

Minutes

City of Soledad Joint City Council/Successor Agency Regular Meeting

February 05, 2020

CALL TO ORDER

Mayor Pro Tem Chavez called the City Council/Successor Agency Meeting to order at 5:37 p.m.

ROLL CALL

The Following Councilmembers/Agencymembers were present when the meeting was called to order:

Mayor Pro Tem/Vice Chair	Alejandro Chavez
Councilmember/Agencymember	Marisela Lara
Councilmember/Agencymember	Anna Velazquez
Councilmember/Agencymember	Carla Strobridge Stewart (Arrived at 5:41 p.m.)

THE FOLLOWING COUNCILMEMBER WAS ABSENT

Mayor/Chair	Fred Ledesma
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PUBLIC COMMENT ON CLOSED SESSION ITEMS

General Manager of JVKS Harvest Solutions, LLC. Mr. Matt Rodgers gave public comment regarding Closed session item no. 3

MEETING RECESS FOR CLOSED SESSION

- 5:41 p.m.

MEETING RECONVENED

- 6:11 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 Luna
2. The City Council will recess to closed session pursuant to Government Code Section 54956.9(a)(d)(2) and (4) to confer with its attorney regarding a significant exposure to litigation and deciding whether to initiate litigation.
3. 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

City Attorney Michael Rodriquez reported that Council was not able to discuss closed session item #2. The Council will return to closed session later in the meeting.

1. City Attorney Michael Rodriquez reported with respect to item no. 1, Claim of Luna was approved, direction was provided to the City Attorney. No other reportable action was taken.
3. Regarding item no. 3, there was a consultation with the Attorney. The City did engage in the consultation. No other reportable action was taken.

PLEDGE OF ALLEGIANCE was led by a Laith Agha

PEACEBUILDERS' PLEDGE was led by Ximena Mandujano.

ADDITIONS/MODIFICATIONS TO THE AGENDA

Interim City Manager Brent Slama requested the following modifications to the Agenda:

- Item B-2 will be removed from the agenda at the developer's request.

MAYOR/COUNCIL PRESENTATIONS

- None

PUBLIC COMMENT

- None

MAYOR'S REPORT

- None

COUNCILMEMBERS' ANNOUNCEMENTS AND REPORTS

- Councilmember Lara reported that she attended the Salinas Valley Solid Waste Authority meeting on 01/24/20.
- Councilmember Velazquez reported that on 01/13 she attended the MST Board of Directors meeting. On 01/21/20 she attended the City of Soledad Special workshop. On 01/22 she attended the Center for Community Advocacy Census Outreach event. On 02/05/20 she participated in the Ciclovía meeting along with the Youth Council.
- Councilmember Strobbridge Stewart reported that on 12/13 she attended the Cops Giving Tree. On 12/14 she attended the City of Soledad Christmas Parade. On 01/21 she attended the City of Soledad Special Workshop. On 01/25 she participated in a ride-along with the Soledad Police Department. On 01/30 she participated in the South County Farm Day. On 02/02 she attended the Legion BBQ.
- Mayor Pro Tem Chavez reported that on 01/21 he attended the City of Soledad Special Workshop. On 01/22 he attended a TAMC meeting. On 02/03 he attended the TAMC Rail Policy meeting.

COUNCILMEMBERS' PRAISE

- Councilmember Velazquez praised the Soledad Youth Council for their great job they did with the surveys and putting together the forum.
- Councilmember Strobbridge Stewart praised the Monterey County Ag Education Foundation for organizing the Farm Day. She also praised the Soledad Police Department for being very pro-active in policing the community.
- 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, the YMCA and the Little League.

CITY MANAGER'S REPORT

- None

YOUTH COUNCIL REPORT

- Youth Commissioners provided a verbal and written report

PRESENTATIONS

- None

CONSENT CALENDAR

Motion: Councilmember Velazquez has made a motion to approve items C-1 through C-5. Motion was seconded by Councilmember Strobridge Stewart and carried by the following vote:

Action:

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

C-1. Approval of Minutes

- a. Joint City Council/Successor Agency Regular Meeting Minutes of January 08, 2020.
- b. Joint City Council/Successor Agency Special/Workshop Meeting Minutes of January 21, 2020.

C-2. Approval of Warrants

#040174 – 040369

C-3. Street Closure of Soledad Street Between Front Street and Monterey Street for each Thursday During the 2020 Farmers Market Season, as Required.

C-4. Resolution No. SA-2020-01, A Resolution of the Successor Agency of the Soledad Redevelopment Agency Approving the Establishment of Recognized Obligation Payment Schedule 20-21 for the Period of July 1, 2020 through June 30, 2021.

C-5. Receive and Accept City of Soledad Monthly Department Activity Reports

PUBLIC HEARING

- None

BUSINESS

B-1 Soledad Facility Update/Community Center Committee

Regional Government Services Director of Communications and Strategic Planning Kendall Flint presented results of City of Soledad survey. A key point that was brought up in the survey was that people would like to see the community center used for things in the community.

Councilmember Velazquez said that she hopes the City can do a better job in communicating to the residents of Soledad regarding all the different activities and services taking place in the City. She pointed out that she did not see that there were any members of the City's senior population and no representation of youth at risk. She would also like to see representation for art and science.

Regional Government Services Director of Communications and Strategic Planning Kendall Flint said that she will be sure to include a representative from the senior population. Ms. Flint said they are including the School Resource Officer who may be able to help identify a youth that is at risk that may be willing to be a part of this type of group. She will also be sure to include someone to represent special needs within the community. There are hundreds of needs, Soledad will need to figure out what needs are most important to the Community.

Mayor Pro Tem Chavez suggested to utilize the Sun Street Center regarding having at-risk youth be a part.

Regional Government Services Director of Communications and Strategic Planning Kendall Flint asked the City Attorney Mike Rodriguez if the group would be subject to the Brown Act.

Attorney Mike Rodriguez said the group would be subject to the Brown Act. If you had a group of 18 people, at least 10 would have to be in quorum in order to meet.

Regional Government Services Director of Communications and Strategic Planning Kendall Flint said if the group finds that at the first meeting, there is no quorum then the size of the group can be adjusted. A smaller group can have a committee meeting and open the meeting to public comment. Adjustments can be made if needed.

Councilmember Stewart suggested that depending on which Councilmember's are a part of the group, they may only need to be one Parks and Recreation member instead of two so that two to three community at large. She does agree with Councilmember Lara and would like to see at least three community members on the committee.

Regional Government Services Director of Communications and Strategic Planning Kendall Flint said that adjustments will be made according to the Council's suggestions.

Mayor Pro Tem said the City will continue with the process that has already been, edit the park committee members to the group to be one park committee member and increase the community members to three. The reasoning behind this change is to try to make the number of group members to be an odd number.

B-2 Consider and Provide Direction on the Liberty Court Residential Subdivision Project Compliance with the City's Inclusionary Housing Ordinance.

- Item B-2 was removed from the agenda at the developer's request.

B-3 Review of Mid-Year Financial Report and Consideration of Mid-Year Budget Adjustments.

Financial Director Mike Howard presented the mid-year financial report and mid-year budget adjustments.

Motion:

Councilmember Velazquez made a motion to accept the Review of Mid-Year Financial Report and approve the Mid-Year Budget Adjustments, Motion was seconded by Councilmember Lara and carried by the following vote:

Action:

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

B-4 Resolution No. 5563, A Resolution of the City Council of the City of Soledad Approving an Affordable Housing Agreement Between the City of Soledad and HMBY, LP and Authorizing the City Manager to Execute the Same on Behalf of the City.

Community and Economic Development Director Brent Slama presented the staff report. HMBY representative Laith Agha was available to answer questions.

Councilmember Velazquez was concerned in making sure that the development of the affordable units in this housing agreement would be built first or simultaneously because in the past this hasn't been done. She would like to see language in the agreement to be able to hold the developer accountable in making sure the affordable housing does get built simultaneously as agreed.

HMBY representative Laith Agha said that language can be put into the agreement that would hold the developer accountable in making sure that affordable units are built concurrently. If both single family and the apartments permits are issued concurrently then both will be built concurrently. It would be their best interest to move forward simultaneously.

City Attorney Mike Rodriguez clarified the language that would be added to the agreement would be that the City is willing to issue building permits for 25% and no occupancy permits will be issued until all the apartments are complete.

Mayor Pro Tem Chavez clarified that this item will be brought back to the future Special meeting of 02/19/2020 in order to add the language needed.

B-5 Consideration of an appointment to the Soledad Planning Commission.

Community and Economic Development Director Brent Slama presented the staff report and said the City did an application process and four applications have been submitted.

Mayor Pro Tem Chavez said that Mayor Ledesma reported that he would like to appoint Tennille Frost as Planning Commissioner, but he does want the council's input on the applicants.

Council concurred with Mayor Ledesma's choice for planning commissioner

Tennille Frost was appointed as planning commissioner

B-6 Presentation by Tammy Massa Concerning Future Development at the Former Sequoia Lumber Property at 701 Nestles Road.

Ms. Tammy Massa gave presentation regarding the future development of 701 Nestles Road, the former Sequoia Lumber Property.

SPECIAL INTRODUCTION

At this time Interim City Manager Brent Slama introduced the City's Public Works Director Oscar Antillon.

Public Works Director Oscar Antillon thanked the Council for welcoming him and said he is very happy to be with the City of Soledad.

COUNCILMEMBER'S ITEMS AND FUTURE AGENDA ITEMS

Councilmember Strobridge Stewart had five items:

1. She would like to have an update on when the new police Chargers would be introduced to the fleet.
 - Police Chief Wasson said he believes the Chargers will be completed on Friday, 02/07. There will be three marked and one unmarked. If the cars are done on Friday, 02/10, then the department would be able to pick the vehicles up on Monday. The vehicles are in Pittsburgh.
 - Councilmember Strobridge Stewart asked that when the cars arrive to please be notified.
2. She would like to know when the fireworks ordinance would be brought forward again.
3. She has noticed when looking at the payment of claims that the City has been spending money repairing the Crown Victoria police vehicles and would like to know when this will stop because these vehicles should be for surplus.
 - Chief Wasson said the Crown Victoria vehicles will be transitioned out and the SUV's will come in. The admin cars will be given to the Detective and Code Enforcement and the SUV's and Chargers will be moved into the fleet and the K9 units will be moved into the SUV's. He has no idea about a specific timeline, but this is going to be done as quickly as possible.
4. She would like to know if there was any solution brought to the problem of the woman being hit in the face by a baseball at the little league park.
5. She would like to do a ride along with the fire department and asked that the City Clerk give her the information of a contact so that she could arrange a date.

Councilmember Velazquez had seven items:

1. Councilmember Velazquez would like to have a discussion regarding how to work with the Chamber of Commerce in regards to the aesthetics of the down town area or if that is not possible she would like to discuss how the Council can move forward with working with the business owners of the downtown area.
2. She would like to have update on the total number of students in Soledad that were awarded with the Promise Grant for 2019.
3. She would like to make sure that the city is engaging in Strategic efforts in moving forward regarding census activity. She knows that there has been a previous resolution, but she would like to know who from the City has been assigned to participate in the census meetings in order to keep up with what the Count efforts are.
4. She has been seeing a lot of trash bins from outside vendors and would like to know why the City is not utilizing Tri Cities for the trash bins for the ongoing construction that is going on here in Soledad with the housing construction. She thought there was an agreement with Tri Cities.
 - Community and Economic Development Director Brent Slama said there should not be any outside vendors coming into the City. The question will be investigated. The developers are allowed to haul their own trash out and they are required to divert a large percentage of their construction waste as part of the

construction and demolition ordinance that the City has and they do need to provide receipts showing that they properly disposed of the waste.

5. Councilmember Velazquez announced that the youth from the Lady of Solitude church is coming together on Sunday's to pick up trash. The group will be presenting to the Council regarding their efforts
6. The 2020 Mom Annual Forum webcast will be taking place at City Hall, Soledad on 02/12 and 02/13.
7. Ciclovía is looking for different types of support from the City.

MEETING RECESS FOR CLOSED SESSION

- 8:25 p.m.

MEETING RECONVENED

- 9:22 p.m.


CLOSED SESSION REPORTS

2. City Attorney Michael Rodriguez reported with respect to item no. 2, the Council conferred with legal counsel and provided direction. No other reportable action taken


ADJOURNMENT

Mayor Pro Tem Chavez adjourned the Regular meeting at 9:23 p.m.

Minutes Approved: March 04, 2020



FRED J. LEDESMA, Mayor/Chairman



MICHAEL MCHATTEN, City Clerk/Agency Secretary

