

Minutes

City of Soledad Joint
City Council/Successor Agency
Regular Meeting

July 21, 2021

CALL TO ORDER

Mayor Velazquez called the City Council/Successor Agency Meeting to order at 6:03 p.m.

ROLL CALL

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

Mayor/Chair	Anna M. Velazquez
Mayor Pro Tem/Vice Chair	Carla Strobridge
Councilmember/Agencymember	Alejandro Chavez
Councilmember/Agencymember	Ben Jimenez, Jr.

THE FOLLOWING COUNCILMEMBER WAS ABSENT

Councilmember/Agencymember Marisela Lara

PUBLIC COMMENT ON CLOSED SESSION ITEMS

- None

MEETING RECESS FOR CLOSED SESSION

Mayor Velazquez recessed to closed session at 6:05 p.m.

MEETING RECONVENED FROM CLOSED SESSION

Mayor Velazquez reconvened from closed session at approximately 6:42 p.m.

CLOSED SESSION

1. The City Council will recess to closed session pursuant to Government Code Section 54956.8 to give instructions to the City's negotiator concerning the sale/exchange/lease of property located at 183 Soledad Street (Assessor Parcel Numbers 022-026-001, -002, and -017). Instructions will include price and terms of payment.
2. The City Council of the City of Soledad will recess to closed session to meet with its designated representatives regarding labor relations matters pursuant to Government Code Section 54957.6. The employee group is the Executive Management employees.
3. The City Council will recess to Closed Session to consider personnel matters pursuant to Government Code Section 54957(B)(1) - City Manager Evaluation.

CLOSED SESSION REPORTS

1. City Attorney Michael Rodriguez reported with respect to item no. 1, the council conferred with its negotiator and provided direction. No other reportable action was taken.
2. With respect to item no. 2, the council did not get to discuss item number 2. The council will adjourn to closed session at the end of the regular session to discuss the matter.
3. The council agreed to talk about item number 3 at the scheduled August 4, 2021, Regular City Council meeting.

PLEDGE OF ALLEGIANCE

- Led by Marisa Hernandez

ADDITIONS/MODIFICATIONS TO THE AGENDA

Mayor Velazquez asked for item B-1 to be continued to the scheduled meeting of September 01, 2021.

Motion: Mayor Pro Tem Strobridge made motion to move item No. B-1 to the September 01, 2021, Regular City Council meeting. Motion was seconded by Councilmember Jimenez and carried by the following vote:

Action:

Ayes: Strobridge, Jimenez, Chavez, Velazquez
Noes: None
Abstain: None
Absent: Lara

PUBLIC COMMENT

Senator Anna Caballero Field Representative Marisa Hernandez and Assemblymember Robert Rivas Field Representative Isabel Meza presented the City of Soledad with a certificate of Congratulations for the development of the newly developed roundabout.

Mayor Velazquez thanked Field Representative Marisa Hernandez and Field Representative Isabel Meza for coming to present the certificate. Mayor Velazquez also thanked the past council and staff and current staff that moved this project forward.

Mayor Pro Tem Strobridge thanked the past council for their vision for the roundabout. She also thanked the community for their patience.

Public Works Director Oscar Antillon Introduced the new Information Technology Technician Howard Aguilar.

City of Soledad Information Technology Technician Howard Aguilar thanked the council for welcoming him to his new position.

Resident of Soledad Fernando Ansaldo-Sanchez thanked the City for the new roundabout. He also said that he has noticed a lot of garbage not being picked up along Orchard and North of Entrada Street and hopes the City can help resolve the problem.

CONSENT CALENDAR

Mayor Velazquez asked to pull C-10 for further discussion.

City Attorney Mike Rodriguez added a comment for Item No. C-11; the staff report clearly indicates, if the council chooses to adopt the item, they will be doing so in substantial form and content. The resolution does not say that. He would like the council to understand they will be adopting the item as substantial form and content, which allows staff to make minor modifications thereafter.

Sun Street Program Manager Denise Velasquez requested to pull item no. C-10 for further discussion.

Motion: Councilmember Jimenez made motion to approve items C-1 through C-12, with the exclusion of C-5 and C-10 and also to include the information City Attorney Mike Rodriguez provided regarding C-11. Motion was seconded by Mayor Pro Tem Strobridge and carried by the following vote:

Action:

Ayes: Jimenez, Strobridge, Chavez, Velazquez
Noes: None
Abstain: None
Absent: Lara

C-1. **Approval of Minutes**

Joint City Council/Successor Agency Regular Meeting Minutes of June 16, 2021.

C-2. **Warrants**

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C-3. Resolution No. 5720, A Resolution of the City Council of the City of Soledad Approving a Right of Entry Agreement with the Soledad Unified School District for Property Located at 183 Soledad Street.

C-4. Resolution No. 5721, A Resolution of the City Council of the City of Soledad Certifying Compliance with State Law with Respect to the Levying of General and Special Taxes, Assessments and Property Related Fees and Charges for Fiscal Year 2021/2022.

C-6. Resolution No's. 5723 & 5724, Resolutions of the City Council of the City of Soledad Approving A Memorandum of Understanding Between the City of Soledad and the Service Employees International Union – Local 521 Relating to the Mid-Management Unit for the Term of July 1, 2021 Through June 30, 2024, and Approving a Memorandum of Understanding Between the City of Soledad and the Service Employees International Union – Local 521 Relating to the General Unit for the Term of July 1, 2021 Through June 30, 2024.

C-7. Resolution No. 5725, A Resolution of the City Council of the City of Soledad Approving the Updated Salary and Benefit Plan for the City's Unrepresented Confidential Group Dated July 01, 2021.

C-8. A Proclamation of Designation of July as Park and Recreation Month.

C-9. Consideration and Approval by Minute Motion of Street Closure of Main Street Between Market and Monterey Street on Sunday, August 15, 2021, for the 35th Annual Our Lady of Solitude Church Fiesta.

- C-11. Resolution No. 5727, A Resolution of the City Council of the City of Soledad Accepting the Dedication of a Storm Drain and Utility Easement Within the Mission Plaza Development for the Nestles Road Stormwater Retention Project.
- C-12. Resolution No. 5728, A Resolution of the City Council of the City of Soledad Certifying Receiving and Accepting FY 2019-2020 AB 1600 Impact Fee Report.
- C-5. Resolution No. 5722, A Resolution of the City Council of the City of Soledad Approving a Memorandum of Understanding Between the City of Soledad and the Police Officers Association Beginning July 1, 2021 and Ending June 30, 2024.

Finance Director Mike Howard presented the staff report.

Mayor Velazquez opened this item up for public comment.

Member of the Public, Benito, thanked the City for the new roundabout and also welcomed the new I.T. employee to the City. He is not in favor of adopting item no. C-5, resolution no. 5722. He feels the money should go to other resources such as mental health or the covid crisis.

Finance Director Mike Howard explained how the standard cola works and how this keeps the City current in providing adequate salaries, wages, and competitive packages so that the City can recruit and retain officers.

Mayor Pro Tem Strobridge also added that this same increase in being given to the SEIU members.

Finance Director Mike Howard said that information is correct for the first year. The second year is slightly different between the two MOU's based on the additional compensations that have been put into place for retention purposes.

Mayor Pro Tem Strobridge also added that this still leaves the City of Soledad's officers making less than the other cities in South County.

Finance Director Mike Howard said King City is the lowest, but this increase does now put Soledad at the same rate as the City of Gonzales.

Councilmember Chavez also clarified this was something that was negotiated with the labor union and something that has been ratified from what was first requested.

Mayor Velazquez also clarified that the increase was approved in the budget.

Resident of Soledad Alexis Magdaleno is not in favor of adopting resolution no. 5722. He feels the increase is not sustainable for the future of the City.

Member of the public Lupita Arroyo said is not in favor of adopting resolution no. 5722. She believes the item may not be in the best interest of the community.

Resident of Soledad Fernando Ansaldo-Sanchez is not in favor of adopting resolution no. 5722. He is concerned with the increases. He would like to see the financial resources used elsewhere.

Mayor Velazquez said the increase is also for the SEIU members.

Mayor Pro Tem Strobridge also noted that the police are actually getting a less of an increase than the SEIU members.

Motion: Mayor Pro Tem Strobridge made motion to approve Resolution No. 5722. Motion was seconded by Councilmember Jimenez and carried by the following vote:

Action:

Ayes: Strobridge, Jimenez, Chavez, Velazquez
Noes: None
Abstain: None
Absent: Lara

C-10. Resolution No. 5726, A Resolution of the City Council of the City of Soledad Approving a Consulting Services Agreement with Sun Street Centers for the Continued Implementation, Operation, Management, Staffing and Administration of Road to Success Youth Pre-Diversion Program.

Sun Street Program Manager Denise Velasquez was present in the meeting via Zoom.

Mayor Velazquez asked Sun Street Program Manager Denise Velasquez to clarify indirect costs already listed in the budget because it looks to her as if there are more overhead costs than actual program expenses.

Sun Street Program Manager Denise Velasquez said she is not able to clarify the costs and referred to Sun Street Director of Prevention Reyna Alcala.

Sun Street Director of Prevention Reyna Alcala said the costs are administrative costs and she cannot answer to the details until she speaks to Sun Street CEO.

City Attorney Mike Rodriguez said the council is able to continue the item to the scheduled regular meeting of August 4, 2021. At that meeting there should be a representative that can answer the questions the council has regarding the item.

Mayor Velazquez asked for item C-10 to be continued to the meeting of August 04, 2021. The council will need clarification regarding the details of the salary of the program manager and the high percentage of the indirect costs.

Motion: Mayor Pro Tem Strobridge made motion to continue item No. C-10 to the August 01, 2021, Regular City Council meeting. Motion was seconded by Mayor Velazquez and carried by the following vote:

Action:

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

PUBLIC HEARING NO. 1

- Receive the Staff report
- Open the Public Hearing at 7:29 p.m.
- Close the Public Hearing at 7:31 p.m.
- Council Action

PH-1. Resolution No's 5729, 5730, 5731, 5732, & 5733, Resolutions of the City Council of the City of Soledad Ordering the Levy and Collection of Assessments Within the Diamond Ridge Benefit Assessment District No. 1 (Miravale I), The Diamond Ridge Parks and Open Space Maintenance Assessment District No. 1 (Miravale I), The Parks and Open Space Maintenance Assessment District No. 1 (Orchard Villas/Mirvale II), The Benefit Assessment District No. 2 (Orchard Villas/Miravale II), and the Rancho San Vicente Parks and Open Spaces Maintenance Assessment District.

David Tausig & Associates Managing Director Nathan Perez presented the staff report and presentation.

Councilmember Chavez recused himself from the meeting at this time.

Motion: Mayor Pro Tem Strobridge made motion to adopt resolution No's. 5729 and 5730. Motion was seconded by Councilmember Jimenez and carried by the following vote:

Action:

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

Councilmember Chavez returned to the meeting at this time.

Motion: Mayor Pro Tem Strobridge made motion to adopt resolution No's. 5731 and 5732. Motion was seconded by Councilmember Chavez and carried by the following vote:

Action:

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

Motion: Councilmember Jimenez made motion to adopt resolution No. 5733. Motion was seconded by Mayor Pro Tem Strobridge and carried by the following vote:

Action:

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

PUBLIC HEARING NO. 2

- Receive the Staff report
- Open the Public Hearing at 8:13 p.m.
- Close the Public Hearing at 8:14 p.m.
- Council Action

PH-2. Consideration of an Impact Fee Justification Study Prepared by DTA and Adjustments to the City of Soledad Development Impact Fees.

David Tausig & Associates Managing Director Nathan Perez presented the staff report. This is an informational item and there will not be a vote on this item.

City Manager Slama said he would like the council to provide feedback so the final version can be presented at a future meeting.

City Attorney Mike Rodriguez said there has been a public hearing notice and the council will be required to open the public hearing and then close the public hearing.

Councilmember Chavez asked David Tausig & Associates Managing Director Nathan Perez how the impact is created for the single family and multifamily under general government. What are the services utilized for that because the existing shows an amount of three times more than the proposal.

David Tausig & Associates Managing Director Nathan Perez said the fee study is done by measuring the square footage of land for the City owned office buildings and the process of the expense of construction for buildings in California. The increases happen because more space is needed. A plan needs to be developed so places can expand. The cost to construct new office building and office space has out-paced other areas. There is a bigger bucket of items than there was in the past.

City Manager Slama said he asked David Tausig & Associates to look into expanding the community center and other areas that weren't apart of the fee before.

There were no public comments on this item.

Councilmember Jimenez said he has no questions about the report. He feels the City is on point in comparison with other Cities and paying for the items that need improvements.

Mayor Pro Tem Strobridge said she has no further questions about the report. She feels the City is in line. She is curious to know where the City of Greenfield is. She did ask if the school impact fees are the same as what they have been.

City Manager Slama said the Soledad Unified School District fees are a different system. They are at a level two with fees. They have come down a little and are one of the few districts that are at level two. There are two outside fees that are not included which are the school district fees and the TAMC fees.

Mayor Velazquez asked if the City's General Plan Update will impact the fee structure.

David Tausig & Associates Managing Director Nathan Perez said the general plan might impact the fee structure, but he does not believe it will be disruptive.

Mayor Velazquez said the public facilities received a significantly less fee than previously and the City is in need of facilities; how does the City make sure the fees are captured and set aside for the needed facilities.

Finance Director Mike Howard said there is a separate fund create for each impact fee. The AB 1600 report will come before the council annually and that will show the public and the council the balance for the accounts and what that money is to be used for potential building of facilities. The funds will not be accumulated with no intent for them.

Mayor Velazquez said the single-family residential fees for housing development sometimes makes it not affordable and seeing Soledad's 20% increase is reasonable.

David Tausig & Associates Managing Director Nathan Perez said the 20% increase is a modest increase.

Councilmember Chavez said he feels the rates are on point in comparison with other Cities.

Mayor Velazquez said this public hearing will be continued to the scheduled 09/01/2021 meeting.

Information was received by the council.
No action was taken.

PUBLIC HEARING NO. 3

- Receive the Staff report
- Open the Public Hearing at 8:55 p.m.
- Close the Public Hearing at 8:58
- Council Action

PH-3. Resolution No. 5734, A Resolution of the City Council of the City of Soledad Adopting the 2020 Urban Water Management Plan and the Water Shortage Contingency Plan Update and Ordering the Plans to be Filed with the Department of Water Resources.

Landstedt Consulting Manager Denise Landstedt presented a presentation.

Harris & Associates Senior Consultant Christy Cooper was also present in the meeting Via Zoom and available for any questions.

Motion: Mayor Pro Tem made motion to adopt resolution No. 5734. Motion was seconded by Councilmember Chavez and carried by the following vote:

Action:

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

Mayor Velazquez recessed the meeting at 9:04 p.m.

Mayor Velazquez reconvened the meeting at 9:10 p.m.

BUSINESS

B-2. A presentation by County of Monterey Emergency Services Planner Laura Emmons regarding the Multijurisdictional Hazard Mitigation Plan.

Monterey Emergency Services Planner Laura Emmons presented the presentation.

There were no public comments for this item.

B-3. Resolution No. 5735, A Resolution of the City Council of the City of Soledad Adopting the City of Soledad Emergency Operations Plan Update.

Aanko Technologies Inc. Chief Executive Officer Steve Longoria presented the staff report and PowerPoint.

There were no public comments on this item.

Motion: Councilmember Chavez made motion to adopt resolution No. 5735. Motion was seconded by Mayor Pro Tem Strobridge and carried by the following vote:

Action:

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

PRESENTATIONS

- None

MAYORS' REPORT

- She has not been able to participate in the Citizens Advisory Committee. She asked for either City Manager Slama or Chief Wasson to please get the information of dates and times that meeting takes place so she can participate in the meeting.
- League of California Cities, Monterey Division did not have a July meeting.
- Monterey County Mayors Association did not have a July meeting.
- On 07/12 She attended the Monterey-Salinas Transit meeting.
- On 07/21 She attended the South County Mayor's meeting with Supervisor Lopez.
- On 07/20 She attended the Soledad McDonald's ribbon cutting.
- She attended the ribbon cutting of the new District 3 office in Greenfield with Supervisor Lopez.
- She also reminded the public and council of the Ciclovía event that will be taking place in Soledad on 08/22.
- She also has requested a table be set out for the council at both the Ciclovía event and 35th Annual Our Lady of Solitude Church Fiesta.

COUNCILMEMBERS' ANNOUNCEMENTS AND REPORTS

Councilmember Jimenez

- On 07/15 he attended the ACCAPS meeting. Also, there will be an ACCAPS golf tournament fundraiser on 08/06.

Mayor Pro Tem Strobridge

- There was no July AMBAG meeting.
- On 06/26 she attended the Community Center Grand Opening.

- She thanked Chief Wasson and City Manager Slama the fireworks stats for the City. She would also like to know the stats for the Cities of Hollister and Seaside. She thanked the Police Officers that worked 4th of July.
 - On 07/06 she attended the roundabout ribbon cutting.
 - On 07/15 she attended the Monterey County Animal Control Advisory Board.
 - She reminded the council and public that Soledad will be having their National Night Out on 08/03. There will be a table set out designated for the council.
 - Soledad will also be having Centennial Cruise Night on 08/06.
- Councilmember Chavez

- Transportation Agency for Monterey County Executive Director Debbie Hale will retire in September. Councilmember Chavez is on the committee to help bring on a new Executive Director. Interviews have already taken place and recommendations will be given soon.

COUNCILMEMBERS' PRAISES

Councilmember Jimenez praised the previous council; Joe Ledesma, John Holguin, Fabian Barrera, Fred Ledesma, and himself, for their vision of a Community Center for Soledad.

Mayor Pro Tem Strobridge agreed with Councilmember Jimenez and also thanked the previous council for their vision of a Community Center for Soledad. He commended City Manager Slama and the staff for all their hard work. She thanked the K-9 officers for their continued hard work and participation in the special mission they attended in Fresno.

Councilmember Chavez thanked the staff for the great job regarding the roundabout.

Mayor Velazquez said it is very exciting to see the establishment of the new Recreation Department. She thanked the staff for their dedication to the process of building the department. She thanked City Manager Slama and the Public Works Department for their work on the roundabout and the Community Center.

CITY MANAGER'S REPORT

- City Manager Slama submitted a written report

FUTURE AGENDA ITEMS

Mayor Pro Tem Strobridge had 1 item:

1. She would like an update on the Soledad Shooting Range.

Mayor Velazquez had 1 item:

1. She would like an update on the Community Development Block Grant Program for the monies received under CDBG CV-1.

2. She would like to schedule a workshop for the community workshop on economic development. She prefers for it to be a stand-alone meeting, not during a council meeting.

MEETING RECESS FOR CLOSED SESSION

Mayor Velazquez recessed to closed session at 9:46 p.m.

MEETING RECONVENED FROM CLOSED SESSION

Mayor Velazquez reconvened from closed session at 10:28 p.m.

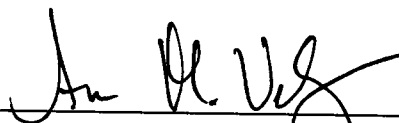
CLOSED SESSION REPORTS NO. 2

2. City Attorney Michael Rodriguez reported with respect to item no. 2, the council conferred with the City Manager regarding the personnel matter and gave direction. No other reportable action was taken.


ADJOURNMENT

- 10:31 p.m.

Minutes Approved: August 04, 2021



ANNA M. VELAZQUEZ, Mayor/Chair



BRENT SLAMA, City Clerk/Agency Secretary

