

Minutes

City of Soledad Joint
City Council/Successor Agency
Regular Meeting

September 16, 2020

CALL TO ORDER

Mayor Ledesma called the City Council/Successor Agency Meeting to order at 5:03 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	Carla Strobridge Stewart

THE FOLLOWING COUNCILMEMBER WAS ABSENT

Councilmember/Agencymember Anna Velazquez

PUBLIC COMMENT ON CLOSED SESSION ITEMS

- None

MEETING RECESS FOR CLOSED SESSION

Mayor Ledesma recessed to Closed Session at 5:04 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 to Consider Personnel Matters Pursuant to Government Code Section 54957(B)(1)-City Manager Employment and Recruitment.

CLOSED SESSION REPORTS

1. City Attorney Michael Rodriguez reported with respect to item #1, the council met in closed session to discuss issues associated with the recruitment and employment of the city manager. No formal action was taken. There is no other information to report.

PLEDGE OF ALLEGIANCE was led by Mike Howard

ADDITIONS/MODIFICATIONS TO THE AGENDA

Interim City Manager Slama had one modification at this time; item B-1 should be removed from the agenda due lack of quorum of councilmembers who can vote on this item. He would like to schedule a special meeting.

PUBLIC COMMENT

- No public comment

MAYOR'S REPORT

Mayor Ledesma reported 2 items:

1. He attended a Mayor's/Manager's meeting; Monterey County will be closing a Covid-19 testing site in Greenfield.
2. He feels very proud of the Soledad Police Department. He has been told great compliments about the department by the Sheriff's Department and other officers from other departments.

COUNCILMEMBER'S ANNOUNCEMENTS AND REPORTS

Councilmember Lara reported 1 item:

1. On 09/09 she attended the AMBAG meeting.

Councilmember Strobridge Stewart reported 3 items:

1. The SnipBus will be in South County in the month of September in Greenfield and Soledad.
2. She would like to give praise to the Public Works Department and Interim City Manager Slama for accommodating the SnipBus.
3. She also praised the Soledad Police Department for their hard work in being very active in the community.

Mayor Pro Tem Chavez reported 2 items:

1. He did not attend a TAMC Rail Policy meeting due to it being cancelled for lack of items.
2. He did attend the City of Soledad 09/09 Special meeting.

CITY MANAGER'S REPORT

Interim City Manager Slama presented an oral and written report.

1. He and I.T. Director Steven Andranigian met with Soledad School District representatives regarding everyone having access to the internet.
2. He asked Chief Wasson to give an update regarding the homeless encampment in Soledad and he asked Attorney Mike Rodriguez to give an update regarding Rancho San Vicente.
 - Chief Wasson said there have been many more visits to the encampment asking people if they would like assistance or help. No one there has accepted any of the offered help. There should be a meeting taking place soon with the County to see what other resources can be brought in.
 - Attorney Mike Rodriguez said there is not much to report on the San Vicente item. The City has continued to try to locate documents. He has been in contact with CHISPA who have given good suggestions for modifications that can be made to the amendment. Everyone is still waiting to hear back from the title company as to whether they will be able to accept copies of documents for purposes of processing the amendment to the resale restriction agreement. There is no timeline for the response of the title company.

YOUTH COUNCIL REPORT

Soledad Youth Commissioners Amber Solorio and Marcela Perez gave a brief update for the month of August. A written report was also provided.

PRESENTATIONS

Alliance on Aging representatives Teresa Sullivan and Maribel Trejo presented a PowerPoint presentation.

INT Monterey County Executive Director Jessica McKillip presented a PowerPoint presentation regarding transportation services being offered to Seniors in the area.

CONSENT CALENDAR

Motion: Councilmember Strobridge Stewart made motion to approve items C-1 through C-5. Motion was seconded by Mayor Pro Tem Chavez and carried by the following vote:

Action:

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

C-1. Approval of Minutes

Joint City Council/Successor Agency Regular Meeting Minutes of September 02, 2020.

C-2. Warrants

041980 - 042086

C-3. Resolution No. 5638, A Resolution of the City Council of the City of Soledad Establishing the Job Classification of a City Engineer, Adopting a Job Description, Approving One (1) Fill-Time Position and Establishing a Salary Range

C-4. Resolution No. 5639, A Resolution of the City Council of the City of Soledad Establishing the Job Classification of an Associate Civil Engineer, Adopting a Job Description, Approving one (1) Full Time Position and Establishing a Salary Range.

C-5. Resolution No. 5640, A Resolution of the City Council of the City of Soledad Approving Amendment 1 to Task Order 108 with Harris & Associates for City Engineering and Staff Augmentation Services and Preparation of the 2020 Urban Water Management Plan in an Amount Not-to-Exceed \$273,570 and Authorizing the Interim City Manager to Execute Said Amendment on Behalf of the City of Soledad.

PUBLIC HEARING NO. PH-1

- Receive the Staff report
- Open the Public Hearing (6:54 p.m.)
- Close the Public Hearing (7:32 p.m.)
- Council Action

PH-1. Resolution No. 5641, A Resolution of the City Council of the City of Soledad Approving a Planned Development, Density Bonus and Amending a Tentative Subdivision Map (TSM 2019-01) to Subdivide a 4.2 Acre Parcel (APN 022-281-001 & 022-271-006) Into 27 Single Family Lots Zoned R-1 Located East of Granada Street.

Interim City Manager Slama presented the staff report. He also presented a map of the item being discussed.

Mr. Mike Nino presented a verbal update and presentation.

Soledad resident Tito Villalpando had five questions and comments regarding the item.

1. Will this project shorten the fence of his property which would be directly behind the project? If the property is built upward this will cause the fence to the properties behind it (backyards of Granada Street) to be smaller and people will be able to see directly into the homes and rooms and yards leaving no privacy.
2. If they were to push the dirt back, the dirt would spill onto his property.
3. He feels building 27 homes is too much and the City should have agreed on the original 19 homes.
4. He would like to know if this project will cause him to lose any of his land that he owns?
 - Interim City Manager Slama said the fence should remain the same and match up to the back of the fences that are there. No property will be taken from anyone.
 - If there is a change in elevation, there is an allowance for a 6 ft. fence from the high point and would need to be worked out between the developer and the homeowner. In some places there is a need for retaining walls, these details will be looked into when grading plans are being done. The developer and engineers would ensure that they keep their dirt and drainage on their side and not let it get into the existing development.
5. On Granada Street there is a lot of speeding and officers are not paying attention to the speeding on that street. The residents on that street have asked for officers to come, they have asked for speed bumps to be placed and there have been no improvements. No one obeys the one stop sign that was placed on the street. People that do not live on Granada use that street as a through street to get to the other side. There has been more than one incident regarding speeding. When the new area street is opened that will cause even more traffic for Granada Street. On the next street over there are many stop signs, more then are needed. The families on Granada would like the speedbumps similar to the ones in front of the elementary school.

Mr. Mike Nino said there has been talk about putting a stop sign at the curve of Granada to slow people down who are speeding around the corner.

Mr. Villalpando said there is a stop sign that was placed on that street and no one stops. His son has been hit by a vehicle and other children have been hit and almost hit by speeding cars. A stop sign is not the answer to this problem. Speedbumps would slow a person down because they do not want to damage their own property.

Councilmember Lara would like the item of speedbumps on the next agenda so that the council can address it.

Councilmember Strobridge Stewart agrees with the resident and is surprised that something has not already been done. She also asked if there would be emergency vehicle access or will there only be the one entrance/exit.

Mr. Nino said there is no other entrance/exit, just the one.

Mayor Ledesma agrees that stop signs are not going to work and a traffic study should be done for Granada.

Public Works Director Oscar Antillon said that he has already been looking into placing speedbumps on Granada. He has two speedbumps that can be placed at his discretion, so he needs to decide the right location for them. The speedbumps are similar to the ones in front of the Community Center.

Mayor Ledesma asked if there was any possibility to have an entrance/exit access from another area.

Interim City Manager Slama said there is no possibility of a different entrance/exit.

Soledad resident Bob Gwynn had two questions and comments regarding the item.

1. The average lot size is 4,200 sf. And 52% of this subdivision is at or under 4,082 sf. 33% of the subdivision is at 4,200 sf. and is now being brought down to 4083 sf., the lots are extremely small and the developer is looking into putting families of four or more into these homes. The Street is being widened and the planter area is approximately 2ft.
2. The street is going from being 30 ft. wide to 34ft. wide, which is still a narrow street for emergency vehicles. The turn-around radius at either end is tight. He is concerned about the up to 108 people that will be living there will be trapped in there if there is an emergency. 19 homes was not good for the subdivision, but 27 homes is ridiculous. The low-income housing plan is commendable but in this part of town there is more low-income housing than in any other part of town. This development is impractical.

Mayor Ledesma appreciates the comments of the residents and appreciates Mr. Nino and all the different planning that has been done.

Mayor Pro Tem Chavez said he knew this would be a tough project all the way through. He was happy with having the 19 homes built. After looking at the RHNA numbers for the City council agrees that is a big need for low-income housing. Councilmember Velazquez was very interested in pushing forward low-income housing in that area. This project has gone through the planning commission and then to council. He feels very worried about the traffic issues on Granada and hopes things can be moved forward to help fix the problem. He is worried about having just one entrance/exit. He does believe the project needs to move forward.

Councilmember Lara is very concerned about just having one entrance/exit. She is concerned about emergency services being able to have good access. She has seen the speeding problems on Granada and hopes a solution can be found with speedbumps being installed on Granada Street.

Mayor Pro Tem asked if there was a way of adding the speedbump solution to the Conditions of Approval?

Attorney Mike Rodriguez asked if the speedbump issue is project specific. He does not believe it is so it cannot be added onto this project.

Interim City Manager Slama reminded the council that an approval was already there to build a street and a cul-de-sac. A stop sign will be placed as indicated. Speedbumps are not project specific. This is something that was brought forward by the council.

Councilmember Strobridge Stewart said it does sound like the Public Works Director has a solid plan and we will look further into a solution for the speedbumps on the 10/07 agenda. She did ask, since the speedbumps are not project specific, can the council request that a traffic study be conducted once the project is completed?

Attorney Mike Rodriguez said after the council has voted on the project, they can then give direction to staff to bring the issue back for full consideration of all the options to control traffic problems in that area at the first meeting of October.

Motion: Mayor Pro Tem Chavez made motion to approve Resolution No. 5641 which includes the Conditions of Approval exhibits. Motion was seconded by Councilmember Strobridge Stewart and carried by the following vote:

Council also gave direction to staff to bring the issue back for full consideration of all the options to control traffic problems in that area at the 10/07 meeting.

Action:

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

Mayor Pro Tem Chavez exited the meeting at 7:52 p.m.

BUSINESS

B-1. 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.

Motion:

This item was removed from the agenda for lack of needed quorum.

Council gave direction to staff to bring this item back and be presented at a Special meeting.

B-2. Presentation on Sidewalk Cost Sharing Program

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

Mayor Ledesma asked how something like this could be implemented.

Public Works Director Oscar Antillon said until the City can hire a dedicated person to do inspections, the worst on the list would come first, especially if it is a safety issue. The City always has the options to perform the repairs and then establish a payment for the owners.

Mayor Ledesma said that whatever recommendations the City makes to the contractor is very important. The City needs to make sure the right recommendations are being made as far as trees to be able to choose from.

Public Works Director Oscar Antillon said the property owner needs to comply with the City Standards and cannot plant whatever they want. There is a City Standard regarding how things should look.

Councilmember Strobridge Stewart asked if there has been a study done to make sure all the sidewalks meet ADA compliance. Has this type of evaluation been done in Soledad? She also asked if there are grants available that are specifically for ADA compliance. She would be ok with the 50/50 cost sharing program if there are grants available to help pay for these things. Whatever is decided, we need to make sure that we are routinely making residents aware of who is responsible for what and how to go about taking care things.

Public Works Director Oscar Antillon said the last time something like that has been done was about 7 or 8 years ago. He has not seen an ADA Transition plan. The City of Soledad does not have anything current like that. Front Street has been maintained and all ADA issues have been taken care of on Front Street. He does not have a complete list of all ADA issues in privately owned lots. CDBG, TAMC, and others have grants for ADA compliance and he does plan on applying these types of grants.

Motion:

No vote was given for this item.
Information was received.

B-3. Review of First Two Months Financial Progress Report

Finance Director Mike Howard presented the staff report.

Motion:

No vote was given for this item.
Information was received and accepted.

- B-4. Resolution No. 5642, A Resolution of the City Council of the City of Soledad Authorizing the City Manager to Dispense with Bidding Pursuant to Soledad Municipal Code Section 3.24.040 and to Purchase Twenty-Five Taser 7 CEW Devices, Battery Packs, Holsters, Cartridges and Other Accessories for \$66,587.63 Through the use of the Traffic Safety Fund.

Chief of Police Damon Wasson presented the staff report.

Councilmember Strobridge Stewart asked if these tasers have a camera that is initiated when the taser is used.

Chief Wasson said that is possible, but it is not physically responsible for Soledad at this time. Each officer has their body camera's.

Motion:

Councilmember Strobridge Stewart made motion to approve Resolution No. 5642. Motion was seconded by Councilmember Lara and carried by the following vote:

Action:

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

- B-5. Ordinance No. 735, An Ordinance of the City Council of the City of Soledad Amending Soledad Chapter 3.24-Purchase System of the Soledad Municipal Code Section 3.24.080 Bidding Procedures For Public Works Construction Projects.

Attorney Mike Rodriguez presented the staff report.

Motion:

Councilmember Strobridge Stewart made motion to introduce and waive reading and read by title only Ordinance No. 735. Motion was seconded by Councilmember Lara and carried by the following vote:

Action:

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

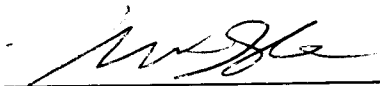
ADJOURNMENT

Mayor Ledesma adjourned the Regular meeting at 8:34 p.m.

Minutes Approved: October 07, 2020



FRED J. LEDESMA, Mayor/Chairman



BRENT SLAMA, Interim City Clerk/Agency Secretary