code enforcement regarding large gatherings. There was also a discussion on broadband and the school district distributing hotspots for students and distance learning.

Chief Wasson said that the residents in Soledad are doing very well with complying with the social distancing and mask wearing. Code enforcement and the officers all have masks that have been being handed out and they have been educating residents.

COUNCILMEMBER'S ANNOUNCEMENTS AND REPORTS

Councilmember Carla Strobridge Stewart announced that SnipBus will be in Soledad on 8/18 and they have secured 3 dates in September.

Councilmember Lara reported that she did not have anything to report at this time.

Councilmember Velazquez reported that on 08/01 MST reinstated passenger fares and back door boarding. On 07/29 she attended a Community Center meeting. On 07/31 she attended the third South County Food Distribution Drive; 1,200 bags of food were distributed, 20 census surveys were completed, \$500 worth of \$10 gas cards were distributed, and Target personal care items were also distributed. The Superintendent of Schools Tony Thurmond announced that T-Mobile and Apple will be distributing discounted iPad's for up to one million students that will come equipped; they will be issuing notices of how districts can apply for that.

Councilmember Strobridge Stewart added that the Soledad Unified School District has been awarded 700 units of the what Superintendent of Schools Tony Thurmond was speaking of.

Mayor Pro Tem Chavez reported that he attended the Rail Policy meeting. He also participated in the community center meetings looking at the needs of the community and looking at a possibility of a Bond Measure.

CITY MANAGER'S REPORT

Interim City Manager Brent Slama presented an oral and written report.

- There was an announcement that the census will be ending their count in September instead of October.
- Soledad has hired the new Director of Information Technology, Steven Andranigian. He has worked with Soledad and our consulting group for four years and is very experienced in our system.
- The new Deputy Chief of Police will be starting Monday 08/10.
- Chief Wasson added that the new Deputy Chief is Fred Lombardi. He was with the City of Gonzales and has worked in the DA's office. He is well known and familiar

with this area. He has been in law enforcement for 30 years. He will be a great asset and resource to the department.

YOUTH COUNCIL REPORT

Soledad Youth Council Advisor Ivan Ibarra Mora said Amber Solorio and Marcela Perez will first give a report and then each new member of the youth council will introduce themselves.

Amber Solorio said that she will be a senior at Soledad High School this coming year. Marcela Perez said that she will be a senior at Soledad High School this coming year.

Amber Solorio reported that the Soledad Youth Council is committed to learning more about the City and the Soledad Unified School District. The Youth Council empowers themselves and others through youth-voice and community engagement. They are excited to welcome a new passionate empowered group. Some highlights are the Soledad Youth Council 2020; during the months of June and July the Youth Council received 20 applications and interviewed a total of 17 students.

Outgoing and current members were able to participate in interviews and help in the selection of the new council which includes one student from 8th grade, 4 students from 9th grade, 3 from 10th grade, 6 from 11th grade and 6 from 12th grade for a total of 20 students, including 4 returning member.

Marcela Perez reported regarding the orientation and immersion experience with the youth council size of 20, the members illustrated great potential and diversity. There was a kick-off meeting on Friday and there were three meetings on Tuesday for orientation, prep session, and a meeting with the Interim City Manager. There were two meetings on 08/05; one with Superintendent Vanoli and a training to identify personal strengths and values.

The new members introduced themselves:

- | | |
|-----------------------|-------------------------|
| 1. Noelani Amador | 11. Uriel Ramirez |
| 2. Rodrigo Chavez | 12. Devannie Ruiz |
| 3. Itzel Figueroa | 13. Megan Sacyat |
| 4. Diego Guillen | 14. Sofia Vargas |
| 5. Wakeen Harrell | 15. Angel Castro |
| 6. Julie Ann Lopez | 16. Ximena Mandujano |
| 7. Chinemerem Elleleh | 17. Maya Padilla-Chavez |
| 8. Ethan Solorio | 18. Marcela Perez |
| 9. Layla Ahmed | 19. Christian Perez |
| 10. Perla Espinoza | 20. Amber Solorio |

Mayor Fred Ledesma and the Council introduced themselves and thanked the youth council for their participation in the Youth Council.

CONSENT CALENDAR

Motion: Councilmember Strobridge made motion to approve items C-1 through C-10. Motion was seconded by Councilmember Lara and carried by unanimous vote:

Action:

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

C-1. Approval of Minutes

- a. Joint City Council/Successor Agency Regular Meeting Minutes of July 15, 2020.
- b. Joint City Council/Successor Agency Special Meeting Minutes of July 29, 2020.

C-2. Warrants

041638 - 041741

C-3. Resolution No. 5623, A Resolution of the City Council of the City of Soledad Adopting Legal Holidays for Calendar Year 2021

C-4. City Hall Holiday Office Closure December 21, 22 and 23, 2020

C-5. Resolution No. 5624, A Resolution of the City Council of the City of Soledad Declaring Intent to Form a Fire Department Underground Utility District Pursuant to Soledad Municipal Code 13.44-Procedures for Undergrounding of Utilities Located on Monterey Street Between Main Street and Soledad Street.

- C-6. Resolution No. SHA-2020-01, A Resolution of the Housing Authority of the City of Soledad Authorizing the Establishment and Maintenance of Bank Accounts for the Municipal Funds and Repealing Resolutions in Conflict Herewith.
- C-7. Resolution No. 5625, A Resolution of the City Council of the City of Soledad Authorizing the Establishment and Maintenance of Bank Accounts for the Municipal Funds and Repealing Resolutions in Conflict Herewith.
- C-8. Resolution No. 5626, A Resolution of the City Council of the City of Soledad Approving a Cost Sharing Agreement for Salinas River Watershed Invasive Non-Native Plant Control and Restoration Program Between the City of Soledad and Resource Conservation District of Monterey County and Authorizing the City Manager to Execute Said Agreement on Behalf of the City of Soledad.
- C-9. Resolution No. 5627, A Resolution of the City Council of the City of Soledad Approving a Consulting Services Agreement with Cannon Technology Management, Inc., for two Years of General On-Call Supervisory Control and Data Acquisition Support (SCADA) services in the Amount of \$140,000.
- C-10. City of Soledad Monthly Department Activity Report

BUSINESS

- B-1. Resolution No. 5620/SA-2020-02, A Resolution of the City Council of the City of Soledad and the Successor Agency of the Soledad Redevelopment Agency Accepting and Approving the 2020-2021 Fiscal Year Proposed Budget and Approving and/or Directing Implementation of Other Budget Related Actions.

Finance Director Mike Howard presented the staff report and shared a PowerPoint presentation of the proposed budget.

Councilmember Velazquez said that she did not see the allocation of \$10,000 for the youth council so she would like to propose that allocation again in the budget.

Finance Director Mike Howard said there was an allocation of \$10,000 in last year's budget and the same funds are allocated in the 2021 budget. \$1,500 was spent from that account.

Soledad Youth Council Advisor Ivan Ibarra Mora said he has no idea what that \$1,500 was spent on because the youth council has never put any requests to use money from that account. He would like someone to report to him what that money was spent on. Everything they have done has been out-of-pocket. There have been conversations to use

the funds for adding a page on the city website regarding the youth council or setting up summer internship for youth councilmembers.

Mayor Ledesma asked if there were any public comments at this time.

Soledad resident Enrique Padilla said the City should include Universal internet in the City because that would be more convenient than hotspots during the time of distance learning.

Motion: Councilmember Velazquez made motion to approve Resolution No. 5620/SA-2020-02. Motion was seconded by Councilmember Lara and carried by unanimous vote:

Action:

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

B-2. Resolution No. 5628, A Resolution of the City Council of the City of Soledad Establishing the Job Classification of a Maintenance Manager, Adopting a Job Description, Approving One (1) Full-Time Position and Establishing a Salary Range.

Interim City Manager Slama gave a short PowerPoint presentation regarding the Public Works department, current positions and the accounts and projects that are being served and will be served in the future.

Public Works Director Oscar Antillon presented the staff report and shared a PowerPoint presentation.

Mayor Pro Tem Chavez asked if there a way to do separate rates of contracted rates and residential rates.

Public Works Director Oscar Antillon said that he will look further into that question, but it does take the same amount of energy to do the service no matter where the work is being done.

Councilmember Velazquez asked if the rate study should be a high priority because the City is already in non-compliance. This rate study should have been done two years ago. When does this rate study become high priority so that it can be factored into the budget. Also, regarding the Maintenance Manager position, there are issues with the fleet that have been deferred that really need to be taken care of. She thought that position would also be looking at the capital projects, but it is not. That position will be looking at everything that has to do with public works, wastewater and water. In the outline of the different positions she seen the public works manager, the senior water

systems supervisor and there a couple of supervisory positions under the wastewater position.

Public Works Director Oscar Antillon said those positions are operators which is one of the problems. They are trying to do everything. There is a lot of work put into tracking permits and test results, compliance, order materials and parts but there is no admin person to do that. All of that is being done by supervisors and by Executive Assistant Hilda Ramirez. This position will help because a lot of the work needed will be put into the system and will be able to be tracked. There is no good oversight of what is going on in the City. The CMS program will be able to track everything that is going on and will trigger inspections and establish a process to be able to track issues. The expectation is that the money for the position will come from not running the systems into the ground.

Motion: Councilmember Velazquez made motion to approve Resolution No. 5628. Motion was seconded by Councilmember Lara and carried by unanimous vote:

Action:

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

- B-3. Update Regarding the Status of the Memorandum of Understanding Between the City of Soledad and the Don Chapin Company Relating to the Development of Los Coches Adobe Property.

Interim City Manager Brent Slama presented the staff report and update.

Mr. Ron Panziera thanked the Soledad Youth Council Advisor Ivan Ibarra Mora for starting the Soledad Youth Council. He also congratulated Police Chief Wasson for hiring Deputy Chief Lombardi.

He called to speak on behalf of his family regarding the buffer that Monterey County has said the City of Soledad must have between development and agriculture. When the project started no one from the City contacted the owners of the property. The City will need to figure out how to create a buffer zone. He does not see any good that can come from this project if the buffer is not created.

Don Chapin was present on the call. He said that there has been a lot of planning in preparation for the plans in building an upscale RV park on the Adobe property. The issue of the buffer came up and the City and the County met but things are unclear now with where the City is with that. He would like to know what to do as far as planning. He will need to spend \$75,000 more to get the engineering done to bring forth the utilities. If he is going to spend money on designing utilities, he would like to have some form of

indemnity from the City stating that if he is not able to move forward, the City will reimburse those costs.

Councilmember Strobridge Stewart asked if this item needed to be approved at the current meeting or can the item be brought back.

Interim City Manager Slama said the reason for the item in the current meeting is to get direction from the council but the item can be brought back if that is what the council would like to do. Mr. Chapin is asking for security and the council needs to be clear on how committed the City is to this project. The City is asking a developer to restore the historic Adobe, bring utilities across a river and shrink an available property that a developer could use to generate revenue. There is some time to bring this project back, but the developer needs to be able to move forward

Don Chapin said he is asking that the City would pay for the design costs of the design of the utilities because the City would be who is benefitting from the utilities.

Motion:

No Action taken for this item

Direction was provided to staff to bring this item back after further research.

- B-4. Resolution No. 5629, A Resolution of the City Council of the City of Soledad PG&E CC designation as Resource Center

Interim City Manager Slama presented the staff report.

PG&E Jessica Melton was present on the Zoom meeting available to answer any questions.

Motion: Councilmember Velazquez made motion to approve Resolution No. 5629. Motion was seconded by Councilmember Strobridge Stewart and carried by unanimous vote:

Action:

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

- B-5. Grand Jury Response Letters to the Civil Grand Jury's Reports Regarding "Sexual Harassment Prevention #Training Compliance" and "Overdue Response to the 2018/19 Civil Grand Jury Report" Letter.

City Attorney Mike Rodriguez presented the staff report.

Motion: Mayor Pro Tem Chavez made motion to approve moving forward with the Grand Jury Response Letters to the Civil Grand Jury's Reports Regarding "Sexual Harassment Prevention #Training Compliance" and "Overdue Response to the 2018/19 Civil Grand Jury Report" Letter. Motion was seconded by Councilmember Strobridge Stewart and carried by unanimous vote:

Action:

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

- B-6. Planning Commissioner Recruitment

Interim City Manager Slama presented the staff report.

There are two applications that have been received.

Motion:

No Action taken for this item

Direction was provided to staff to bring this item back to the next regular meeting of 08/19/20, to appoint two planning commissioners.

- B-7. Consideration of Appointments to the Community Center Committee.

Interim City Manager Slama presented the staff report.

There are two applications that have been received.

Council asked that the two applications that were received would be appointed to the Community Center Committee

Councilmember Lara asked what is going on with mask distribution that was talked about at the last meeting

Interim City Manager Slama said he will check back with the person from the City that was given direction regarding the ordering of the masks and the distribution.

Councilmember Velazquez would like to move forward with the distribution of masks and would like to work with the Census in doing so.

ADJOURNMENT

Mayor Ledesma adjourned the Regular meeting at 9:30 p.m.

Minutes Approved: August 19, 2020



FRED J. LEDESMA, Mayor/Chairman



BRENT SLAMA, Interim City Clerk/Agency Secretary