

## Minutes

City of Soledad Joint  
City Council/Successor Agency  
Regular Meeting

**September 02, 2020**

### CALL TO ORDER

Mayor Ledesma called the City Council/Successor Agency Meeting to order at 5:34 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 (5:45 p.m.)

### THE FOLLOWING COUNCILMEMBER WAS ABSENT

1. Carla Strobridge Stewart

### PUBLIC COMMENT ON CLOSED SESSION ITEMS

- None

### MEETING RECESS FOR CLOSED SESSION

Mayor Ledesma recessed to Closed Session at 5:35 p.m.

### MEETING RECONVENED

Mayor Ledesma reconvened from Closed Session at approximately 6:07 p.m.

### **CLOSED SESSION ITEMS**

1. 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 sale/exchange/lease of property located at 31500 San Vicente Road, City of Soledad, APN: 257-081-022. Instructions will include price, terms of payment and other relevant conditions.

### **CLOSED SESSION REPORTS**

1. City Attorney Michael Rodriguez reported with respect to item #1, the council conferred with legal counsel and its property negotiator. No other reportable action taken.

**PLEDGE OF ALLEGIANCE** was led by Amber Solorio

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

Interim City Manager Slama stated there was a modification needed to Item No. C-3; the Resolution number would need to change from 5632 to 5637, no other information would need to change.

### **PUBLIC COMMENT**

2. JVKS Harvest Solution General Manager Matt Rogers, lease holder at 1904 Monterey Street in Soledad. He thanked the City Council, City Attorney and Public Works Department and Soledad Permit Department for the work they put forth with various solutions that were needed to move forward with that property. He also thanked the Soledad Police Department for their support. He is open to any comments from the community or from council as to how to do things better if that is needed.
- Interim City Manager Slama read an anonymous public comment that was received from a Soledad resident who called into city hall and requested her public comment be read into the minutes:

She is a tax paying citizen and resident of the City of Soledad and she wants to make sure that when the new Orchard Lane park opens, it is opened to the public completely. The restrooms should be left unlocked for residents/children that play in the park and the water feature should actually be usable and on for the public to use, not just as the City pleases because the residents are the ones paying taxes for this park and the park should not be shut down or locked like the other parks have been. Besides Covid happening, the other parks were being controlled by someone in the City and people cannot play in the field or use the restroom and that is not how the City taxpayers should be treated.

- Mr. Ben Jimenez introduced himself. He will be joining the City Council after the November 3, 2020 election as a City of Soledad Councilmember.
- Monterey County Workforce Development Boardmember Michael Artalejo introduced himself. He has recently moved to the City of Soledad. The emphasis of the program is focused on youth ages 18 to 24 years old. There is a brand-new youth program called the Monterey County Cadre, it is a 12-week program where they emphasize leadership in community giving. Students will be paid a weekly salary for their time. The students will also receive a certificate of leadership from the National University, a CPR certification and a Safe Serve certification. There is also a program a traditional youth experience program where they help right fit young adults with businesses. They pay 320 hours of labor for the work experience for the young adults.

### **MAYOR'S REPORT**

Mayor Ledesma reported 5 items:

1. He attended the Air Board meeting.
2. He also reported the Covid-19 numbers for Soledad are leading South Monterey County.
3. He is actively working towards banners for Front Street for the Veterans and Active Duty Service Members of Soledad.
4. He met with Craig Kauffman from the Visitors Center along with Interim City Manager Slama and Mayor Pro Tem Chavez regarding modifying the amount being spent on the Visitors Center, especial because of the current Covid situation.
5. He attended a meeting between the Monterey County Health Department, Supervisor Lopez, Interim City Manager Slama, Councilmember Velazquez and Chief Wasson on 09/02 regarding the homeless issue that is happening in Soledad.

### **COUNCILMEMBER'S ANNOUNCMENTS AND REPORTS**

Mayor Pro Tem Chavez reported 3 items:

1. On 08/11 he attended he participated in the Soledad Parks and Recreation Committee meeting.
2. On 08/26 he participated in the Ad-Hoc Committee meeting regarding the Soledad Community Center.
3. He also participated in creating the PSA's for the City.

Councilmember Velazquez reported 6 items:

1. On 08/26 she participated in the Ad-Hoc Committee meeting regarding the Soledad Community Center.
2. On 09/02 she attended a meeting with the Monterey Bay Economic Partnership regarding energy efficient programs that will be becoming available to communities.
3. On 09/02 she attended a meeting between the Monterey County Health Department, Supervisor Lopez, Interim City Manager Slama and Chief Wasson regarding the homeless issue and health and safety concerns that are happening in Soledad.

4. She is very concerned about the continued gatherings that are happening in Soledad. She hopes that there is an enforcement plan to bring more awareness to the public.
5. SB 1447 was passed. The Bill is very critical because it creates a tax credit for small business that rehire employees that were laid off during the Covid-19 pandemic.
6. AB 3308 was also passed. This bill that protects tenants who have experienced Covid-19 financial hardships from eviction and a method for landlords to recover rental income. The eviction moratorium protects tenants so they can not be evicted.

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

Interim City Manager Slama presented an oral and written report.

1. Please remember there is a special meeting scheduled for September 9, 2020 regarding the Community Center.
2. There is a mask giveaway on 09/03/20.

### **YOUTH COUNCIL REPORT**

Soledad Youth Commissioners Amber Solorio and Marcela Perez gave a brief update for the month of August.

Interim City Manager Slama said that staff is looking at ways to meet the council's vision at what the Youth Council can truly be by using training funds and looking at ways the City can provide the meaningful experiences and work with the Youth Council on projects. It has been a goal of the City to establish ways and find opportunities to do the projects that the Youth Council has mentioned. We are looking forward to summer internships and opportunities like that.

Advisor to the Youth Council Ivan Ibarra Mora said that he hopes to get guidance or approval to move forward with further work of the Youth Council.

Mayor Pro Tem Chavez said the dollars that are allocated towards the Youth Council should be able to be used to further the workings of the Youth Council in a manner that is efficient that works for the council.

Councilmember Velazquez said that she was the one that recommended the \$10,000 allocation for the Youth Council. The vision for that money was to provide the youth with leadership training opportunities. The money should support the work that they do and support the work that the City does. The council needs to identify goals and projects that are priority that the youth can work on.

Mr. Ibarra Mora said both him and Ms. Solorio will continue to provide time and financial investment into the youth but he hopes their can be an alignment on what the projects are that the council would like the Youth Council to work on and also he would like to see the Youth Council be able to move forward in dedicating their time.

Mayor Ledesma asked Mr. Ibarra Mora to refer to Interim City Manager Slama regarding the allocation of the finances.

**CONSENT CALENDAR**

**Motion:** Councilmember Velazquez made motion to approve items C-1 through C-5. 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

**C-1. Approval of Minutes**

- a. Joint City Council/Successor Agency Regular Meeting Minutes of August 19, 2020.

**C-2. Warrants**

041871 – 041979

C-3. Resolution No. 5637, A Resolution of the City Council of the City of Soledad Accepting a Proposal from Coastal Paving & Excavating, Inc. in the Amount of \$21,600 for the Construction of an ADA Compliant Crosswalk and Certain Pedestrian Safety Improvements at Gabilan Drive and Benito Street and Authorizing the City Manager to Execute an Appropriate Contract to have the Work Performed.

C-4. Resolution No. 5633, A Resolution of the City Council of the City of Soledad Approving a Reimbursement Agreement with the Transportation Agency for Monterey County (TAMC) For a Consultant to Develop Vehicle Miles Traveled (VMT) Thresholds to Meet SB 743 Thresholds to Meet SB 743 Requirements Specific to the City of Soledad, For an Amount Not-to-Exceed \$17,000 and Authorizing the City Manager to Execute Said Agreement on Behalf of the City of Soledad.

C-5. City of Soledad Monthly Department Activity Reports.

**PUBLIC HEARING NO. PH-1**

- Receive the Staff report
- Open the Public Hearing (6:58 p.m.)
- Close the Public Hearing (6:59 p.m.)

- Council Action

PH-1. Resolution No. 5634, A Resolution of the City Council of the City of Soledad Establishing a Fire Department Underground Utility District Pursuant to Soledad Municipal Code Chapter 13.44-Procedures For Undergrounding of Utilities Located on Monterey Street Between Main Street and Monterey Street.

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

Attorney Rodriquez presented further information.

Public Works Director Oscar Antillon was also present in the meeting available for questions.

**Motion:** Mayor Pro Tem Chavez made motion to approve Resolution No. 5634. Motion was seconded by Mayor Ledesma and carried by unanimous vote:

**Action:**

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

**BUSINESS**

B-1. Current State and Future Plans for City of Soledad Information Technology (I.T.).

Information Technology Director Steven Andranigian presented a PowerPoint presentation.

Councilmember Velazquez asked how the City can move forward with the Phase 1 Demo for the Citywide wireless initiative. How can the City start setting up hotspots for the public and how can the City move forward with a City of Soledad App. She would also like to take advantage of Facebook Live and she would like a system put in place where information can be provided to the public in a more timely manner so that the council does not need to wait to make a video announcement. Also, she would like to have the City of Soledad council meetings recorded.

Information Technology Director Steven Andranigian said the things that Councilmember Velazquez is inquiring about are already items that are already currently on his list of things he is working on.

**Motion:**

No Action taken for this item  
Information was received

- Mayor Ledesma asked the Council if the meeting could move forward on Business Item No. B-4
- Council agreed to the request.

B-4. Status Update – Questions Concerning Administration of an “Agreement to Provide Affordable Housing Resale Services” Between the Soledad Redevelopment Successor Agency and CHISPA for Homes in the Rancho San Vicente Residential Subdivision.

Attorney Rodriquez presented status update.

CHISPA President Alfred Diaz Infante said everything that Attorney Mike Rodriquez said is correct. Because of Covid-19 the title company has been slow to reply. Interim City Manager Slama has been a big help to this item.

Center for Community Advocacy Executive Director Daniel Gonzalez thanked Interim City Manager Slama for his help to bring clarity to the residents that are involved in the project.

A resident of Soledad asked Mr. Infante what he thinks the time frame will be from the title company regarding this item. She also asked if the item would please keep this item on the agenda for status update to the residents.

Mr. Infante said he will continue to call the title company to get answers and updates.

Mr. Gonzalez said he will also make sure to set up a meeting between the residents of the community to make sure everyone has the update.

Mayor Pro Tem Chavez said this issue does not seem like this would be a unique issue and hopes that the City will continue to do whatever needs to be done to assist with this.

Councilmember Velazquez asked Attorney Mike Rodriquez to clarify the 20-year affordability covenant does not conclude until the year 2024? She also asked if the notes were recorded with the County.

Attorney Rodriquez said that the affordability does not conclude until the year 2024 and the note does not get recorded with the County.

Councilmember Lara asked if the year 2024 applies to everyone there or only the original owners?

Interim City Manager Slama said that there are some isolated cases that will extend out beyond 2024.

B-2. Review of Future Direction for Economic Development Department.

Interim City Manager Slama presented the presentation.

Councilmember Velazquez said that what Interim City Manager Slama presented is a great vision and does see the need in Soledad. She is not in agreement with the Housing Manager position being made into a coordinator position.

The language in the report says that a part time agency support if needed to support the local agencies, but the City should take note that there are already existing agencies working with the businesses. El Pajaro Community Development Corp is already working with business.

In terms of funding, she is not clear on how much money will be saved from the cost-savings from the visitor's center. She is trying to understand a full cost for a year.

Interim City Manager Slama said his focus has been to not increase cost and provide better services. His goal has always been to keep the bottom line.

Mayor Pro Tem Chavez said that if the City wants a more robust Economic Development the City will need to invest more money.

**Motion:**

No Action taken for this item

Information was received

B-3. Presentation and Discussion Regarding City of Soledad Centennial Activities.

Interim City Manager Slama presented the presentation

**Motion:**

No Action taken for this item

Information was received and direction was given.

B-5. Resolution No. 5635, A Resolution of the City Council of the City of Soledad Adopting the California Uniform Public Construction Cost Accounting Act Procedures and Directing the City Clerk to Notify the State Controller of this Election.

City Attorney Rodriguez presented the staff report.

Public Works Director Oscar Antillon was also present in the meeting and available to answer any questions.

Councilmember Velazquez asked how many bidder's are on the bidder's list right now and if someone would like to join that bidder's list, would they have to wait until the list is updated annually or can they be added to the list?

Attorney Rodriquez said that the person would need to wait until the annual update. For formal bidding, that business would have the opportunity to bid whether they were on the list.

Councilmember Velazquez would like staff to make an effort for the list to be comprehensive and she would like to make sure that staff pay attention to that in preparing the list.

**Motion:**

Councilmember Velazquez made motion to approve Resolution No. 5635. 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-6. Resolution No. 5636, A Resolution of the City Council of the City of Soledad Accepting the Final Subdivision Map for the Miravale II Parcel D Subdivision.

Interim City Manager Slama presented the staff report.

Mayor Ledesma asked all councilmembers if there were any conflicts in the group for this item.

Council determined that there are not enough people to present in the meeting to be able to vote on this item since both Mayor Ledesma and Councilmember Lara both have conflict.

Councilmember Velazquez asked Attorney Mike Rodriquez if Mayor Pro Tem Chavez has a relation within that business, would he also be in conflict to be able to vote on this item?

City Attorney Rodriquez said he is not sure because he is not clear on what that relation is regarding Mayor Pro Tem Chavez.

**Motion:**

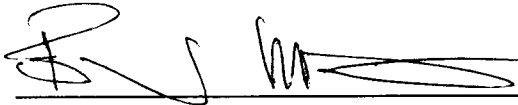
No Action taken for this item.

This item will be brought back to the 09/16/2020 Regular City Council meeting.

**ADJOURNMENT**

Mayor Ledesma adjourned the Regular meeting at 9:13 p.m.

Minutes Approved: September 16, 2020



\_\_\_\_\_  
FRED J. LEDESMA, Mayor/Chairman



\_\_\_\_\_  
BRENT SLAMA, Interim City Clerk/Agency Secretary