



MINUTES REGULAR CITY COUNCIL MEETING

June 23, 2020

City of Watsonville
Teleconference/Remote

4:00 p.m.

1. CLOSED SESSION

(City Council Conference Room, 275 Main Street, 4th Floor)

(a) Public Comments regarding the Closed Session agenda were accepted by the City Council at that time.

(b) Closed Session Announcement

The City Council recessed the regular Council Meeting to discuss those items listed on the Closed Session Statement attached to the Agenda.

1.A. CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION

(Government Code Section 54956.9)

1. Pending litigation pursuant to subdivision (d)(1):

- a) Name of case: Ford Kanzler and Jan Kamman v City of Watsonville, Willowcreek aka Willowcreek Homeowners Association - Santa Cruz County Superior Court (Case No. 20 CV 01057)
- b) Name of case: Holly Goodman and Katherine Foster v City of Watsonville, Willowcreek aka Willowcreek Homeowners Association - Santa Cruz County Superior Court (Case No. 20 CV 01058)
- c) Name of case: Stewart Brady Umfleet and Maria Teresa Macedo v City of Watsonville, Willowcreek aka Willowcreek Homeowners Association - Santa Cruz County Superior Court (Case No. 20 CV 01081)

2.A. CONFERENCE WITH LABOR NEGOTIATOR

(Government Code Section 54957.6)

1. Agency negotiators: Mayor's Ad Hoc Committee (Councilmembers Estrada, Parker and Mayor Pro Tempore Coffman-Gomez)

Unrepresented employee: City Clerk

5:05 p.m.

2. ROLL CALL

Mayor García, Mayor Pro Tempore Coffman-Gomez and Council Members Estrada, Gonzalez, Hernandez, Hurst, and Parker were present via teleconference through Gotomeetings.

3. INFORMATION ITEMS**3.A. REPORT OF DISBURSEMENTS****3.B. MISCELLANEOUS DOCUMENTS REPORT****3.C. WRITTEN REPORTS BY COUNCIL MEMBERS REGARDING ACTIONS TAKEN ON THEIR REGIONAL COMMISSIONS/BOARD MEETINGS THAT MAY AFFECT THE CITY OF WATSONVILLE (None)****4. PRESENTATIONS & ORAL COMMUNICATIONS****4.A. ORAL COMMUNICATIONS FROM THE PUBLIC**

Steve Trujillo, District 7, spoke about the importance of equal rights and fair treatment for all. He spoke about the negative effects fireworks and fireworks waste had on the community and environment. He asked the City to ban fireworks.

Gina Cole, District 7, invited the public to participate in Santa Cruz Bike Month and listed the many activities that would be part of the effort.

5074 Dr. Nancy A. Bilicich, via email (read by City Clerk Vazquez Flores), spoke about her participation in the Flood Control and Water Conservation District - Zone 7 meeting. She gave an update on efforts to reduce flood risk at the Pajaro River Levee and challenges in securing funding due to COVID-19.

Christina A Granados, partnership specialist at U.S. Census Bureau, via email (read by City Clerk Vazquez Flores), thanked the City for their efforts to collect Census data and explained the importance of obtaining accurate counts.

4.B. ORAL COMMUNICATIONS FROM THE COUNCIL

Mayor Pro Tempore Coffman-Gomez spoke about efforts to remedy traffic speed on Stanford Street at Madison Street. She added traffic calming measures would be explored for the intersection at Crestview Drive and Brewington Avenue. She asked staff to review California Association of Realtors' disclosure for access to homes in case yard sales were to be allowed. She spoke about staff efforts to address illegal fireworks and safety during Fourth of July Festivities.

5076 Member Gonzalez invited the public to visit Pajaro Valley Arts to view the art exhibits. He read a statement on behalf of PV Arts supporting the Black Lives Matter Movement and opposing racism.

Member Hurst invited the public to join the Zone 7 Flood Control and Water Conservation District of Santa Cruz County Advisory Committee. He asked the public to take safety precautions to prevent spread of COVID-19 and practice social distancing during July 4th festivities. He asked the public to shop local and make efforts to improve their properties. He thanked those providing comment to the Council and asked for their names and district in which they live so that Council may communicate with them.

Member Parker asked the public to wear face coverings in public to prevent the spread of COVID-19. Member Parker asked the public to join the Zone 7 Flood Control and Water Conservation District of Santa Cruz County Advisory Committee. She also asked the public to complete the Census. She encouraged the public to report illegal fireworks activity.

Member Estrada encouraged the public to complete the Census. He spoke about the importance of Pride Month and recognizing the contributions of the LGBTQ+ community. He asked the public to help prevent the spread of COVID-19 in order to reopen services throughout the community. He invited the public to join the Thriving Immigrants Project Webinar. He also asked the public to volunteer for the many different social services and committees. 5076

Member Hernandez spoke about the importance of shopping local in order to generate tax revenues for the City and supporting local businesses. He encouraged the public to purchase ID tags for their pets and keep them safe during Fourth of July festivities.

Mayor Garcia spoke about efforts to ensure safety during Fourth of July festivities and ways vendors would be helping in those efforts. She spoke about Papas of Encompass Community Services and the success of their Annual Gathering.

- 4.C. MAYOR'S PROCLAMATION CONGRATULATING DONNA TAKAHASHI, MD FOR HER MANY YEARS OF VALUED SERVICE TO WATSONVILLE COMMUNITY HOSPITAL AND WISHING HER HEALTH & HAPPINESS IN HER WELL-DESERVED RETIREMENT D.** 5069

- 4.D. MAYOR'S PROCLAMATION CONGRATULATING PAJARO VALLEY PRIDE ON THEIR FIVE YEAR ANNIVERSARY & RECOGNIZING THEIR WORK & ADVOCACY TOWARDS ACHIEVING VISIBILITY, RESPECT, AND INCLUSIVITY FOR THE LGBTQ+ COMMUNITY** 5069

4.E. REPORT OUT OF CLOSED SESSION

City Attorney Smith stated Council considered all items listed under 1.A. on the Closed Session Agenda and gave direction to staff to file answers to the complaints. Mayor Garcia stated there was no report regarding Item 1.B.

5. REPORTS TO COUNCIL

5.A. PRESENTATION OF THE AIRPORT ECONOMIC BENEFIT ANALYSIS CONDUCTED BY COFFMAN ASSOCIATES AS CONTRACTED BY THE MUNICIPAL AIRPORT

1) Oral Presentation

The report was given Airport Director Williams and Matt Quick, Coffman Associates.

2) City Council Clarifying & Technical Questions

Member Hurst spoke about studies conducted in the past and flaws within those reports. 5197

Airport Director Williams answered questions from Member Hurst regarding financial challenges at the Airport and efforts to remedy noise issues that affect nearby residents.

Mr. Quick and Airport Director Williams answered questions from Member Estrada regarding Airport economic impact on the City and potential for the Airport to be an

asset for the entire community versus potential for the land to be used for housing or recreational facilities.

Member Hernandez recommended the Airport property for creating California Opportunity Zones. He spoke about economic development opportunities at the Airport.

5197

Airport Director Williams answered questions from Mayor Pro Tempore Coffman-Gomez regarding comparison between the Watsonville Municipal Airport and other airports of like size.

In answering Mayor Garcia, Mr. Quick and Airport Director Williams stated the financials reported were based on information prior to the COVID-19 Pandemic and updated information would be presented to Council in the future.

3) Public Input (None)

5.B. COVID-19 ESSENTIAL SERVICES UPDATE

1) Oral Presentation

The report was given by City Manager Huffaker.

2) City Council Clarifying & Technical Questions

City Manager Huffaker, in answering Member Hurst spoke about COVID-19 effects on the community and uncertainty of when the Pandemic will end.

In answering Member Parker, City Manager Huffaker spoke about State COVID-19 guidelines for reopening businesses/services. He stated if COVID-19 cases continued to increase, there was potential for closure of services once again. He also spoke about services for seniors available online.

City Manager Huffaker answered questions from Member Estrada regarding City efforts to promote safety and deter spread of COVID-19 during Fourth of July Festivities. City Manager Huffaker spoke about support from the County and the community to prevent spread of COVID-19.

5820

City Manager Huffaker answered questions from Member Hernandez regarding effects of COVID-19 on unemployment numbers and on farmworkers.

City Manager Huffaker answered questions from Member Gonzalez regarding efforts to inform and protect agricultural workers during the harvest season and CARES Act funding for the City.

City Manager Huffaker, in answering Mayor Pro Tempore Coffman-Gomez, spoke about County COVID-19 tracing information.

Deputy City Manager Vides, in answering Mayor Garcia, spoke about efforts by SAVE Lives Initiative to prevent spread of COVID-19 Father's Day.

3) Public Input

Steve Trujillo spoke about negative effects fireworks have on the community and asked that they be banned in Watsonville. He announced he would be a candidate for the Cabrillo College Governing Board.

Elizabeth stated her concerns regarding busses transporting agricultural workers to and from work not meeting COVID-19 prevention guidelines.

Carmen, District 5, stated her concerns regarding lack of protections for agricultural workers from COVID-19 and asked the City to intervene. 5820

Alejandra, District 3, asked that the Santa Cruz Beach Boardwalk be prevented from reopening due to risk of becoming a hub for spread of COVID-19.

Denise, District 3, asked that the Santa Cruz Beach Boardwalk be prevented from reopening due to risk of becoming a hub for spread of COVID-19.

Gabriel Medina, District 2, spoke about challenges youth were facing in finding work due to COVID-19 closures and asked Council to explore options for creating remote work for residents. He asked that Santa Cruz Beach Boardwalk be prevented from reopening due to risk of becoming a hub for spread of COVID-19.

6. CONSENT AGENDA

Public Input on any Consent Agenda Item

The following speakers spoke in support of Item 6.M.:

Sally Arnold, Friends of the Rail and Trail

Barry Scott, Aptos resident

Mark Mesiti-Miller

Steve Trujillo

Elizabeth spoke in opposition to Item 6.H.

Gina Cole spoke in support of Item 6.M.

Salina Vargas, District 4, spoke in opposition to Item 6.H.

Carmen, District 5, stated approval of Item 6.M. without conducting a comprehensive plan on effects of rail could lead to increased property values and displacement of low-income residents.

At Member Parker's request, Mayor Garcia removed Item 6.M. from the Consent Agenda, to be considered under Item 7.

Community Development Director Merriam answered questions from Member Hurst regarding need for consultants to provide services in her department. Member Hurst stressed the importance of hiring local workers.

At Member Estrada's request, Police Chief Honda stated Item 6.H. would outfit Police with necessary bullet-proof vests.

In answering Mayor Garcia, Community Development Director Merriam stated approval of Item 6.L. would not affect affordability of the housing project at 790 Vista Montana drive.

MOTION: It was moved by Member Hurst, seconded by Member Hernandez and carried by the following vote to approve the Consent Agenda:

AYES:	MEMBERS:	Coffman-Gomez, Estrada, Gonzalez, Hernandez, Hurst, Parker, García
NOES:	MEMBERS:	None
ABSENT:	MEMBERS:	None

6.A. MOTION APPROVING MINUTES OF JUNE 9, 2020

**6.B. RESOLUTION NO. 96-20 (CM):
RESOLUTION ADOPTING & CONFIRMING CITY OF WATSONVILLE INVESTMENT
POLICY FOR CALENDAR YEAR 2020**

4834

**6.C. RESOLUTION NO. 97-20 (CM):
RESOLUTION APPROVING PLANS & SPECIFICATIONS & CALLING FOR BIDS FOR
THE WATSONVILLE PLAZA RESTROOMS PROJECT, NO. PK-20-02 (ESTIMATED
COST OF \$400,000 WILL BE FUNDED FROM THE COMMUNITY DEVELOPMENT
BLOCK GRANT (CDBG) FUNDS**

4893

**6.D. RESOLUTION NO. 98-20 (CM):
RESOLUTION APPROVING SOLE SOURCE PURCHASE FROM VAPEX
ENVIRONMENTAL TECHNOLOGIES, LLC, FOR REPLACEMENT OF A VAPEX ODOR
CONTROL UNIT LOCATED AT THE WASTEWATER TREATMENT PLANT, IN AN
AMOUNT NOT TO EXCEED \$144,393 FROM WASTEWATER ENTERPRISE FUND**

5807

**6.E. RESOLUTION NO. 99-20 (CM):
RESOLUTION AUTHORIZING PURCHASE OF ONE (1) TELESCOPIC BOOM TRUCK
FROM BRAGG INVESTMENT COMPANY, INC., DBA COASTLINE EQUIPMENT, FOR
THE WASTEWATER UTILITY ENTERPRISE, IN AN AMOUNT NOT TO EXCEED
\$222,323.75 FROM THE WASTEWATER ENTERPRISE FUND**

5818

**6.F. CONTRACTS WITH CSG CONSULTANTS, INC. & 4LEAF INC. FOR BUILDING
CONSTRUCTION, FIRE PLAN REVIEW, SUPPLEMENTAL PERMIT TECHNICIAN &
FIELD BUILDING INSPECTION SERVICES FOR A TWO-YEAR TERM FROM FY 20/21
THROUGH FY 22/23**

**1) RESOLUTION NO. 100 -20 (CM):
RESOLUTION APPROVING CONTRACT WITH CSG CONSULTANTS, INC., FOR
BUILDING CONSTRUCTION, FIRE PLAN REVIEW, FIELD BUILDING
INSPECTION, & SUPPLEMENTAL PERMIT TECHNICIAN SERVICES, IN AN
AMOUNT NOT TO EXCEED \$120,000 ANNUALLY IN FY 2020/2021 & FY
2021/2022**

5816

**2) RESOLUTION NO. 101-20 (CM):
RESOLUTION APPROVING CONTRACT WITH 4LEAF, INC., FOR BUILDING
CONSTRUCTION, FIRE PLAN REVIEW, FIELD BUILDING INSPECTION, &
SUPPLEMENTAL PERMIT TECHNICIAN SERVICES, IN AN AMOUNT NOT TO
EXCEED \$30,000 FOR FY 2020/2021 AND FY 2021/2022**

- 6.G. RESOLUTION NO. 102-20 (CM):**
RESOLUTION ACCEPTING \$63,318 GRANT FROM THE UNITED STATES 5484
DEPARTMENT OF JUSTICE, BUREAU OF JUSTICE ASSISTANCE, FOR THE
CORONAVIRUS EMERGENCY SUPPLEMENTAL FUNDING PROGRAM FOR FY2020
FOR THE PREVENTION, PREPARATION & RESPONSE TO THE CORONAVIRUS
- 6.H. RESOLUTION NO. 103-20 (CM):**
RESOLUTION ACCEPTING \$67,127 GRANT FROM STATE HOMELAND SECURITY 5484
GRANT PROGRAM FOR FY2019 TO THE WATSONVILLE POLICE DEPARTMENT, FOR
PURCHASE OF BODY ARMOR
- 6.I. RESOLUTION NO. 104-20 (CM):**
RESOLUTION ACCEPTING \$36,000 GRANT FROM CALIFORNIA STATE LIBRARY FOR 5488
WATSONVILLE PUBLIC LIBRARY'S HIGH SPEED BROADBAND LIBRARIES IN
CALIFORNIA (CENIC) GRANT IN SUPPORT OF THE LIBRARY'S INTERNET
CONNECTIVITY
- 6.J. RESOLUTION NO. 105-20 (CM):**
RESOLUTION RATIFYING WATSONVILLE DIRECTOR OF EMERGENCY SERVICES
ORDER NO. 2020-01 REGARDING OUTDOOR ACTIVITIES & ENCROACHMENTS FOR 5820
RETAIL BUSINESSES OPERATING IN COMPLIANCE WITH SOCIAL DISTANCING
REQUIREMENTS
- 6.K. CALLING & ORDERING GENERAL MUNICIPAL ELECTION IN THE CITY OF** 5560
WATSONVILLE FOR DISTRICT NUMBERS 1, 2 & 6 AND DIRECTING THE
PUBLICATION OF NOTICE OF A GENERAL MUNICIPAL ELECTION ON NOVEMBER 3,
2020, & ADOPTING POLICIES REGARDING CANDIDATE'S STATEMENTS
- 1) RESOLUTION NO. 106-20 (CM):**
RESOLUTION CALLING A GENERAL MUNICIPAL ELECTION IN THE CITY OF 5560
WATSONVILLE FOR DISTRICT NUMBERS 1, 2, & 6 & DIRECTING THE
PUBLICATION OF NOTICE OF A GENERAL MUNICIPAL ELECTION IN THE
CITY OF WATSONVILLE ON NOVEMBER 3, 2020
- 2) RESOLUTION NO. 107-20 (CM):**
RESOLUTION ORDERING AN ELECTION; REQUESTING THE COUNTY OF 5560
SANTA CRUZ TO CONDUCT THE ELECTION, & REQUESTING THE
CONSOLIDATION OF THE GENERAL STATEWIDE & MUNICIPAL ELECTION IN
THE CITY OF WATSONVILLE ON NOVEMBER 3, 2020
- 3) RESOLUTION NO. 108-20 (CM)**
RESOLUTION ADOPTING POLICIES IN REGARD TO THE CANDIDATE'S 5560
STATEMENTS FOR THE GENERAL MUNICIPAL ELECTION TO BE HELD ON
NOVEMBER 3, 2020
- 6.L. RATIFICATION OF SUBORDINATION AGREEMENTS AMONG THE CITY OF**
WATSONVILLE, WATSONVILLE VISTA MONTANA ASSOCIATES ("PROPERTY
OWNER") & JONES LANG LASALLE MULTIFAMILY ("LENDER") REQUIRED IN
CONNECTION WITH REFINANCING OF THE AFFORDABLE HOUSING PROJECT AT
790 VISTA MONTAÑA DRIVE

- 1) **RESOLUTION NO. 109-20 (CM):**
RESOLUTION RATIFYING SUBORDINATION AGREEMENT AMONG CITY OF
WATSONVILLE, VISTA MONTAÑA ASSOCIATES (OWNER) & JONES LANG
5721 **LASALLE MULTIFAMILY (LENDER) REQUIRED IN CONNECTION WITH THE**
OWNER REFINANCING OF THE 132 UNIT AFFORDABLE HOUSING RENTAL
PROJECT LOCATED AT 790 VISTA MONTAÑA DRIVE (VISTA MONTAÑA
APARTMENTS) REGARDING REGULATORY AGREEMENT - LOAN NUMBER
02-HOME-0610
- 2) **RESOLUTION NO. 110-20 (CM):**
RESOLUTION RATIFYING SUBORDINATION AGREEMENT AMONG CITY OF
5721 **WATSONVILLE, VISTA MONTAÑA ASSOCIATES (OWNER) & JONES LANG**
LASALLE MULTIFAMILY (LENDER) REQUIRED IN CONNECTION WITH THE
OWNER REFINANCING OF THE 132 UNIT AFFORDABLE HOUSING RENTAL
PROJECT LOCATED AT 790 VISTA MONTAÑA DRIVE (VISTA MONTAÑA
APARTMENTS) REGARDING REGULATORY AGREEMENT (RECORDER'S
SERIAL NUMBER 2002-0054905)
- 6.M. ITEM REMOVED, SEE ITEM 7.**
- 6.N. ORDINANCE NO. 1404-20 (CM):**
FINAL ADOPTION OF ORDINANCE REPEALING CHAPTER 53 (CANNABIS
FACILITIES) OF TITLE 14 (ZONING) IN ITS ENTIRETY AND ADDING A NEW CHAPTER
5764 **53 OF TITLE 14 (ZONING) OF THE WATSONVILLE MUNICIPAL CODE REGARDING**
THE CULTIVATION, MANUFACTURE, DISTRIBUTION, TESTING, DELIVERY AND
RETAIL SALES OF CANNABIS AND CANNABIS PRODUCTS
- 6.O. ORDINANCE NO. 1405-20 (CM):**
FINAL ADOPTION OF ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
5764 **WATSONVILLE AMENDING CERTAIN SECTIONS OF CHAPTER 14-16 (DISTRICT**
REGULATIONS) OF TITLE 14 (ZONING) OF THE WATSONVILLE MUNICIPAL CODE
FOR THE REGULATION OF CANNABIS BUSINESSES LOCATED WITHIN THE
COUNTY
- 6.P. RESOLUTION NO. 111-20 (CM):**
RESOLUTION NO. 1-20 (SHA):
JOINT RESOLUTION OF COUNCIL & SUCCESSOR HOUSING AGENCY (1)
APPROVING \$2,335,000 LOAN COMMITMENT TO MIDPEN HOUSING CORPORATION
5083 **FOR CONSTRUCTION OF A 72 UNIT MULTI-FAMILY AFFORDABLE HOUSING**
DEVELOPMENT AT 139-161 MILES LANE & 201 KIMBERLY LANE CONTINGENT
UPON ALL REQUIREMENTS FROM THE CITY'S COMMUNITY DEVELOPMENT
DEPARTMENT & CEQA COMPLIANCE (2) AUTHORIZING AND DIRECTING CITY
MANAGER TO NEGOTIATE & EXECUTE LOAN ; & (3) AUTHORIZING \$1,535,000
BUDGET APPROPRIATION FROM THE SUCCESSOR HOUSING AGENCY FUND &
\$800,000 FROM THE INCLUSIONARY HOUSING FUND
- 7. ITEMS REMOVED FROM CONSENT AGENDA**
- 6.M. RESOLUTION NO. 112-20 (CM):**
5320 **RESOLUTION URGING SANTA CRUZ COUNTY REGIONAL TRANSPORTATION**
COMMISSION TO IMPLEMENT PASSENGER RAIL SERVICE ON THE SANTA CRUZ
BRANCH RAIL LINE

Member Parker stated her concerns regarding cost to the community for implementing passenger rail services and stressed the importance of prioritizing rail projects in South Santa Cruz County.

Mayor Pro Tempore Coffman-Gomez clarified the purpose of the proposed resolution and explained further discussion would happen prior to commencing work to implement passenger rail services in Santa Cruz County. She stated commitment in advocating for Watsonville as representative of the Santa Cruz County Regional Transportation Commission.

Member Gonzalez stated Measure D funding would be used to implement passenger rail services and stressed the importance of expressing support for said services.

Member Estrada spoke in support of the proposed resolution, but stated his concerns regarding unintended consequences of adding passenger rail services.

5320

Member Hurst spoke in support of the proposed resolution and stated it also supported the Monterey Bay Sanctuary Scenic Trail.

Member Hernandez spoke about the benefits passenger rail services would have on Watsonville.

Member Parker stated her concerns with passenger rail work beginning in North Santa Cruz County and potential for Watsonville to never see the services. She asked that Watsonville be a priority in County projects.

Member Gonzalez clarified the resolution and explained work needed to implement passenger rail services as well as a trail network. He stressed the importance of expressing Watsonville's stance on passenger rail.

Mayor Garcia questioned whether passenger rail would be affordable for low-income residents.

MOTION: It was moved by Member Hernandez, seconded by Member Hurst and carried by the following vote to approve Consent Agenda 6.M.:

MOTION TO AMEND: It was moved by Member Parker, seconded by Member Gonzalez and carried by the following vote to amend the resolution to include language that asks that Phase 1 for passenger rail service implementation be started in Watsonville:

AYES: MEMBERS: Coffman-Gomez, Estrada, Gonzalez, Hernandez, Hurst, Parker, García

NOES: MEMBERS: None

ABSENT: MEMBERS: None

AMENDED MOTION: The motion, as amended carried by the following vote:

AYES: MEMBERS: Coffman-Gomez, Estrada, Gonzalez, Hernandez, Hurst, Parker, García

NOES: MEMBERS: None

ABSENT: MEMBERS: None

6:37 p.m.

8. ROLL CALL

Mayor García, Mayor Pro Tempore Coffman-Gomez and Council Members Estrada, Gonzalez, Hernandez, Hurst, and Parker were present via teleconference through Gotomeetings.

Staff members present via teleconference through Gotomeetings were City Manager Huffaker, City Attorney Smith, City Clerk Vázquez Flores, Public Works & Utilities Director Palmisano, Police Chief Honda, Deputy City Managers Manning and Vides, Administrative Services Director Czerwin, Airport Director Williams, Community Development Director Merriam, Library Director Heitzig, Information Services Director Boyes, Parks & Community Services Director Calubaquib, Assistant Community Development Director Allen, Assistant City Clerk Ortiz, Media, and Interpreter Landaverry.

9. PLEDGE OF ALLEGIANCE

10. PUBLIC HEARINGS, ORDINANCES, & APPEALS

**JOINT CITY COUNCIL, SUCCESSOR AGENCY & SUCCESSOR HOUSING
AGENCY FOR THE FORMER REDEVELOPMENT AGENCY
MEETING**

**10.A. APPROVAL OF FISCAL YEAR 2020-21 BUDGET & FIVE YEAR CAPITAL
IMPROVEMENT PROGRAM & ACKNOWLEDGING OF WATSONVILLE FIRE
DEPARTMENT INSPECTION REPORTS FOR 2018 & 2019**

1) Staff Report

The report was given by Administrative Services Director Czerwin.

2) City Council Clarifying & Technical Questions

In answering Member Parker, Administrative Services Director Czerwin stated she would be reporting to Council on the budget quarterly or as needed, depending on changes to the economy.

Administrative Services Director Czerwin, City Manager Huffaker, and Police Chief Honda answered questions from Member Estrada regarding outreach to the community regarding budget spending and justification for Police budget size.

4924

In answering Member Hernandez, Administrative Services Director Czerwin explained plans for budgeting for sports programs, should the State allow them to resume despite COVID-19 Pandemic.

Administrative Services Director Czerwin, in answering Mayor Pro Tempore Coffman-Gomez, spoke about tax per capita compared to neighboring jurisdictions.

Administrative Services Director Czerwin and City Manager Huffaker answered questions from Member Gonzalez regarding Police budget breakdown and allocation of Community Development Block Grant (CDBG) funding to the Parks & Community Services Department.

Member Hurst spoke about financial challenges the City had faced in the past and present. He asked the public to shop local to generate local sales tax for the City.

Member Parker thanked staff for their work and the public for their input.

In answering Mayor Garcia, Administrative Services Director Czerwin explained new budget appropriations to Parks & Community Services Department for sports programming and layoffs as a result of budget challenges.

3) Public Hearing

Mayor García opened the public hearing.

Nathalie Olivas, Regeneracion Advocacy Committee, asked Council to reconsider budget allocations and prioritize racial justice issues. She asked for comprehensible budget materials for the public. She made several recommendations for altering responsibilities and adjusting budget allocations.

Anissa Balderas, District 2, asked Council to reduce Police budget/duties and focus on COVID-19 relief, support undocumented families, and plan for a sustainable eco-friendly future. 4924

Celeste Gutierrez asked Council to reduce Police budget/duties and use Measure G funds for Parks & Community Services. She spoke about police misconduct and asked that Council reconsider powers of Police.

Vanessa Quiroz, District 2, spoke in opposition to Parks & Community Services budget reductions and asked for Police funding to be shifted to other departments/services.

Steve Trujillo, District 7, spoke about good experiences with Police and commended Police Chief Honda for his work. He asked Council to review the budget to see for improvement opportunities.

Raymond Cancino, chief executive officer at Community Bridges, asked Council to invest in community services and prioritize funding for non-profits.

Elizabeth Atilano asked Council to defund Police and repeal Measure Y. She also asked for support for local businesses and prevent outside business owner from investing in Watsonville.

Ramiro Medrano Council to defund Police and fund youth programs instead.

Chessie Craig urged Council to reallocate funding from Police to social services.

Gabriel Medina, District 2, asked Council to allocate funding from Police to non-profits and programs to educate and train the community on a variety of topics. He asked for police officers to receive more training prior to enforcing laws.

Carmen, District 5, asked for asked Council to reduce funding for Police and phase out their presence in the community.

Rosa Noriega Rocha asked Council to reduce funding for Police and allocate funds for youth programs.

Alejandra, District 3, asked Council to empower the community through more funding for community services. She asked for defunding of Police.

Raquel Pulido, via email (read by City Clerk Vazquez Flores), commended Council for allocating funding for sports programming.

4924

Jasmine Rocha Sotello, via email (read by City Clerk Vazquez Flores), asked Council to allocate funding from Police to public services, such as; interpreting (especially in healthcare settings), affordable housing, and restorative justice practices in schools.

After checking if anyone in the teleconference wanted to speak, and hearing none, Mayor García closed the public hearing.

- 4) MOTION:** It was moved by Member Hurst, seconded by Mayor Pro Tempore Coffman-Gomez to approve the resolution and adopt the ordinance listed below:

- a) RESOLUTION NO. 113-20 (CM)
RESOLUTION NO. 2-20 (SHA)
RESOLUTION NO. 1-20 (SA)**

4924
SA-1
SHA-1

**JOINT RESOLUTION OF COUNCIL, SUCCESSOR HOUSING AGENCY &
SUCCESSOR AGENCY OF THE FORMER REDEVELOPMENT AGENCY
ADOPTING FINAL BUDGET FOR FISCAL YEAR 2020-2021, PROVIDING
FOR CERTAIN TRANSFERS OF FUNDS, & APPROVING FIVE YEAR
(2020-2025) CAPITAL IMPROVEMENT PROGRAM (CIP)**

- b) RESOLUTION NO. 114-20 (CM)
RESOLUTION AUTHORIZING USE OF \$2.2 MILLION FROM EMERGENCY
RESERVE IN ORDER TO BALANCE THE BUDGET FOR FY 2020-2021**

- c) RESOLUTION NO. 115-20 (CM)
RESOLUTION ESTABLISHING TOTAL ANNUAL APPROPRIATIONS
PURSUANT TO CALIFORNIA STATE CONSTITUTION ARTICLE XIII-B
FOR FISCAL YEARS 2019-2020 & 2020-2021 [PROPOSITION 4 GANN
SPENDING LIMIT]**

5466

- d) RESOLUTION NO. 116-20 (CM)
RESOLUTION ESTABLISHING TOTAL ANNUAL APPROPRIATIONS
PURSUANT TO CALIFORNIA STATE CONSTITUTION ARTICLE XIII-B
FOR FISCAL YEARS 2019-2020 & 2020-2021 [PROPOSITION 4 GANN
SPENDING LIMIT]**

5466

- e) ORDINANCE NO. 1406-20 (CM):
FINAL ADOPTION OF ORDINANCE INSTRUCTING SANTA CRUZ
COUNTY TO LEVY & COLLECT PROPERTY TAX ON TAXABLE
PROPERTY WITHIN THE CITY OF WATSONVILLE FOR FISCAL YEAR
BEGINNING JULY 1, 2020, FIXING THE RATE OF 0.077% THEREOF &
ALLOCATING PROCEED TO THE RETIREMENT FUND**

4924

- f) **RESOLUTION NO. 117-20 (CM)**
RESOLUTION AMENDING FEES, RATES & CHARGES FOR THE
COMMUNITY DEVELOPMENT DEPARTMENT 5832
- g) **RESOLUTION NO. 3-20 (SHA)**
SUCCESSOR HOUSING AGENCY RESOLUTION FINDING THAT THE
USE OF FUNDS FROM THE LOW & MODERATE INCOME HOUSING
ASSET FUND FOR PLANNING & GENERAL ADMINISTRATIVE COSTS IS SHA-1
NECESSARY FOR THE PURPOSE OF PRODUCING, IMPROVING, &
PRESERVING THE COMMUNITY 'S SUPPLY OF LOW & MODERATE-
INCOME HOUSING
- h) **RESOLUTION NO. 118-20 (CM)**
RESOLUTION NO. 4-20 (SHA)
JOINT RESOLUTION OF COUNCIL & SUCCESSOR HOUSING AGENCY
RESOLUTION FINDING THAT THE USE OF THE FORMER AGENCY'S
FUNDS & OTHER ASSETS GENERATED FROM WATSONVILLE 2000 4924
REDEVELOPMENT PROJECT AREA FOR THE PURPOSE OF SHA-1
IMPROVING, INCREASING, & PRESERVING THE COMMUNITY'S
SUPPLY OF LOW & MODERATE INCOME HOUSING OUTSIDE THE
PROJECT AREA WILL BENEFIT THE PROJECT AREA
- i) **RESOLUTION NO. 119-20 (CM)**
RESOLUTION ACKNOWLEDGING RECEIPT OF INSPECTIONS REPORT
FOR 2018 & 2019 MADE BY THE WATSONVILLE FIRE DEPARTMENT
CHIEF IN COMPLIANCE WITH THE ANNUAL INSPECTION OF CERTAIN 5524
OCCUPANCIES PURSUANT TO SECTIONS 13146.2 & 13146.3 OF THE
CALIFORNIA HEALTH & SAFETY CODE

5) City Council Deliberation on Motion

Member Estrada stated his concerns regarding the proposed budget and addressed community concerns regarding the Police budget. He spoke about potential for restructuring the budget process by holding community meetings and review by a committee. He added Measure Y could be repealed by the voters.

Member Hernandez spoke about the challenges of restructuring the budget process. He thanked the public for their input.

Mayor Pro Tempore Coffman-Gomez spoke about work done to create the proposed budget. She stated data showed there was need for Police presence and success of Measure Y.

Member Gonzalez spoke about challenges the community faced with Police and the City's budget. He commended Police for positive changes they've made within their organization. He spoke about challenges in restructuring the City's budget process. He thanked the public for their input.

Member Hurst thanked the public for their input and spoke about challenges in balancing the budget.

Member Parker spoke about the need for community involvement if budget process restructuring were to be successful.

Mayor Garcia spoke about challenges of balancing the budget and reasons she would support the proposed budget.

MOTION The above motion carried by the following vote:

AYES:	MEMBERS:	Coffman-Gomez, Gonzalez, Hernandez, Hurst, Parker, Garcia
NOES:	MEMBERS:	Estrada
ABSENT:	MEMBERS:	None

JOINT CITY COUNCIL, SUCCESSOR AGENCY & SUCCESSOR HOUSING AGENCY FOR THE FORMER REDEVELOPMENT AGENCY MEETING

10.B. BUDGET STUDY SESSION & PUBLIC HEARING FOR FISCAL YEAR 2020-21 BUDGET & FIVE YEAR CAPITAL IMPROVEMENT PROGRAM

1) Staff Report

The report was given by Principal Planner Meek.

Bill Spain, Moore Iacofano Goltsman, Inc., gave a presentation on the Initial Study/Mitigated Negative Declaration prepared for the Miles Lane Project, in accordance with CEQA.

The applicant presentation was given by Ashley Schweickart, acquisition & pre-construction project manager at MidPen Housing; Joanna Carman, director of housing development at Encompass Community Services; and Christine Sippl, director of impact & partnerships at Encompass Community Services.

2) City Council Clarifying & Technical Questions

Principal Engineer Meek answered questions from Member Hernandez regarding open space proposed for the project.

Principal Planner Meek and Ms. Sippl answered questions from Mayor Pro Tempore Coffman-Gomez regarding use of funds collected from the development impact fee, lack of requirement for solar panels, classification of the housing project, notification of nearby residents of construction of the project, traffic challenges near the project site, and medical treatment at the project site.

In answering Member Hurst, Principal Planner Meek and Ms. Schweickart spoke about notification of nearby residents about the proposed project and spoke about sidewalk improvements as part of the project.

Principal Planner Meek and Ms. Schweickart answered questions from Member Parker regarding parking for the proposed project, allowed variances for the project, and allowed concessions for the project.

Ms. Schweickart and Raisa Sanchez answered questions from Member Estrada regarding selection process for leasing affordable housing units and ways staff ensured tenants lived healthy lives.

Ms. Schweickart and Ms. Sippl answered questions from Mayor Garcia regarding designated units for special needs residents, relocation assistance that would be given to tenants currently living in the proposed project site, and replacement of current residential substance abuse facility.

3) Public Hearing

Mayor García opened the public hearing, after checking if anyone in the teleconference wanted to speak, and hearing none, Mayor García closed the public hearing.

4) MOTION: It was moved by Member Hurst, seconded by Member Estrada to approve the resolution below:

In answering Member Hurst, Principal Planner Meek spoke about soil studies conducted to ensure safety at the project site.

Member Garcia stated Watsonville Wetlands Watch had expressed support for the project at the previous Planning Commission meeting.

- a) **RESOLUTION NO. 120-20 (CM)
RESOLUTION ADOPTING MITIGATED NEGATIVE DECLARATION (PP2019-14) FOR CONSTRUCTION OF A 72 UNIT MULTI-FAMILY AFFORDABLE HOUSING DEVELOPMENT ON A 4.7± ACRE SITE LOCATED AT 139, 141, 161 MILES LANE & 201 KIMBERLY LANE, WATSONVILLE, (APNSS 016-491-01, -02, & 03, & 016-111-44); & ADOPTING MITIGATION MONITORING & REPORTING PROGRAM FOR THE PROJECT, IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

5609

MOTION The above motion carried by the following vote:

AYES:	MEMBERS:	Coffman-Gomez, Estrada, Gonzalez, Hernandez, Hurst, Parker, Garcia
NOES:	MEMBERS:	None
ABSENT:	MEMBERS:	None

MOTION: It was moved by Member Hernandez, seconded by Member Gonzalez to introduce the ordinance and approve the resolution below:

- b) **UNCODIFIED ORDINANCE APPROVING REZONING TO ESTABLISH PLANNED DEVELOPMENT OVERLAY DISTRICT ON ASSESSOR'S PARCEL NUMBERS 016-491-01, -02, & -03, & 016-111-44 NOW CLASSIFIED RM-2 MULTIPLE RESIDENTIAL DISTRICT (MEDIUM DENSITY) WITH GENERAL PLAN DESIGNATION OF RM-2 & EM (SPECIFIC PLAN) TO RM-2/PD FOR APPLICATION NO. PP2019-14 FILED BY MIDPEN HOUSING CORPORATION TO CONSTRUCT 72 UNIT MULTI-FAMILY AFFORDABLE HOUSING DEVELOPMENT ON 4.7± ACRE PARCEL LOCATED AT 139, 141, 161 MILES LANE & 201 KIMBERLY LANE, WATSONVILLE, & DIRECTING CHANGES BE MADE ON THE ZONING MAP (REQUIRES AT LEAST 5 AFFIRMATIVE VOTES PER SECTION 14-16.2507 OF WATSONVILLE MUNICIPAL CODE)**

5609

- 5609 c) **RESOLUTION NO. 121-20 (CM)**
RESOLUTION APPROVING LOT LINE ADJUSTMENT, DENSITY BONUS, SPECIAL USE PERMIT/SPECIFIC DEVELOPMENT PLAN WITH DESIGN REVIEW & ENVIRONMENTAL REVIEW FOR APPLICATION NO. (PP2019-14) FILED BY MIDPEN HOUSING CORPORATION, APPLICANT, TO CONSTRUCT 72 UNIT MULTI-FAMILY AFFORDABLE HOUSING DEVELOPMENT ON 4.7± ACRE PARCEL LOCATED AT 139, 141, 161 MILES LANE & 201 KIMBERLY LANE, WATSONVILLE, (APN'S: 016-491-01, -02, & -03, & 016-111-44)

Members Gonzalez and Hurst spoke in support of the proposed project.

Member Estrada thanked staff for their work and spoke in support of the project.

Member Hernandez spoke in support of the proposed project.

Mayor Pro Tempore Coffman-Gomez stated her concern regarding high density of the housing project, notification of nearby residents about the project, parking limitations, and allowed concessions for the project.

MOTION The above motion carried by the following vote:

AYES:	MEMBERS:	Estrada, Gonzalez, Hernandez, Hurst, Parker, Garcia
NOES:	MEMBERS:	Coffman-Gomez
ABSENT:	MEMBERS:	None

- 5113 **10.C. CONSIDERATION OF ORDINANCE INTRODUCTION TO AMEND CHAPTER 2, PENALTY PROVISIONS, OF TITLE 1, GENERAL PROVISIONS, OF THE WATSONVILLE MUNICIPAL CODE TO AUTHORIZE THE MUNICIPAL AIRPORT DIRECTOR TO ISSUE CITATIONS-** Postponed to July 7, 2020

11. EMERGENCY ITEMS ADDED TO AGENDA

12. REQUESTS & SCHEDULING FUTURE AGENDA ITEMS (None)

Member Parker requested a discussion item at a future agenda to discuss cuts to Council budget by 50%. Mayor Garcia stated she had made that request previously.


Member Estrada requested a presentation by the Strawberry Commission regarding efforts to protect farmworkers from COVID- 19.


Member Parker requested a discussion item at a future agenda to discuss effects reopening of the Santa Cruz Beach Boardwalk would have on Watsonville.

13. ADJOURNMENT

The meeting adjourned at 9:50 p.m.

ATTEST:

DocuSigned by:

 Beatriz Vazquez Flores, City Clerk

DocuSigned by:

 Rebecca J. Garcia, Mayor