



## MINUTES REGULAR CITY COUNCIL MEETING

February 23, 2021

4:30 P.M.

### 1. CLOSED SESSION

Public comments regarding the Closed Session Agenda were accepted by the City Council at that time.

### 1.a CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION

(Government Code Section 54956.9(c))

1. Initiation of litigation pursuant to subdivision (c) of Section 54956.9: (1 case)

## CITY COUNCIL RESUMED AT 5:30 P.M.

### 2. ROLL CALL

Mayor Dutra, Mayor Pro Tempore Parker, and Council Members Estrada, García, González, Hurst, and Montesino were present via teleconference through Zoom Webinar.

Staff members present via teleconference through Zoom Webinar were City Manager Huffaker, City Attorney Smith, City Clerk Vázquez Flores, Assistant City Manager Vides, Public Works & Utilities Director Palmisano, Deputy City Manager Manning, Police Chief Honda, Administrative Services Director Czerwin, Airport Director Williams, Community Development Director Merriam, Interim Library Director Martinez, Innovation & Technology Director Boyes, Parks & Community Services Director Calubaquib, Assistant Public Works & Utilities Director Rodriguez, Assistant Police Chief Sims, Administrative Services Manager Gordo, Police Captain Zamora, Assistant City Clerk Ortiz, and Interpreter Landaverry.

### 3. PLEDGE OF ALLEGIANCE

### 4. INFORMATION ITEMS

#### 4.a REPORT OF DISBURSEMENTS

#### 4.b WRITTEN REPORTS BY COUNCIL MEMBERS REGARDING ACTIONS TAKEN ON THEIR REGIONAL COMMISSIONS/BOARD MEETINGS THAT MAY AFFECT THE CITY OF WATSONVILLE (IF ANY)

AREA AGENCY ON AGING ADVISORY COUNCIL JANUARY 20, 2021, REPORT (Council Member Hurst)

### 5. PRESENTATIONS & ORAL COMMUNICATIONS

#### 5.a ORAL COMMUNICATIONS FROM THE PUBLIC

Barry Scott thanked Council for their support of the Rail Transit project and the rail trail. He asked Council to Support Santa Cruz Metropolitan Transit District (SCCMD) and Santa Cruz County Regional Transportation Commission (SCCRTC) services.

Dr. Nancy A. Bilicich highlighted a letter sent by Congressman Panetta to President Biden regarding equity in infrastructure funding and the importance of the Pájaro River Flood Risk Management Project. Mayor Dutra asked Dr. Bilicich to do a future presentation on Zone 7, Flood Control and Water Conservation District.

**5.b ORAL COMMUNICATIONS FROM THE COUNCIL**

Member Montesino thanked the public for participating in the meeting and stated Council was working on several projects, including Ramsay Park and housing issues.

Mayor Pro Tempore Parker thanked staff for their volunteerism and help with COVID-19 vaccination sites in Watsonville. She encouraged the public to vaccinate themselves against COVID-19.

Member González asked the public to prevent the spread of COVID-19 and vaccinate themselves against it. He spoke about work with the County to relocate the shelter at the Veteran's Hall. He encouraged the public to shop local. He thanked Katie Nuñez for her outstanding job at the Senior Center.

Member Estrada thanked staff for their volunteerism and help with COVID-19 vaccination sites in Watsonville. He spoke about the Council's commitment to improving Ramsay Park. He asked for a moment of silence in honor of those that passed away from COVID-19.

Member Hurst spoke about the State's Master Plan for Aging. He thanked staff for their volunteerism and help with COVID-19 vaccination sites. He spoke about the importance of the rail trail network.

Member García spoke about her participation in the Criminal Justice Council meeting and her attendance of the Pájaro Valley Arts virtual gallery virtual presentations.

Mayor Dutra stated he had been appointed to SCCMTD and Community Action Board (CAB). He thanked Members González and Hurst for their work on CAB and Member Estrada for his work on Pájaro Valley Prevention and Student Assistance. He spoke about several upcoming projects and community events.

**5.c REPORT OUT OF CLOSED SESSION**

City Attorney Smith reported that Council voted unanimously to authorize special counsel to file a lawsuit to clear title to a piece of property located at 36 Airport Road so that Habitat for Humanity could develop affordable housing.

**5.d MAYOR'S PROCLAMATION RECOGNIZING FEBRUARY 2021 AS BLACK HISTORY MONTH, ENCOURAGING ALL CITIZENS TO CELEBRATE OUR DIVERSE HERITAGE AND CULTURE, AND CONTINUE OUR EFFORTS TO CREATE A WORLD THAT IS MORE JUST, PEACEFUL, AND PROSPEROUS FOR ALL**

**5.e MAYOR'S PROCLAMATION RECOGNIZING LEO WELSH & WOODEN NICKEL BAR & GRILL FOR PROVIDING A WELCOMING ATMOSPHERE AND SUPPORTING THE COMMUNITY, WITH WISHES FOR CONTINUED SUCCESS IN THE FUTURE**

**5.f PRESENTATION OF HOLIDAY LIGHTS DISPLAY WINNER CERTIFICATE  
-GAMAB FAMILY**

**6. CONSENT AGENDA**

**MOTION:** It was moved by Member García, seconded by Member Montesino and carried by the following vote to approve the Consent Agenda:

AYES: MEMBERS: Estrada, García, González, Hurst, Montesino, Parker, Dutra  
NOES: MEMBERS: None  
ABSENT: MEMBERS: None

**6.a MOTION APPROVING MINUTES OF FEBRUARY 9, 2021**

**6.b RESOLUTION NO. 55-21 (CM):  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AUTHORIZING BUDGET APPROPRIATION OF UP TO \$182,650 FOR FUEL AND LUBRICANTS CHARGE OUT ACCOUNT FOR THE WATSONVILLE MUNICIPAL AIRPORT FOR FY2020-2021 [Amends Resolution No. 113-20 (CM)]**

**6.c RESOLUTION NO. 56-21 (CM):  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING CONTRACT CHANGE ORDER NUMBER 1 WITH K. J. WOODS CONSTRUCTION, INC., A CORPORATION, FOR THE MADISON ALLEY SANITARY SEWER REPLACEMENT, PROJECT NO. SS-20-02; INCREASING THE SCOPE OF WORK AND CONTRACT AMOUNT NOT TO EXCEED \$103,000, AND DIRECTING THE CITY MANAGER TO EXECUTE SAME [Amends Resolution No. 210-20 (CM)]**

**6.d RESOLUTION NO. 57-21 (CM):  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AWARDED CONTRACT TO HYDROSCIENCE ENGINEERS, INC., A CORPORATION, FOR DESIGN SERVICES FOR THE FREEDOM BOULEVARD AND GREEN VALLEY ROAD WATER AND SEWER REPLACEMENT PROJECT, IN AN AMOUNT NOT TO EXCEED \$376,691; AND AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE SAME**

**6.e RESOLUTION NO. 58-21 (CM):  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AMENDING RESOLUTION NO. 152-20 (CM) TO INCORPORATE THE FULL PROJECT PROPOSAL PER DEPARTMENT OF WATER RESOURCES' LEGAL COUNSEL FOR THE GRANT AWARD OF \$765,000 FROM THE DEPARTMENT OF WATER RESOURCES PROPOSITION 1 PÁJARO INTEGRATED REGIONAL WATER MANAGEMENT [Amends Resolution No. 152-20 (CM)]**

**6.f RESOLUTION NO. 59-21 (CM):  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING THE CITY OF WATSONVILLE DEBT MANAGEMENT POLICY**

**7. ITEMS REMOVED FROM CONSENT AGENDA (None)**

**8. PUBLIC HEARINGS, ORDINANCES, & APPEALS**

**8.a PUBLIC HEARING TO CONSIDER CONSTRUCTION OF 50 APARTMENTS ON A .745 +/- ACRE PARCEL AT 558 MAIN STREET FILED BY PACIFIC COAST DEVELOPMENT**

**1) Staff Report by Principal Planner Meek**

Principal Planner Meek answered questions from Member González regarding visibility when exiting the proposed apartment complex and questions regarding allowed street parking.

In answering Member Hurst, Principal Planner Meek clarified that primary access to the apartment parking lot would be through Brennan Street.

Principal Planner Meek and City Attorney Smith answered questions from Mayor Pro Tempore Parker regarding access to and from the apartment complex parking lot, an easement that was recorded which granted the developer entry from East Lake Avenue, and a traffic study conducted in the past.

Principal Planner Meek answered questions from Member García regarding the proposed density bonus and number of planned affordable units for the project.

In answering Member Estrada, Principal Planner Meek and Community Development Director Merriam spoke about pedestrian safety from vehicles exiting the apartment complex, access to nearby parking, and housing programs available to residents.

In answering Member González, City Attorney Smith stated the entrance to apartment complex from East Lake would not be gated. Community Development Director Merriam spoke about the City's affordable housing ordinance.

**2) Applicant Presentation by Bill Hansen**

The presentation was given by Bill Hansen, applicant.

**3) City Council Clarifying & Technical Questions**

In answering Member García, Mr. Hansen spoke about project specifics and target dates for grand opening of the restaurant and apartment complex.

Mr. Hansen answered questions from Member González regarding ingress/egress from the project and rights to access from East Lake Avenue.

In answering Member Estrada, Mr. Hansen spoke about potential tenants of the apartments.

**4) Public Hearing**

Steve Trujillo spoke in support of the proposed project. He encouraged Mr. Hansen and other developers to create more affordable housing.

Gabriel Medina, District 2, spoke in opposition to the project and asked for more affordable housing.

Angelica Martinez, Communities Organized for Relational Power in Action, spoke in support of the proposed housing project.

Eli, District 7, spoke in opposition to the project and asked for more affordable housing.

Raeid Farhat spoke in support of the proposed project. He spoke about impact fees developers are charged and challenges faced in creating developments.

Nathalie Oliva, Regeneración Pájaro Valley Climate Action, spoke in opposition to the proposed project and asked Council to focus on creating more affordable housing.

- 5) **MOTION:** It was moved by Member Montesino, seconded by Member González to approve the resolutions listed below.

- 6) **City Council Deliberation on Motion**

Member Estrada stated all jurisdictions needed to make better efforts to create affordable housing and provide rental assistance.

Member Hurst spoke about the need for new housing development.

**MOTION:** The above motion carried by the following vote:

AYES: MEMBERS: Estrada, García, González, Hurst, Montesino, Parker, Dutra  
NOES: MEMBERS: None  
ABSENT: MEMBERS: None

- 7) **RESOLUTION NO. 60-21 (CM):**  
**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING A DESIGN REVIEW PERMIT AND ENVIRONMENTAL REVIEW FOR PP2019-432/APP#18, FILED BY PACIFIC COAST DEVELOPMENT, APPLICANT, TO CONSTRUCT FIFTY APARTMENTS WITH A FIRST FLOOR RESTAURANT SPACE ON A ± .745 ACRE SITE LOCATED AT 558 MAIN STREET, WATSONVILLE, CALIFORNIA (APN: 018-241-20)**

- 8) **RESOLUTION NO. 61-21 (CM):**  
**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE GRANTING A DENSITY BONUS FOR APPLICATION NO. PP2019-432/APP#18, FILED BY PACIFIC COAST DEVELOPMENT, APPLICANT, TO CONSTRUCT FIFTY APARTMENTS WITH A FIRST FLOOR RESTAURANT SPACE ON A ± .745 ACRE SITE LOCATED AT 558 MAIN STREET, WATSONVILLE, CALIFORNIA (APN: 018-241-20)**

- 9.b **PUBLIC HEARING TO CONSIDER APPROVAL OF A DENSITY BONUS & DESIGN REVIEW PERMIT FOR CONSTRUCTION OF A 53-UNIT AFFORDABLE HOUSING PROJECT AT 1482 FREEDOM BLVD.**

- 1) **Staff Report by Principal Planner Meek**  
Principal Planner Meek answered questions from Member García regarding reasons a traffic study was not prepared as part of the project approval.

Principal Planner Meek answered questions from Mayor Pro Tempore Parker regarding reasons for the project's high density.

Community Development Director Merriam and Principal Planner Meek, in answering Mayor Dutra, spoke about the allowed density bonus.

**2) Applicant Presentation by Max Heninger**

**3) City Council Clarifying & Technical Questions**

In answering Member González, Mr. Heninger stated infrastructure for electric vehicle charging stations would be included in the project.

Mr. Heninger and Jane Barr, associate director of real estate development at Eden Housing, answered questions from Mayor Dutra regarding populations served through the proposed affordable housing development, likelihood of Watsonville residents being served, available housing vouchers, affordable housing projects developed by Eden Housing, relocation of utility poles near the project site, and reasons for concentration of affordable housing in Watsonville versus the rest of the County.

**4) Public Hearing**

Steve Trujillo asked for trees to be planted as part of the project development. He stated Atkinson Lane was very narrow, which created traffic and parking issues.

The following speakers spoke in support of the proposed project:

Rafael Hernandez, housing program associate at Monterey Bay Economic Partnership

Jan Stokley, executive director at Housing Choices

Michael

Jennifer Lucas, Central Coast Office of the California State Council on Developmental Disabilities

Eli

Ann Marquart

Peter Carter

Gabriel Medina

Nathalie Olivas, Regeneración Pájaro Valley Climate Action

Rogelio Lopez spoke in opposition to the project due to high density and parking issues in that area.

Xitlali spoke in support of the proposed project.

**5) MOTION:** It was moved by Member Montesino, seconded by Member González to approve the resolutions listed below.

**6) City Council Deliberation on Motion**

**MOTION:** The above motion and resolution listed below carried by the following vote:

AYES: MEMBERS: Estrada, García, González, Hurst, Montesino, Parker

NOES: MEMBERS: Dutra

ABSENT: MEMBERS: None

- 7) **RESOLUTION NO. 62-21 (CM):**  
**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING A DESIGN REVIEW PERMIT FOR APP #921, FILED BY ANDY MADEIRA, WITH EDEN HOUSING, APPLICANT, ON BEHALF OF EDEN FREEDOM INVESTORS LP, PROPERTY OWNER, TO CONSTRUCT A FIFTY-THREE UNIT AFFORDABLE HOUSING PROJECT ON A 1.81± ACRE SITE LOCATED AT 1482 FREEDOM BOULEVARD, WATSONVILLE, CALIFORNIA (APN: 019-226-41)**
  
- 8) **RESOLUTION NO. 63-21 (CM):**  
**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE GRANTING A DENSITY BONUS FOR APP #921, FILED BY ANDY MADEIRA, WITH EDEN HOUSING, APPLICANT, ON BEHALF OF EDEN FREEDOM INVESTORS LP, PROPERTY OWNER, TO CONSTRUCT A FIFTY-THREE UNIT AFFORDABLE HOUSING PROJECT ON A 1.81± ACRE SITE LOCATED AT 1482 FREEDOM BOULEVARD, WATSONVILLE, CALIFORNIA (APN: 019-226-41)**

**10. NEW BUSINESS**

**10.a CONSIDERATION OF PURCHASE AND FINANCING OF HEAVY EQUIPMENT AND REFINANCING OF SOLAR LOAN**

- 1) **Staff Report by Administrative Services Director Czerwin**
  
- 2) **City Council Clarifying & Technical Questions**  
Administrative Services Director Czerwin, in answering Member García spoke about City financing efforts and reasons the vehicles and solar panel loans were to be refinanced together.

In answering Member Estrada, Administrative Services Manager Gordo spoke about disposal of vehicles past their life cycle. Member Estrada recommended that vehicles not in use be donated to sister cities.

In answering Member González, Administrative Services Manager Gordo spoke about staff efforts to replace the Public Works fleet with environmentally friendly vehicles.

- 3) **Public Input (None)**
  
- 4) **MOTION:** It was moved by Member Hurst, seconded by Mayor Pro Tempore Parker to approve the resolutions listed below.
  
- 5) **City Council Deliberation on Motion**

**MOTION:** The above motion and resolution listed below carried by the following vote:

AYES: MEMBERS: Estrada, García, Hurst, González, Montesino,  
Parker, Dutra

NOES: MEMBERS: None

ABSENT: MEMBERS: None

- 6) **RESOLUTION NO. 64-21 (CM):**  
**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AUTHORIZING THE EXECUTION AND DELIVERY OF A MASTER EQUIPMENT**

**LEASE/PURCHASE AGREEMENT AND A SEPARATE EQUIPMENT SCHEDULE THERETO FOR THE ACQUISITION, FINANCING AND LEASING OF CERTAIN EQUIPMENT FOR THE PUBLIC BENEFIT WITHIN THE TERMS PROVIDED HEREIN; AUTHORIZING THE EXECUTION AND DELIVERY OF OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AND AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION**

- 7) RESOLUTION NO. 65-21 (CM):  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AUTHORIZING BUDGET APPROPRIATION OF \$503,932 FROM THE SEWER ENTERPRISE FUND AND \$1,412,666 FROM THE SOLID WASTE FUND FOR FISCAL YEAR 2020-2021 FOR THE FINANCING OF SIX HEAVY EQUIPMENT VEHICLES FOR THE CITY'S PUBLIC WORKS & UTILITIES DEPARTMENT [Amends Resolution No. 113-20 (CM)]**
- 8) RESOLUTION NO. 66-21 (CM):  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AUTHORIZING THE PURCHASE OF ONE (1) NEW 2020 VACTOR 2100i COMBINATION SINGLE ENGINE SEWER CLEANER WITH POSITIVE DISPLACEMENT VACUUM SYSTEM MOUNTED ON A PETERBILT HEAVY DUTY TRUCK CHASSIS SINGLE AXLE FROM OWEN EQUIPMENT SALES, A CORPORATION, THROUGH THE PURCHASING AUTHORITY OF SOURCEWELL (FORMERLY NJPA) CONTRACT NUMBER 1022017-FSC, IN AN AMOUNT NOT TO EXCEED \$497,593.33 TO BE FUNDED FROM THE SEWER ENTERPRISE FUND**
- 9) RESOLUTION NO. 67-21 (CM):  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AUTHORIZING THE PURCHASE OF TWO (2) NEW 2020 WITTKE/LABRIE FRONT LOADER COLLECTION VEHICLES TO SERVE IN THE COLLECTION OF SOLID AND ORGANIC WASTE FOR THE CITY'S SOLID WASTE UTILITY FROM ARATA EQUIPMENT COMPANY, A CORPORATION, THROUGH THE PURCHASING AUTHORITY OF THE CITY OF BRENTWOOD, IN AN AMOUNT NOT TO EXCEED \$661,706.00 (FUNDED BY THE SOLID WASTE ENTERPRISE FUND)**
- 10) RESOLUTION NO. 68-21 (CM):  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AUTHORIZING THE PURCHASE OF THREE (3) NEW 2020 TWO-AXLE DIESEL AUTOMATED SIDE LOADER COLLECTION VEHICLES TO SERVE IN THE COLLECTION OF SOLID WASTE FOR THE CITY'S SOLID WASTE UTILITY FROM WESTERN TRUCK PARTS & EQUIPMENT COMPANY, LLC., DBA WESTERN TRUCK CENTER THROUGH THE PURCHASING AUTHORITY OF THE COUNTY OF SACRAMENTO, IN AN AMOUNT NOT TO EXCEED \$1,128,165.00 (FUNDED BY THE SOLID WASTE ENTERPRISE FUND)**

**11. EMERGENCY ITEMS ADDED TO AGENDA**

**12. REQUESTS & SCHEDULING FUTURE AGENDA ITEMS**

Member García requested a report regarding potential for amending the affordable housing ordinance to require new housing developments to designate 25% of their units as affordable units.



Member Estrada requested a report by Regeneración, Pájaro Valley Climate Action on their work.

Mayor Pro Tempore Parker requested a report regarding vaccination efforts in Watsonville.


Member Hurst asked for stricter enforcement of traffic violations and excessively loud vehicles.

Member González recommended display of sister city flags on City flag poles.

Mayor Dutra recommended establishment of a sister city relationship with a city in Portugal.

**13. ADJOURNMENT**

The meeting adjourned at 8:49 p.m.

DocuSigned by:  
  
49273AB2E4924F0  
Jimmy Dutra, Mayor

ATTEST: DS

DocuSigned by:  
  
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Beatriz Vazquez Flores, City Clerk

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