

Minutes

City of Soledad
Joint City Council/Successor Agency/Housing Authority/Successor Housing Agency/
Regular Meeting

January 19, 2022

CALL TO ORDER

Mayor Velazquez called the Joint City Council/ Successor Agency/ Housing Authority/ Successor Housing Agency/ Regular Meeting to order at 6:00 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	Marisela Lara
Councilmember/Agencymember	Ben Jimenez, Jr.
Councilmember/Agencymember	Carla Strobbridge (Arrived at 6:03 p.m.)
Councilmember/Agencymember	Alejandro Chavez

THE FOLLOWING COUNCILMEMBER WAS ABSENT

PUBLIC COMMENT- CLOSED SESSION ITEMS

There were no public comments on closed session items.

MEETING RECESS FOR CLOSED SESSION

Mayor Velazquez recessed to closed session at 6:03 p.m.

MEETING RECONVENED FROM CLOSED SESSION

Mayor Velazquez reconvened from closed session at 6:31 p.m.

CLOSED SESSION

1. The City Council will recess to Closed Session to consider personnel matters pursuant to Government Code Section 54957(B)(1) - City Manager Evaluation.
2. 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.

CLOSED SESSION REPORTS

1. City Attorney Mike Rodriquez reported the council first met regarding item no. 2. With respect to item no. 2; the council provided direction to the City's negotiator. No other reportable action was taken.

City Attorney Mike Rodriquez reported the council skipped item no. 1. The council will return to closed session at the end of the regular meeting to address item no. 1.

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Marisela Lara led the Pledge of Allegiance.

ADDITIONS/MODIFICATIONS TO THE AGENDA

- None

PUBLIC COMMENT

There were no public comments.

YOUTH COUNCIL'S REPORT

Soledad Youth Commission members Sophia Vargas and Alan Briseño presented a brief verbal update.

There were no public comments.

COUNCIL PRESENTATIONS

1. Salinas Valley Solid Waste Authority Recycling Coordinator Janna Faulk provided a brief update regarding a Pilot Program.

Councilmember Strobridge suggested the Salinas Valley Solid Waste Authority provide small biodegradable bags for the small pale that was provided to residents through the pilot program.

Salinas Valley Solid Waste Authority Recycling Coordinator Janna Faulk said they are not encouraging anyone to use biodegradable bags. Those bags will be removed during the process and residents that use any type of lining for the pale will be screened out of the program because the bags do become a contamination to the process.

Councilmember Chavez said he knows there were about 100 residence that received vouchers, and it seems that people are confused and think that only people who received the voucher can come and pick up the pales.

Salinas Valley Solid Waste Authority Recycling Coordinator Janna Faulk said they have only received feedback directly from city hall staff. There was a post on Facebook, but the Salinas Valley Solid Waste Authority did not create the post. There is confusion because the media got involved. There will be more information directly from the Salinas Valley Solid Waste Authority coming out soon.

Mayor Velazquez said she has also been participating and it has been interesting to see the change. Social marketing will be key in changing people's behavior regarding food scraps. She has seen the amount of food waste in her own household, and she believes the city-wide participation will be a massive impact. She is excited to see the results in the data outcome.

There were no public comments.

2. Mayor Velazquez presented a Certificate of Recognition to the Salvation Army of Hollister for their Invaluable Contributions to the Residents of the City of Soledad.

Mayor Velazquez thanked the Salvation Army of Hollister and Captain Maria Romero for helping in the City of Soledad and the surrounding Cities through their mobile unit.

Salvation Army of Hollister Captain Maria Romero was present in the council meeting to accept the Certificate of Recognition via Zoom. She thanked the City of Soledad for giving the Salvation Army the opportunity to use their mobile unit at the Soledad Community Center and other locations throughout the City. She thanked the Soledad Police Department and other Community members for their help and support with assisting in meeting the needs of the Community.

There were no public comments.

CONSENT CALENDAR

Motion: Councilmember Jimenez made motion to approve items C-1 through C-4. Motion was seconded by Mayor Velazquez and carried by unanimous vote:

Action:

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

C-1. a. Joint City Council/Successor Agency Regular Meeting Minutes of December 15, 2021.

b. Joint City Council/Successor Agency Special Meeting Minutes of January 11, 2022.

C-2. **Warrants**

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C-3. Resolution No. SA-2022-01, Consideration and Approval of Resolution No. SA-2022-01, A Resolution of the Successor Agency of the Soledad Redevelopment Agency Approving the Establishment of the Last and Final Recognized Obligation Payment Schedule.

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

PUBLIC HEARING NO. 1

- Receive the Staff report
- Open the Public Hearing at 7:03 p.m.
- Close the Public Hearing at 7:05 p.m.
- Council Action

PH-1. Ordinance No. 741, An Ordinance of the City Council of the City of Soledad Adding Chapter 13.06 Organic Waste Disposal Reduction, Recycling and Solid Waste Collection to Title 13-Public Services of the Soledad Municipal Code-Consider Adoption and Second Reading.

City Manager Brent Slama introduced the item.

City Attorney Mike Rodriguez did a brief overview of the item.

Both Salinas Valley Recycles Recycling Coordinator Mandy Brooks and Salinas Valley Solid Waste Authority General Manager and Chief Administrative Officer Patrick Mathews were present in the meeting via Zoom, to answer any questions.

Mayor Velazquez clarified that the enforcement and requirement will be applicable to commercial businesses and single-family homes. When the ordinance takes full effect, there will be fines for non-compliance.

There were no public comments.

Motion: Councilmember Chavez made motion to approve Ordinance No. 741. Motion was seconded by Mayor Pro Tem Lara and carried by unanimous vote:

Action:

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

PUBLIC HEARING NO. 2

- Receive the Staff report
- Open the Public Hearing at 7:12 p.m.
- Close the Public Hearing at 7:15 p.m.
- Council Action

PH-2. Resolution No's. 5770 & 5771, Public Hearing for Annexation of Territory into the Orchard Villas/Miravale II Districts.

1. Resolution No. 5770, A Resolution of the City Council of the City of Soledad Approving the Engineers Report and Ordering the Annexation of Territory into the City's Orchard Villas/Miravale II Maintenance Assessment District and the Levy and Collection of Assessments for Fiscal Year 2021/22.
2. Resolution No. 5771, A Resolution of the City Council of the City of Soledad, Approving the Engineers Report and Ordering the Annexation of the Territory into the City's Orchard Villas/Miravale II Benefit Assessments District and the Levy and Collection of Assessments for Fiscal Year 2021/22.

City Engineer Oscar Espinoza presented the staff report. He also introduced Harris & Associates Senior Engineer Leon Gomez and Senior Project Manager Rick Clark, who were present in the meeting via Zoom.

Mayor Pro Tem Lara recused herself at 7:11 p.m.

Harris & Associates Senior Engineer Leon Gomez and Senior Project Manager Rick Clark presented the staff report and a PowerPoint presentation.

City Clerk Darlene Noriega opened the ballots that were received.

The ballot was in favor for each one of the purposed assessment annexations.

Motion: Mayor Velazquez made motion to approve resolution no. 5770. Motion was seconded by Councilmember Strobridge and carried by the following vote:

Action:

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

Motion: Councilmember Jimenez made motion to approve resolution no. 5771. Motion was seconded by Councilmember Strobridge and carried by the following vote:

Action:

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

Mayor Pro Tem Lara returned to the meeting at 7:24 p.m.

BUSINESS

B-1. Affordable Housing Unit Transfer From 540 Gabilan Drive Apartments to Miravale I Parcel E on Santa Clara Street.

Mayor Pro Tem Lara recused herself at 7:27 p.m.

Community and Economic Development Director Bryan Swanson presented the staff report.

Agha Development Senior Vice President Laith Agha was present in the meeting via Zoom and presented his proposal.

Mayor Velazquez had concern regarding the designated very low- and low-income properties. She asked if both properties have restrictions based on the inclusionary requirements and does the City already have an affordable housing contract with Mr. Agha.

Community and Economic Development Director Bryan Swanson said the City does have a development agreement for parcel E that highlights the affordable units. The document would need to change in addition to the 540 Gabilan document to transfer the units around.

Mayor Velazquez asked if based on the purposed transfer, would both properties still meet the inclusionary requirements. She wants to make sure that a transfer would still meet the inclusionary requirements that the City of Soledad currently has. She is concerned that by allowing this type of transfer might set up a precedence to be able to do this for future properties moving forward. She is glad that efforts are moving forward but it is important to be in compliance within the inclusionary rules. She is also concerned with moving all the low-income units into one property because one property should not get all the affordable units. Also, in the staff report she did not see any staff recommendations. It is important for the council to be clear on the impacts and what are other alternatives.

Community and Economic Development Director Bryan Swanson said this was just a brief introduction and staff would like to bring this item back with an analysis.

There were no further public comments.

Councilmember Jimenez said he agrees with Mayor Velazquez regarding density, equality, and equity. He does not want it all to be placed in just one spot because that might not result in a good quality of life. He would like to keep things the way they are.

Councilmember Chavez asked what prompted the proposal. He also agrees with Mayor Velazquez and Councilmember Jimenez in their comments in just having low and very low income in only one area.

Agha Development Senior Vice President Laith Agha said the idea was brought up a couple years ago by the architects because there was plenty of space to work with well under the density limit for the property. After looking closer at the idea of what comfortably fits, this proposal is the result.

City Manager Slama added that the footprint of the building would not change, only the way the units would be situated would change and it would be well within the law based on the established density of the project. The interest of the developer is to make sure the development gets build and the City's interest is to make sure the affordable housing gets build first. There should be further robust conversation regarding this so that feedback can be given and received.

Agha Development Senior Vice President Laith Agha said the parcel E complex was initially approved as one hundred percent affordable, so the mix won't change. Parks and driveways will be shared so this will not be an isolated project. The project that will be neighboring the Soledad

Hartnell campus will also be similar to the Santa Clara project and so all affordable housing is not being stuffed into one area.

Mayor Velazquez said council needs further discussion and more alternatives from staff in moving forward with this.

Motion:

Information was received by council.

Direction was given to staff.

No Action taken for this item.

Mayor Pro Tem Lara recused herself at 7:37 p.m.

B-2. Presentation of the Draft Soledad Hotel Incentive Program (HIP).

Community and Economic Development Director Bryan Swanson presented the staff report and a PowerPoint presentation.

Mayor Velazquez asked Community and Economic Development Director Bryan Swanson to clarify what type of hotels the City would be investing in as a part of the TOT Incentive Program. She also asked what the cost would be in deferring the impact fees.

Community and Economic Development Director Bryan Swanson said the intent of the program would be to bring the amenities that a high-level hotel would bring. Deferring impact fees is not something that needs to occur but could be an option offered if the hotel needs help to come to the City. Total impact fees range in prices, but could be over two hundred thousand dollars, but it depends on the number of rooms, the square footage of the building and the height of the building.

Mayor Velazquez asked how much TOT the City currently brings in.

Councilmember Jimenez also asked staff how much TOT the City brings in. He believes the incentive will create a substantial increase in tax received. The deferring of impact fees should not become a common practice and should always be at the council's discretion. He likes the idea of the incentive program, and he is happy the City is being presented with the idea of being able to attract quality hotels.

Community and Economic Development Director Bryan Swanson said the combine total received was \$64, 739. Pre Covid, the revenue was \$142,000.

Mayor Velazquez thanked Community and Economic Development Director Bryan Swanson for the information and would like further information regarding what could be generated through the program.

Councilmember Strobridge agreed with both Councilmember Jimenez and Mayor Velazquez. She thanked Community and Economic Development Director Bryan Swanson for the information, and she agrees that the program is a great idea.

Councilmember Chavez also agrees with the rest of the council. He is excited to see this move forward. Bringing in hotels will bring a positive change to the Community.

Motion:

Information was received by council.
Direction was given to staff
No Action taken for this item

B-3. Resolution No. 5772, A Resolution of the City Council of the City of Soledad Declaring Opposition to Senate Bill 262.

City Manager Slama presented the staff report.

Councilmember Jimenez further explained the purpose of the item and resolution.

There were no public comments.

Mayor Velazquez said she would like further data from Monterey County. She would also like Chief Wasson to add local information so the letter can be further personalized.

There were no public comments.

Mayor Velazquez would like to make sure there is rehabilitation resources that are being made available to people who are offending.

Councilmember Jimenez said Senate Bill 262 does not have anything to do with the rehabilitation programs. Rehabilitation programs offered come from a difference source of funding. Senate Bill 262 is focused on the habitual offenders that continue to get arrested and turn around, get released and offend again. Senate bill is to ensure the City is taking the correct precautions as to not put public safety at risk.

Motion: Councilmember Jimenez made motion to approve resolution no. 5772. Motion was seconded by Councilmember Strobridge and carried by the following vote:

Action:

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

MAYORS' REPORTS

Mayor Velazquez had 9 items to report:

1. On 12/17 she attended the employee movie night at Premier Cinemas.
2. On 12/22 she attended a Toy Drive with the Salvation Army in Soledad.
3. On 01/05 she attended a FIMA webinar regarding flood mapping.
4. On 01/05 she attended a meeting with the South County Mayors and Supervisor Lopez.
5. On 01/07 she attended the City Selection Committee.
6. On 01/10 she met with City Manager Slama, Community and Economic Development Director Bryan Swanson, City of Salinas staff and MBEP staff to discuss AMBAG methodology.
7. On 01/12 she attended an AMBAG meeting.
8. On 01/13 she joined a webinar regarding federal broadband.
9. On 01/08 she joined the Green Leaf Estate for their community celebration.

COUNCILMEMBERS' ANNOUNCEMENTS AND REPORTS

Councilmember Jimenez had 2 items to report:

1. The Salinas Valley Solid Waste Authority strategic planning session is scheduled for 03/04.
2. Due to the current Covid situation the ACCAPS planning retreat has been postponed to April.

Councilmember Strobridge had 5 items to report:

1. On 11/18 she attended the Monterey County Animal Control Advisory Board meeting as a representative for Supervisor Chris Lopez and the South County region.
2. She attended the Christmas parade and thanked the Soledad High School Track Team for decorating, singing carols and riding with her in the parade.
3. She attended the City of Soledad Gala and thanked City staff and Frank and Maria Corralejo for doing a great job.
4. She attended the City of Soledad Special meeting on 01/11.
5. There have been a couple low-cost vaccination clinics offered and SNIP Bus was present in Soledad on 01/19, proof that is still very needed by the residents. She also thanked staff for accommodating the SNIP Bus.

Councilmember Chavez had 4 items to report:

1. On 12/17 he attended in employee movie night at Premier Cinemas.
2. On 01/11 he attended the City Council Special meeting.
3. On 12/12 he attended a Special meeting with TAMC.
4. He met with Congresswoman Zoe Lofgren to discuss Soledad issues.

Councilmember Chavez had 2 items to report:

1. On 12/17 she attended in employee movie night at Premier Cinemas.
2. On 12/15 she attended the Employee Holiday luncheon.

COUNCILMEMBERS' PRAISES

Councilmember Jimenez praised all the teachers in the Soledad Unified School District and Hartnell teachers for powering through the surge in Covid and continuing to be safe. He thanked them for the job they do with the young people in Soledad.

Councilmember Strobridge praised City staff for continuing in their efforts even during the surge of Covid. She also praised the Soledad Police Department for responding and continuing to be professional and thorough. She reminded the Community if something is seen that doesn't look right, please call the police. The call can be made anonymously. Don't assume someone else will make the call.

Mayor Velazquez commended the Soledad School District for delivering the information needed to support the parents and students at this time. She also thanked the former City of Soledad Community Engagement Manager Lynnelle Sanchez for all her efforts.

CITY MANAGER'S REPORT

City Manager Slama reported the following items:

1. He reported there have been personnel changes; the Community Engagement Manager has left her employment in Soledad.
2. He reintroduced the City of Soledad new Public Works Director Don Wilcox.
 - Public Works Director Don Wilcox thanked the City for welcoming him back and he is excited to move forward in the City.

There were no public comments.

FUTURE AGENDA ITEMS

Councilmember Strobridge had 2 items:

1. She would like the new gun range ribbon cutting to be scheduled on the weekend so the Community can participate.
2. She would also like a detailed report from Chief Wasson regarding how the police recruitment is going.

Mayor Velazquez had 6 items:

1. She would like more information regarding the 50/50 program.
2. She would like a community survey, or a Community meeting be done regarding the ARPA funding.
3. She would like to move forward with meetings between the council and the school board.
4. She would like to have an update regarding the broadband pilot program with CHISPA
5. She would like to set a date for the State of the City with the council and Community members at the Community Center.

6. She would like to schedule future meeting with legislators to look at what the City's priorities are.

MEETING RECESS FOR CLOSED SESSION

Mayor Velazquez recessed to closed session at 8:47 p.m.

MEETING RECONVENED FROM CLOSED SESSION

Mayor Velazquez reconvened from closed session at 9:22 p.m.

CLOSED SESSION

1. The City Council will recess to Closed Session to consider personnel matters pursuant to Government Code Section 54957(B)(1) - City Manager Evaluation.

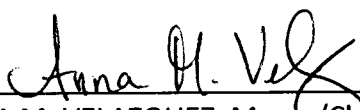
CLOSED SESSION REPORTS

1. City Attorney Mike Rodriguez reported with respect to item no. 1; the council did complete the evaluation. No other reportable action taken.

ADJOURNMENT

- 9:23 p.m.

Minutes Approved: February 02, 2022



ANNA M. VELAZQUEZ, Mayor/Chair



BRENT SLAMA, City Clerk/Agency Secretary