

Minutes

City of Soledad Joint
City Council/Successor Agency
Regular Meeting

October 07, 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 (5:38 p.m.)
Councilmember/Agencymember	Carla Strobridge Stewart

THE FOLLOWING COUNCILMEMBER WAS ABSENT

- None

PUBLIC COMMENT ON CLOSED SESSION ITEMS

- None

MEETING RECESS FOR CLOSED SESSION

Mayor Ledesma recessed to Closed Session at 5:37 p.m.

MEETING RECONVENED

Mayor Ledesma reconvened from Closed Session at approximately 6:10 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 its real Property Negotiator on the contract for the Range property, no reportable action was taken and no other reportable action to report.

PLEDGE OF ALLEGIANCE was led by Ivan Mora Ibarra

ADDITIONS/MODIFICATIONS TO THE AGENDA

- None

PUBLIC COMMENT

Monterey County Workforce Development Job Placement Coordinator Mr. Michael Artalejo said that he would like to follow up from the last meeting and remind the residents and council that the Monterey Cadre will be starting up soon, October 19th, a Leadership program for young adults, 18 to 24. The Leadership program is designed to give back to the community.

MAYOR'S REPORT

Mayor Ledesma reported 4 items:

1. The County of Monterey and the Health Department is sponsoring a drive through Covid testing on Friday, 10/09, at the Soledad High School from 1:00 to 7:00 p.m.
2. The Air Board has serious issues going on because of the air pollution from the fires.
3. The County Mayor's meeting has decided to allow in alternates now.
4. The County of Monterey has committed another 1.5 million dollars towards tenant relief.

COUNCILMEMBER'S ANNOUNCEMENTS AND REPORTS

Councilmember Velazquez reported 5 items:

1. There is an MST meeting scheduled for Monday, 10/12.
2. On 09/29 she did meet with Interim City Manager Slama and MST staff to talk about potential changes that can be made to the fixed route service and bringing an express Line 23 service

- to Soledad. MST will be provided a presentation to the council to provide three different alternative routes for discussion.
3. The census has been extended out to the end of the month. She would like for Soledad to showcase the percentage by using the thermometer.
 4. She worked with a group called Unidos from Greenfield, the group distributed backpacks and facial coverings, she thanked Interim City Manager Slama and the police department and the YMCA for supporting the event on short notice.
 5. AB 3088 is another opportunity for the City to help support residents that are struggling during COVID. This is a tenant relief act.

Councilmember Lara had nothing to report at this time.

Councilmember Strobridge Stewart reported 3 items:

1. She was appointed to the Monterey County Animal Advisory Board by Supervisor Christ Lopez and attended a meeting in September. They talked about the merger of the Salinas Animal Services and the County animal services merging into one shelter. They will be offering a weekly spay and neuter for the entire County. She was able to reserve 3 spots weekly for South County.
2. Snip Bus was in Soledad on 09/20, she thanked Interim City Manager Slama and the Public Works Department for their support. There were 42 dogs altered and 22 cats altered, all in South County.
3. Since the City of Soledad was not able to conduct the low-cost vaccination clinic this year, South County Animal Rescue is hoping to schedule one monthly, the first one will be held in two weeks.

Mayor Pro Tem Chavez reported 2 items:

1. He participated in the TAMC meeting on 09/23.
2. On 09/30 he participated in a helmet giveaway at the Soledad Community Center along with Mayor Ledesma, in partnership with the County of Monterey, the Soledad School District, the YMCA and Interim City Manager Slama.

CITY MANAGER'S REPORT

Interim City Manager Slama presented an oral and written report.

1. Supervisor Lopez announced the City of Soledad would receive \$114,975 to go towards rental and utility assistance through United Way.
2. The City has hired Tencia Vargas for the Economic Development Housing position.
3. The City has hired Moises Arizmendi as the Public Works Manager.
4. Code Enforcement Officer Phil Celaya has graduated the academy and is being promoted as an officer. There will be interviews being done for the Code Enforcement Officer position.
5. There will be a pop up Covid testing done on Friday, 10/09.

YOUTH COUNCIL REPORT

Soledad Youth Commissioners Amber Solorio and Marcela Perez gave a brief verbal update.

CONSENT CALENDAR

Motion: Councilmember Velazquez requested to remove items C-3 and C-6 for separate discussion. Councilmember Strobbridge Stewart made motion to approve items C-1, C-2, C-4, and C-5. Motion was seconded by Councilmember Velazquez and carried by Unanimous vote:

Action:

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

C-1. Approval of Minutes

- a. Joint City Council/Successor Agency Regular Meeting Minutes of September 16, 2020.
- b. Joint City Council/Successor Agency Special Meeting Minutes of September 22, 2020.

C-2. Warrants

042087 - 042286

C-4. City of Soledad Monthly Department Activity Reports.

C-5. Designation of Voting Delegates and Alternates for the 2020 League of California Cities Annual Virtual Conference, October 07 – 09, 2020.

C-3. Resolution No. 5643, A Resolution of the City Council of the City of Soledad Establishing the Job Classification of an Administrative Secretary, Adopting a Job Description, Approving One (1) Full-Time Position and Establishing a Salary Range.

Interim City Manager presented the staff report for item C-3.

Councilmember Velazquez said she did not see that the job description was clear. The job description includes three different types of positions: Economic Development, Community Development and Public Works. Her understanding was that this position would not be allocated to a public a public works position. She would like clarity of where this position is going to go. She would also like to know why it states functions for the visitor’s center and functions of selling merchandise at the visitor’s center. She thought the visitors center would be used as economic development department offices and asked why visitors center functions are included in the position.

Interim City Manager Slama said that the job description is a generic title of administrative secretary, it is a general class and that job description is used for different departments. This one is specific for economic development. The City does still expect for people to come and ask questions and in terms of sales, for example, the Soledad centennial is coming up and we will have a venue so that people can buy centennial merchandise. This will not be a gift shop, but the function will be available as needed.

Councilmember Velazquez also had concerns about the hiring of all the new positions and moving forward she would like to see a personnel plan for hiring and she would like to be able to see what the priority positions are that will be coming to the council for approval based on priorities that are set. And regarding the hiring for this position she would like to know if the recruitment is internal or external.

Interim City Manager Slama said both internal and external recruitment will be done. There will be an opportunity for anyone to apply. Any position that is created will come from eliminating a contract. Every position presented up to this point has had funding attached to it. The City has not added to the budget. With the success of Measure S and as the budget grows the City can also move forward with positions that the council has shown interest in.

Mayor Pro Tem Chavez said that he is not interested in staff developing a personnel plan, he feels the City Manager and the Managers for each department should be handling that. At the beginning of the year or during the mid-year report during budget time the council can then look at what positions are existing and what is needed. He worked at the County for seventeen years and he doesn't recall ever seeing a personnel plan. The council should be able to trust the City Manager and department directors for that information.

Councilmember Velazquez said in terms of the personnel plan, the City is going through the impact from Covid and it seems now that the City is looking at the contracts and in the last four months a lot of different positions have been hired on and she feels it is the council's responsibility to look at the financial impact of the City as it moves forward. The Council should make sure to be strategic about what positions are being brought back based on priorities so that the City does not fall into the same predicament as ten years ago and end up laying off staff.

Mayor Pro Tem Chavez said those major cuts in staff took place in 2008, not ten years ago.

Motion: Councilmember Velazquez made motion to approve items C-3. 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

C-6. League of California Cities 2019 Annual Conference Resolutions.

Councilmember Velazquez asked who from the council would be attending the League of California Cities annual conference.

Interim City Manager Slama said Councilmember Velazquez would be the only councilmember attending the League of California Cities virtual conference.

Motion: Councilmember Velazquez made motion to approve items C-6. Motion was seconded by Councilmember Velazquez and carried by Unanimous vote:

Action:

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

PUBLIC HEARING NO. PH-1

- Receive the Staff report
- Open the Public Hearing (6:48 p.m.)
- Close the Public Hearing (6:49 p.m.)
- Council Action

PH-1. Ordinance No. 735, An Ordinance of the City Council of the City of Soledad Amending Chapter 3.24-Purchase System of the Soledad Municipal Code by the Addition of New Section 3.24.080 Bidding Procedures for Public Works Construction Projects.
(Second Reading and Adoption)

City Attorney Mike Rodriguez presented the staff report.

Councilmember Velazquez added comment and thanked staff for adding language that there would be outreach from staff before preparing the list that is qualified on an annual basis.

Motion: Councilmember Velazquez made motion to approve Ordinance No. 735. Motion was seconded by Mayor Pro Tem Chavez and carried by unanimous vote:

Action:

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

BUSINESS

B-1. A Presentation Regarding Traffic Calming for Granada Street.

Public Works Director Oscar Antillon presented the presentation. The short-term goal is to install something right away. His plan is to first place radar signs on Granada Street and hopefully there will be a good impact from the signs. If needed there will be speed bumps added later. The long-term plan can be done once the Nino project starts. The radar signs would tell people to slow down if a vehicle is going too fast. The second radar sign is one that tracks traffic data for the location it is placed. The first infrastructure option is the traditional intersection, the modified intersection would be to force people to slow down which would be almost like a round-about; the people will not have to stop, but it will force the person to slow down.

Mayor Ledesma was very concerned that the speed signs may not work.

Public Works Director Oscar Antillon said that he has seen that the signs do work.

Councilmember Lara said that she strongly feels that putting speed bumps would be most effective on Granada Street. She said that signs do help but she believes speed bumps are the best option for this. A Stop sign will not be the best idea and the City should stick to the idea of the speed bumps.

Mr. Antillon said the speed bumps are effective but will cause a problem for fire trucks suspension and cause the street sweeper to leave trash behind that the City employees would need to go clean up. He is looking for speed bumps that are friendly enough for both the fire trucks and street sweepers.

Councilmember Lara would like to know if there would be a soundproof wall around the project.

Mr. Antillon believes there will not be a requirement for a sound wall.

Councilmember Velazquez asked if there was enough space within the lane for the traffic calming measure to be put in.

Mr. Antillon said the measurement show that there will still be enough room for normal traffic movement.

Councilmember Strobbridge Stewart asked what the cost would be for the calming project and the needed signs. She also asked if there were also speed issues on the other side of the stop sign.

Mr. Antillon pointed out the cost. He said there is speeding on the whole street but once the development starts getting built, people will need to get used to slowing down because traffic will not be coming in and out from one way anymore, it will be coming from all directions. There is a stop sign on Granada and that will be more enforced as well.

Motion:

No Action taken for this item
Information was received

B-2. Receive a Status Update Regarding the City's Pinnacles Parkway Project.

Interim City Manager Slama presented the staff report. EMC Principal Ron Sissem presented a report and presentation.

San Antonio Winery Owner Mr. Steve Riboli said a representative of San Antonio Winery was not invited or requested to be at the January 30, 2020 community open house that was held. This is the first time that he has heard that there is a PR person. PR person Candy Ingram has never reached out to meet. San Antonio Winery has not met with LAFCO but does intend to. The growth boundaries need to be looked at carefully. The vineyard has been owned for 30 years. The three proposed routes will destroy the value of the vineyard operation. The road and the bridge are enormous. The bridge will cover the railroad 16 to 18 feet above the rail lines. The severance damages will be extreme. The planned bridge over the railroad tracks will cut off access to the 30-acre portion of the vineyard south of the railroad. There will be no way to have access. Mr. Riboli purposes to mitigating and working together as partners to move to the eastern route and annex the entire the entire 160 acres. Please address the concerns and consider an alternative route. He would like better communication. He also hopes to have a walking meeting on the property with the council to be able to see the damage that will be done. He would like to physically meet with LAFCO and Mayor Ledesma and the rest of the council.

Mayor Ledesma said he hopes to also meet with San Antonio Winery and LAFCO so the problems can be resolved and be able to move forward with the project.

Councilmember Lara welcomes the opportunity to visit the area and talk more about details of the project and how things might affect the property of the owner.

Councilmember Velazquez said when this project was first presented to the council, it has been presented in different phases and this specific phase was to determine the feasibility. There was Measure X money involved. She apologized to Mr. Riboli for the City not reaching out to him in the first phase. She would like to know how much money was spent on phase one and what was the intent of phase one, because she thought it was to work with the property owners to determine a plan before moving forward.

Mayor Pro Tem would like to make sure all the property owners have been notified and the project should not move forward until it is made certain that everyone is included in the process.

Councilmember Strobridge Stewart suggest that I.T. Director Steven Andranigian go to the property and make a recording of the area for the council so that there are no Brown Act violations.

Interim City Manager Slama said in terms of the process, the City is still in the first phase. In terms of money expended, the City is somewhere in the one to two hundred-thousand-dollar range, he

will confirm with the finance director. In terms of outreach, the City has reached out to each landowner separately one to two times. The community meeting was meant to hear from residents in the community, not the landowners because the meetings with landowners had already taken place. There are many strong reasons to have the road and there are some issues that need to be resolved, if the issues cannot be resolved then the council will need to look at the Measure X dollars again and resume with other projects the money can be used for.

Mr. Steve Riboli feels this project is on a fast track. He said he was never given the opportunity to have an in-person conversation due to COVID. He is happy to hear the comments and hopes things can be slowed down and have meetings. He will have a drone flown over the ranch so that the council can see the area. He will also hope that a 3-D model of the bridge being contemplated be built by the hired consultants, be done. He does not think people realize how huge the freeway overpass will be. He would like to meet in person. He is available and looks forward to an invite and he will be happy to attend.

Motion:

No Action taken for this item
Information was received

- B-3. Resolution No. 5644, A Resolution of the City Council of the City of Soledad Authorizing the City Manager to Enter into a Contract with Willdan Financial Services for a Cost Not-to-Exceed \$43,385. to Conduct and Complete a Water and Sewer Rate Study.

Interim City Manager Slama presented the presentation.

Motion: Councilmember Velazquez made motion to approve Resolution No. 5644. Motion was seconded by Mayor Ledesma and carried by unanimous vote:

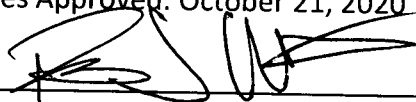
Action:

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

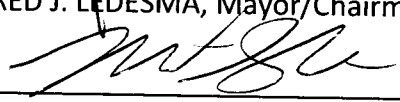
ADJOURNMENT

Mayor Ledesma adjourned the Regular meeting at 7:43 p.m.

Minutes Approved: October 21, 2020



FRED J. LEDESMA, Mayor/Chairman



BRENT SLAMA, Interim City Clerk/Agency Secretary

