



**AGENDA
CITY OF WATSONVILLE
JOINT COUNCIL, SUCCESSOR HOUSING AGENCY, &
SUCCESSOR AGENCY MEETING**

City of Watsonville
City Council Chambers
275 Main Street, Top Floor
Watsonville, CA 95076

Tuesday, March 11, 2025, 4:30 p.m.

Pursuant to Government Code Section 54953(b), Mayor Pro Tempore Salcido will be participating in the meeting via teleconferencing from: 65 Peppertree Lane, Watsonville, CA 95076.

1. **ROLL CALL**
2. **CLOSED SESSION CORRESPONDENCE (IF ANY)**
3. **CLOSED SESSION**

CLOSED SESSION ANNOUNCEMENT:

PUBLIC COMMENTS REGARDING ONLY THE CLOSED SESSION AGENDA WILL BE ACCEPTED BY THE CITY COUNCIL AT THIS TIME.

The City Council of the City of Watsonville will recess to Closed Session to discuss the matters that follow:

3.a CONFERENCE WITH LABOR NEGOTIATOR
(Government Code Section 54957.6)

Agency negotiator: Nathalie Manning, Marissa Duran and Mark Wilson, Burke Williams and Sorensen

Employee organizations: Confidential, Executive Team, Fire Management, International Association of Firefighters (IAFF) Local 1272, Management, United Public Employees of California (LiUNA), Local 792, Operating Engineers Local Union No. 3 (OE3), Police Officers Association, Police Management, Public Safety Mid-Management, Service Employees International Union (SEIU), Local 521 Clerical Technical

3.b CONFERENCE WITH REAL PROPERTY NEGOTIATOR
(Government Code Section 54956.8)

1. Property: 45 Aviation Way (APN: 015-22-101)

Agency negotiator: Tamara Vides & Rayvon Williams (City)

Negotiating Parties: Kevin & Brian Dueck (EKB Partners, LLC)

CITY COUNCIL RESUMES AT 6:00 P.M.

4. ROLL CALL

4.a MOTION TO EXCUSE ABSENT COUNCIL MEMBER(S) (If any)

5. PLEDGE OF ALLEGIANCE

6. INFORMATION ITEMS

6.a REPORT OF DISBURSEMENTS

6.b MISCELLANEOUS DOCUMENTS REPORT

7. PRESENTATIONS & ORAL COMMUNICATIONS

This time is set aside for members of the general public to address the Council on any item not on the Council Agenda, which is within the subject matter jurisdiction of the City Council. No action or discussion shall be taken on any item presented except that any Council Member may respond to statements made or questions asked, or may ask questions for clarification. All matters of an administrative nature will be referred to staff. All matters relating to Council will be noted in the minutes and may be scheduled for discussion at a future meeting or referred to staff for clarification and report.

ALL SPEAKERS ARE ASKED TO FILL OUT A SPEAKER CARD & LEAVE IT AT THE PODIUM. SPEAKERS ARE ASKED TO ANNOUNCE THEIR NAME AND DISTRICT IN WHICH THEY LIVE IN ORDER TO OBTAIN AN ACCURATE RECORD FOR THE MINUTES.

7.a ORAL COMMUNICATIONS FROM THE PUBLIC (2 MINUTES EACH)

7.b ORAL COMMUNICATIONS FROM THE COUNCIL (2 MINUTES EACH)

7.c REPORT OUT OF CLOSED SESSION

7.d MAYOR'S PROCLAMATION RECOGNIZING WATSONVILLE FAMILY YMCA

7.e MAYOR'S PROCLAMATION RECOGNIZING ACTIVITIES 4 ALL

7.f MAYOR'S PROCLAMATION RECOGNIZING LIVE LIKE COCO FOUNDATION

7.g MAYOR'S PROCLAMATION RECOGNIZING POLICE OFFICER MOISES LOPEZ

7.h PRESENTATION BY WATSONVILLE IVY LEAGUE PROJECT (WILP) ON FUNDRAISING EFFORTS FOR THEIR UPCOMING UNIVERSITY TRIP (5 Minutes)

8. CONSENT AGENDA

All items appearing on the Consent Agenda are recommended actions that are considered to be routine and will be acted upon as one motion. Any items removed will be considered immediately after the motion. The Mayor will allow public input prior to the approval of the Consent Agenda.

PUBLIC INPUT (2 MINUTES EACH)

8.a MOTION APPROVING MINUTES OF FEBRUARY 25, 2025

- 8.b APPROVE PLANS & SPECIFICATIONS & ADVERTISE FOR BIDS FOR THE RECYCLED WATER FACILITY ELECTRICAL UPGRADES PROJECT (Recommended by Public Works & Utilities Director Lindberg)**
 RESOLUTION APPROVING PLANS & SPECIFICATIONS & CALLING FOR BIDS FOR THE RECYCLED WATER FACILITY ELECTRICAL UPGRADES, PROJECT RW-25-01 (ESTIMATED COST OF \$1,350,000 WILL BE FUNDED FROM THE SEWER ENTERPRISE FUND)
- 8.c APPROVE CHANGE ORDER NO. 2 TO CONTRACT WITH TOP TIER GRADING, LLC., FOR THE UPPER STRUVE SLOUGH ENHANCEMENT PROJECT (Recommended by Public Works & Utilities Director Lindberg)**
 RESOLUTION APPROVING CHANGE ORDER NO. 2 TO CONTRACT WITH TOP TIER GRADING, LLC., FOR THE UPPER STRUVE SLOUGH ENHANCEMENT PROJECT, NO. SD-23-11092, ADDING TO THE SCOPE OF WORK & INCREASING THE CONTRACT COMPENSATION, IN THE AMOUNT OF \$78,688.91, FOR A REVISED TOTAL CONTRACT AMOUNT OF \$384,987.91
- 8.d APPROVE FIRST AMENDMENT TO CONTRACT WITH MICHAEL K. NUNLEY & ASSOCIATES, INC. (MKN) FOR ENGINEERING SUPPORT SERVICES FOR THE WASTEWATER DIVISION (Recommended by Public Works & Utilities Director Lindberg)**
 RESOLUTION APPROVING FIRST AMENDMENT TO CONTRACT WITH MICHAEL K. NUNLEY & ASSOCIATES, INC., FOR ENGINEERING SUPPORT SERVICES FOR THE WASTEWATER DIVISION, INCREASING COMPENSATION IN AN AMOUNT NOT TO EXCEED \$250,000 FOR A CONTRACT TOTAL AMOUNT OF \$500,000; EXTENDING THE CONTRACT TERM; AUTHORIZING & DIRECTING THE CITY MANAGER TO EXECUTE SAME; & AUTHORIZING BUDGET TRANSFER FROM THE SEWER ENTERPRISE FUND FOR \$250,000
- 8.e AUTHORIZE PURCHASE ORDER FOR SOLE SOURCE PURCHASE WITH TROJAN TECHNOLOGIES FOR REPLACEMENT & SPARE PARTS NEEDED IN THE WATER RECYCLING FACILITY (Recommended by Public Works & Utilities Director Lindberg)**
 RESOLUTION APPROVING SOLE SOURCE PURCHASE WITH TROJAN TECHNOLOGIES CORPORATION FOR THE PURCHASE OF REPLACEMENT & SPARE PARTS FOR THE RECYCLED WATER ULTRAVIOLET DISINFECTION SYSTEM, IN AN AMOUNT NOT TO EXCEED \$237,597.44; AUTHORIZING & DIRECTING CITY MANAGER TO EXECUTE PURCHASE ORDER; & AUTHORIZING A BUDGET APPROPRIATION FROM THE WASTEWATER ENTERPRISE FUND IN THE SAME AMOUNT
- 8.f ACCEPT PUBLIC & ONSITE IMPROVEMENTS AS AGREED UPON IN THE IMPROVEMENT AGREEMENT WITH SHAWKI DEYN PROPERTIES, LLC., FOR KAMILAH DEYN TOWNHOMES, & REFUND OF REMAINING CLEAN-UP DEPOSIT (Recommended by Public Works & Utilities Director Lindberg)**
 RESOLUTION ACCEPTING PUBLIC & ONSITE IMPROVEMENTS AS AGREED UPON IN THE PUBLIC & ONSITE IMPROVEMENT AGREEMENT BETWEEN THE CITY & SHAWKI DEYN PROPERTIES, LLC., FOR KAMILAH DEYN TOWNHOMES, TRACT NO. 1592
- 8.g APPOINT TONY CAMARGO TO LIBRARY COMMISSION**
 RESOLUTION APPOINTING TONY CAMARGO TO THE CITY OF WATSONVILLE LIBRARY COMMISSION

- 8.h **APPOINT ABEL SANCHEZ TO MEASURE Q CITIZENS OVERSIGHT ADVISORY BOARD RESOLUTION APPOINTING ABEL SANCHEZ AS THE CITY OF WATSONVILLE'S MEMBER FOR THE MEASURE Q CITIZENS OVERSIGHT ADVISORY BOARD**
- 8.i **NOMINATE MICAELA LOPEZ TO LATINO AFFAIRS COMMISSION RESOLUTION NOMINATING MICAELA LOPEZ TO THE COUNTY OF SANTA CRUZ LATINO AFFAIRS COMMISSION**
- 9. **ITEMS REMOVED FROM CONSENT AGENDA**
- 10. **REPORTS TO COUNCIL -- No Action Required**
 - 10.a **CITY MANAGER'S UPDATE REPORT**
- 11. **PUBLIC HEARINGS, ORDINANCES, & APPEALS**
 - 11.a **APPEAL (#PP2024-8380) OF PLANNING COMMISSION'S DENIAL OF AN APPEAL (#PP2024-7954) OF ZONING ADMINISTRATOR APPROVAL OF AN ADMINISTRATIVE REVIEW PERMIT FOR A LOW-BARRIER NAVIGATION CENTER (#PP2023-6297) LOCATED AT 118 1ST STREET, 5 CHERRY COURT, AND 120 1ST**
 - 1) Staff Report by Interim Assistant Community Development Director Orbach
 - 2) City Council Clarifying & Technical Questions
 - 3) Presentation by Appellant (10 minutes)
 - 4) Presentation by Applicant (10 minutes)
 - 5) Clarifying Questions from the City Council
 - 6) Public Comments
 - 7) Motion
 - 8) City Council Deliberation on the Motion
 - 9) Action on Resolution Denying an Appeal (#PP 2024-8380) of Planning Commission's Denial of an Appeal (#Pp2024-7954) of Zoning Administrator Approval of an Administrative Review Permit for a Low-Barrier Navigation Center (#PP2023-6297) Located at 118 1st Street, 5 Cherry Court, and 120 1st Street (APNs: 017-172-32, 31, & 35) and Upholding Approval by Zoning Administrator of Administrative Review Permit and Finding Project Exempt from Review Under California Environmental Quality Act (CEQA) Pursuant to CEQA Guidelines Section 15268
 - 11.b **ZONING CODE TEXT AMENDMENT TO CHAPTER 14-41 (DRIVE-THROUGH FACILITY RESTRICTIONS) OF THE MUNICIPAL CODE REMOVING THE 150-FT. RESIDENTIAL SETBACK REQUIREMENT FROM THOROUGHFARE COMMERCIAL, NEIGHBORHOOD SHOPPING CENTER, & VISITOR COMMERCIAL ZONING DISTRICTS**
 - 1) Staff Report by Interim Assistant Community Development Director Orbach
 - 2) City Council Clarifying & Technical Questions
 - 3) Public Comments
 - 4) Motion
 - 5) City Council Deliberation on Motion
 - 6) By Motion, Introduce for First Reading, by Title Only, Waiving the Full Reading of the Text, an Ordinance Amending Chapter 14-41 (Drive-Through Facility Restrictions) of the Watsonville Municipal Code to Remove the 150-Foot Residential Setback Requirement from the Thoroughfare Commercial (CT), Neighborhood Shopping Center (CNS), & Visitor Commercial (CV) Zoning Districts

- 11.c **ZONING MAP AMENDMENT CHANGING THE ZONING MAP DESIGNATION FROM NEIGHBORHOOD COMMERCIAL SHOPPING CENTER TO THOROUGHFARE COMMERCIAL FOR A 1.18-ACRE SITE LOCATED AT 632 EAST LAKE AVENUE**
- 1) Staff Report by Interim Assistant Community Development Director Orbach
 - 2) City Council Clarifying & Technical Questions
 - 3) Public Comments
 - 4) Motion
 - 5) City Council Deliberation on Motion
 - 6) By Motion, Introduce for First Reading, by Title Only, Waiving the Full Reading of the Text, an Uncodified Ordinance Amending the Zoning Map to Designate the Parcel Located at 632 East Lake Avenue (APN: 017-321-02) Thoroughfare Commercial (CT) & Directing Changes on the Zoning Map of the City of Watsonville

12. **EMERGENCY ITEMS ADDED TO AGENDA**

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

14. **ADJOURNMENT**

This agenda was posted in accordance with the California Ralph M. Brown Act. The agenda packet can be accessed on the City of Watsonville website at <https://watsonville.gov/2123/City-Council-Agendas-Minutes> and is available for public inspection in the City Clerk's Office (275 Main Street, 4th Floor) during normal business hours. Any materials related to an item on this Agenda submitted to the Council after the distribution of the agenda packet will be made available to the public in accordance with Government Section 54957.5.