



MINUTES REGULAR CITY COUNCIL MEETING

August 27, 2019

City of Watsonville
Council Chambers
275 Main Street, Top Floor

5:00 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 REAL PROPERTY NEGOTIATOR

(Government Code § 54956.8)

- 1. Property: Parking lot at 535 Main Street (APN: 018-231-37)
Negotiating parties: Matthew Huffaker (City)
Ow Commercial for George Ow Jr.
Under Negotiation: Price and terms of payment

1.B. CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION

(Government Code Section 54956.9)

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

- 1. Name of case: Watsonville Pilots Association, Friends of Buena Vista v. City of Watsonville et al [filed 2013 re: amended 2030 GP] — Santa Cruz County Superior Court (Case No. CV176416)
- 2. Name of case: Marianne Perhach v City of Watsonville, et al. - Santa Cruz County Superior Court (Case No. 19CV02198)

1.C. CONFERENCE WITH LABOR NEGOTIATOR

(Government Code Section 54957.6)

- 1. Agency negotiator: Nathalie Manning and Matt Huffaker
Employee organization: IAFF Local 1272 (Fire)

6:30 p.m.

2. INFORMATION ITEMS—Written Report(s) Only

2.A. REPORT OF DISBURSEMENTS

2.B. MISCELLANEOUS DOCUMENTS REPORT

3. ROLL CALL

Mayor Estrada, Mayor Pro Tempore Garcia and Council Members Coffman-Gomez, González, Hernandez, Hurst, and Parker were present.

Staff members present were City Manager Huffaker, City Attorney Smith, City Clerk Vázquez Flores, Public Works & Utilities Director Palmisano, Police Chief Honda, Fire Chief Lopez, Administrative Services Director Czerwin, Community Development Director Merriam, Library Director Heitzig, Parks & Community Services Director Calubaquib, Deputy City Managers Vides and Manning, Assistant Police Chief Sims, Housing Manager Landaverry, Principal Planner Meek, Recreation Superintendent Negrete, Administrative Analyst Ibarra, and Interpreter Vázquez-Quintero.

4. PLEDGE OF ALLEGIANCE

5. PRESENTATIONS & ORAL COMMUNICATIONS

5.A. ORAL COMMUNICATIONS FROM THE PUBLIC

Steve Trujillo, District 7 resident, commended the Register Pajaronian for an article thanking City litter collection crews. He commended staff for graffiti abatement. He asked Council to create more affordable housing in an effort to deter homeless encampments.

Member Gonzalez asked residents not to place furniture for donations and other home goods on the streets as they would end up in the sloughs.

Roseanne Farris, Watsonville Community Hospital nurse, thanked Council for their support and participation in the town hall meeting. She asked Council Member Coffman-Gomez to thank Pájaro Valley Health Trust for utilizing their right of first refusal in regards to the purchase of Watsonville Community Hospital.

Brando Sencion, program coordinator at Santa Cruz Community Ventures, spoke about services offered at his organization. He spoke about issues predatory lending in Watsonville had on the community and invited the public to attend a meeting regarding predatory lending at the Civic Community Plaza Community Room.

Maria Elena de la Garza, executive director at Community Action Board (CAB) of Santa Cruz County, thanked Member Coffman-Gomez for her service to CAB.

5.B. MAYOR'S PROCLAMATION DECLARING SEPTEMBER AS CHILDHOOD CANCER AWARENESS MONTH IN THE CITY OF WATSONVILLE AND HONORING JACOB'S HEART CHILDREN'S CANCER SUPPORT SERVICES FOR 21 YEARS OF OUTSTANDING SUPPORT TO OUR COMMUNITY

5.C. PRESENTATION BY ALIANZA DEL VALLE PÁJARO MEMBERS REGARDING THEIR FIESTAS PATRIAS PROJECT

5.D. REPORT OUT OF CLOSED SESSION

City Attorney Smith reported that Council received reports on all items listed on the Closed Session Agenda, but took no action.

6. CONSENT AGENDA

Public Input on any Consent Agenda Item

Earl Labough spoke in support of Item 6.L.

Victor Gomez, government affairs director at Santa Cruz County Association of Realtors, asked Council to include his organization in conversations regarding rent control and housing policies.

Lynda Marin spoke about climate change and its negative effects on the planet. She commended Council for considering Item 6.L.

Keshav Kumar, California Apartment Association, stated his concerns regarding Item 6.K and asked for more discussion with stakeholders prior to its adoption.

Anthony Banelback, landlord and realtor, spoke about the challenges of implementing rent control and asked Council to be thoughtful when addressing the issue.

At Member Coffman-Gomez' request, Mayor Estrada removed Item 6.K. from the Consent Agenda to be considered under Item 7.

In answering Member Coffman-Gomez, Public Works & Utilities Director Palmisano gave a brief report regarding the purpose of Item 6.D.

In answering Mayor Estrada, Public Works & Utilities Director Palmisano stated Item 6.D. addressed climate change and rising sea levels.

Parks & Community Services Director Calubaquib and Adriana Mata, program manager at Pájaro Valley Prevention and Student Assistance (PVPSA) answered questions from Member Gonzalez regarding purpose of Item 6.G. and potential for referral to different services, should the participants need them.

In answering Mayor Pro Tempore Garcia, Ms. Mata spoke about services that would be offered by PVPSA in relation to the end of the Contigo Program.

In answering Member Coffman-Gomez, Parks & Community Services Director Calubaquib explained the funding sources for the contract with PVPSA.

Member Hurst spoke in support of Items 6.D., 6.F., and 6.L.

MOTION: It was moved by Member Hurst, seconded by Mayor Pro Tempore Garcia and carried by the following vote to approve Consent Agenda Items 6.A. through 6.J. and 6.L.:

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

NOES: MEMBERS: None

ABSENT: MEMBERS: None

6.A. MOTION APPROVING MINUTES OF JULY 2 & 9, 2019, MEETING

6.B. MOTION ACCEPTING APRIL THROUGH JUNE 2019 INVESTMENT REPORT

4834

- 5818 6.C. RESOLUTION NO. 121-19 (CM):
RESOLUTION AWARDDING BID TO KEMIRA WATER SOLUTIONS, INC. FOR THE
WASTE WATER TREATMENT PLANT FERRIC CHLORIDE SUPPLY PROJECT NO.
WW-19-02 FOR AN AMOUNT NOT TO EXCEED \$448, 839 FOR FY2019/2020 &
FY2020-2021
- 5807 6.D. RESOLUTION NO. 122-19 (CM):
RESOLUTION AWARDDING CONTRACT TO HARRIS & ASSOCIATES, INC. TO
PREPARE & FILE A LOCAL HAZARD MITIGATION PLAN FOR THE CITY OF
WATSONVILLE, IN AN AMOUNT NOT TO EXCEED \$109,760 (\$109,760 WILL BE
FUNDED FROM THE CALIFORNIA GOVERNOR'S OFFICE OF EMERGENCY
SERVICES (CALOES) GRANT)
- 5807 6.E. AWARDDING CONTRACTS FOR SPECIAL INSPECTION, TESTING & GEOTECHNICAL
ENGINEERING SERVICES:
- 5807 1) RESOLUTION NO. 123-19(CM):
RESOLUTION AWARDDING THREE-YEAR CONTRACT TO BUTANO
GEOTECHNICAL ENGINEERING, INC. FOR SPECIAL INSPECTION, TESTING &
GEOTECHNICAL ENGINEERING SERVICES ON AN ON-CALL & AS-NEEDED
BASIS, IN AN AMOUNT NOT TO EXCEED \$250,000
- 5807 2) RESOLUTION NO. 124-19 (CM):
RESOLUTION AWARDDING THREE-YEAR CONTRACT TO PACIFIC CREST
ENGINEERING, INC. FOR SPECIAL INSPECTION, TESTING & GEOTECHNICAL
ENGINEERING SERVICES ON AN ON-CALL AND AS-NEEDED BASIS, IN AN
AMOUNT NOT TO EXCEED \$250,000
- 5484 6.F. RESOLUTION NO. 125-19 (CM):
RESOLUTION APPROVING SCHOOL COMMUNITY POLICING OFFICER PROGRAM
WITH PÁJARO VALLEY UNIFIED SCHOOL DISTRICT FOR SCHOOL COMMUNITY
POLICING OFFICER SERVICES AT PÁJARO VALLEY & WATSONVILLE HIGH
SCHOOLS FOR SCHOOL YEAR 2019-2020 & REIMBURSE THE CITY \$265,311
- 5817 6.G. RESOLUTION NO. 126-19 (CM):
RESOLUTION APPROVING TWO-YEAR CONTRACT WITH PÁJARO VALLEY
PREVENTION & STUDENT ASSISTANCE PROGRAM FOR THE PROVISION OF CASE
MANAGEMENT SERVICES, IN AN AMOUNT NOT TO EXCEED \$119,206
- 5771 6.H. RESOLUTION NO.127-19 (CM):
RESOLUTION APPROVING A SIX-YEAR LEASE WITH ONE (1) FIVE-YEAR OPTION
WITH GREG BOBEDA & LACEY DENT, AS INDIVIDUALS, DBA CORRALITOS
COFFEEHOUSE, FOR CITY OWNED PROPERTY LOCATED AT 3 SECOND STREET,
COMMENCING SEPTEMBER 1, 2019, & ENDING AUGUST 31, 2025
- 4933 6.I. RESOLUTION NO. 128-19 (CM):
RESOLUTION RATIFYING A MEMORANDUM OF UNDERSTANDING WITH THE
INTERNATIONAL ASSOCIATION OF FIREFIGHTERS, LOCAL 1272 FOR FISCAL
YEARS 2017-2021

- 6.J. **RESOLUTION NO. 129-19 (CM):
RESOLUTION AUTHORIZING SUBMITTAL OF APPLICATION TO THE U.S.
DEPARTMENT OF JUSTICE, BUREAU OF JUSTICE ASSISTANCE, FOR THE
EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT PROGRAM FOR
FISCAL YEAR 2019 LOCAL SOLICITATION IN THE AMOUNT OF \$19,652 TO
PURCHASE CRIME ANALYSIS SOFTWARE & APPROPRIATING SUCH FUNDS TO
THE JAG GRANT BUDGET** 5484
- 6.K. **ITEM REMOVED, SEE ITEM 7.**
- 6.L. **RESOLUTION NO. 130-19 (CM):
RESOLUTION SUPPORTING UNITED STATES HOUSE RESOLUTION 1384 & SENATE
RESOLUTION 1129: THE MEDICARE FOR ALL ACT OF 2019, & CALLING ON OUR
FEDERAL LEGISLATORS TO WORK TOWARD ITS IMMEDIATE ENACTMENT,
ASSURING APPROPRIATE & EFFICIENT HEALTH CARE FOR ALL RESIDENTS OF
THE UNITED STATES** 5111
7. **ITEMS REMOVED FROM CONSENT AGENDA**
- 6.K. **RESOLUTION NO. 131-19 (CM):
RESOLUTION SUPPORTING REASONABLE RENT INCREASES, JUST EVICTIONS, &
RELATED HOUSING CODE ENFORCEMENT ACTIVITIES FOR THE CITY OF
WATSONVILLE** 5705

Mayor Pro Tempore Garcia spoke about the reasons she was supporting Item 6.K. and explained the City's commitment to help renters and landlords.

Member Coffman-Gomez spoke about housing needs in the City and asked staff to involve all stakeholders when addressing rent control and just eviction policies.

Housing Manager Landaverry stated the resolution authorized staff to meet with all stakeholders to work on policy to address housing needs.

Member Hurst spoke about the importance of receiving input from stakeholders when drafting rent control and just eviction policies.

Member Parker spoke in support of pursuing reasonable rent increases and just eviction policies as long as all stakeholders are involved.

Member Gonzalez spoke about the importance of keeping homes affordable and supporting the working class residents of the City.

Member Coffman-Gomez stated her concerns in approving the proposed resolution until all stakeholders had input on the subject.

Mayor Pro Tempore Garcia stated Council had previously discussed rent control during the White Paper presentation and this item was a continuation of the City's commitment to support renters and landlords.

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

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

8. PUBLIC HEARINGS, ORDINANCES, & APPEALS

8.A. CONSIDERATION OF APPLICATION PP2019-181 FOR A GENERAL PLAN MAP AMENDMENT, ZONING MAP AMENDMENT, LOT CONSOLIDATION, SPECIAL USE PERMIT WITH DESIGN REVIEW & ENVIRONMENTAL REVIEW FOR CONSTRUCTION OF A 11,273± SQUARE-FOOT MEDICAL OFFICE BUILDING AT 5 NIELSON STREET & 58 HANGAR WAY FILED BY DAVID KIM WITH MERIDIAN PROPERTY COMPANY, APPLICANT, ON BEHALF OF ADOLFO GARCIA NAVA & MONICA MEJIA GOMEZ, PROPERTY OWNERS

1) Staff Report

The report was given by Principal Planner Meek.

Principal Planner Meek and City Manager Huffaker answered questions from Member Gonzalez regarding compliance of proposed project with Airport guidelines, potential for changes to zoning in the future, and status of property tax revenues from the proposed site.

2) Applicant's Presentation

The presentation was given by Mike Conn, Meridian.

3) City Council Clarifying & Technical Questions

Mr. Conn answered questions from Member Coffman-Gomez regarding hours of operation for the proposed dialysis clinic, staffing levels, amount of residents that could be served, local hiring efforts for construction, and timeline for the project.

4) Public Hearing

Mayor Estrada opened the Public Hearing.

Felipe Noel, first lieutenant at Civil Air Patrol, spoke in support of the proposed project in order to help local residents receive the medical attention they need.

Steve Trujillo spoke about contributions labor unions have made to society. He spoke about the need for dialysis services in Watsonville.

Maria Luisa Ramirez Perez spoke in support of the proposed project and asked that future employees of the dialysis clinic receive fair compensation.

Seeing no one else approach the podium, Mayor Estrada closed the Public Hearing.

5) MOTION: It was moved by Member Coffman-Gomez, seconded by Member Hurst to accept the following resolutions and introduce the following ordinance:

- a) RESOLUTION NO. 132-19 (CM):
RESOLUTION APPROVING TWENTY-FOURTH (24TH) AMENDMENT TO
THE WATSONVILLE 2005 GENERAL PLAN TO RE-DESIGNATE APN:
015-111-36 LOCATED AT 58 HANGAR WAY & APN: 015-111-37**

LOCATED AT 5 NIELSON STREET FROM INDUSTRIAL TO PUBLIC/QUASI-PUBLIC TO ALLOW CONSTRUCTION OF A 11,273± SQUARE FOOT MEDICAL OFFICE BUILDING ON A 1.01± ACRE SITE, & DIRECTING CHANGES TO BE MADE ON THE GENERAL PLAN LAND USE DIAGRAM 5627

b) INTRODUCTION OF UNCODIFIED ORDINANCE APPROVING REZONING ON APN: 015-111-36 LOCATED AT 58 HANGAR WAY & APN: 015-111-37 LOCATED AT 5 NIELSON STREET, WATSONVILLE, CALIFORNIA, FROM INDUSTRIAL PARK DISTRICT (IP) TO INSTITUTIONAL (N) TO ALLOW CONSTRUCTION OF A 11,273± SQUARE FOOT MEDICAL OFFICE BUILDING ON A 1.01± ACRE SITE, & DIRECTING CHANGES TO BE MADE ON THE ZONING MAP 4958

b) RESOLUTION NO. 133-19 (CM): RESOLUTION APPROVING LOT CONSOLIDATION TO ALLOW ADJUSTING PROPERTY BOUNDARIES & AMENDING THE CITY'S GENERAL LAND USE MAP & ZONING MAP DESIGNATIONS TO REFLECT EXISTING LAND USES FOR TWO SUBJECT PROPERTIES LOCATED AT 58 HANGAR WAY & 5 NIELSON STREET 4958

c) RESOLUTION NO. 134-19 (CM): RESOLUTION APPROVING SPECIAL USE PERMIT WITH DESIGN REVIEW & ENVIRONMENTAL REVIEW FOR APPLICATION NO. PP2019-181 FILED BY DAVID KIM WITH MERIDIAN PROPERTY VENTURES II, LLC., APPLICANT ON BEHALF OF PROPERTY OWNERS, TO ALLOW CONSTRUCTION OF A 11,273± SQUARE-FOOT MEDICAL OFFICE BUILDING ON A 1.01± ACRE SITE LOCATED AT 58 HANGAR WAY & 5 NIELSON STREET 4958

5) City Council Deliberation on the Motion

Member Coffman-Gomez spoke about the need for additional medical services in Watsonville.

Member Parker spoke about the need for dialysis treatment locally.

Member Hurst stated the proposed project site had been underutilized and the project would bring great value to the community.

MOTION: The above motion carried by the following vote:

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

NOES: MEMBERS: None

ABSENT: MEMBERS: None

8.B. CONSIDERATION OF TAXI RATE INCREASE FOR THE CITY OF WATSONVILLE REQUESTED BY WATSONVILLE TRANSPORTATION INC. 4872

1) Staff Report

The report was given by Assistant Police Chief Sims.

4872

2) City Council Clarifying & Technical Questions

In answering Mayor Pro Tempore Garcia, Richard Camperud, Watsonville Transportation Inc., spoke about his business and their request.

Assistant Police Chief Sims and City Attorney Smith answered questions from Member Coffman-Gomez regarding potential for allowing a Consumer Price Index (CPI) increase and other changes to correspond to future changes in law.

In answering Member Parker, Mr. Camperud stated seniors received a 10% discount on fares.

City Attorney Smith, in answering Member Gonzalez, explained the process for increasing the taxi rate further.

3) Public Hearing

Mayor Estrada opened the public hearing.

Steve Trujillo spoke about the importance of supporting taxi workers and asked Council to support the resolution.

Maria Perez asked Council to consider CPI increases annually.

City Attorney Smith stated staff would return to Council with an ordinance to address taxi services.

Seeing no one else approach the podium, Mayor Estrada closed the public hearing.

4) MOTION: It was moved by Member Hernandez, seconded by Member Gonzalez to approve the following resolution:

**RESOLUTION NO. 135-19 (CM):
RESOLUTION ESTABLISHING NEW INCREASED TAXICAB RATES AND
FARES FOR TAXI SERVICES IN THE CITY OF WATSONVILLE**

5) City Council Deliberation on the Motion

Member Coffman-Gomez asked that staff return with more robust policies on taxi services.

MOTION: The above motion carried by the following vote:

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

9. PRESENTATIONS & ORAL COMMUNICATIONS (Continued)

9.B. ORAL COMMUNICATIONS FROM THE COUNCIL

Maria Perez, Resetar Hotel resident, stated her building leased space to cell tower companies and it affected its residents. She asked that the cell tower companies offer free internet services to residents of the building.

4872

5076

Member Hernandez spoke about several events he attended over the previous weeks and invited the public to a first time home buyers presentation.

5074

Member Hurst spoke about events he attended over the previous weeks.

Member Parker spoke about Rhea DeHart (who recently died) and her accomplishments.

Member Hurst spoke about Rhea DeHart's contributions to Watsonville.

Mayor Pro Tempore Garcia spoke about her attendance at the vigil for those killed during the Gilroy Garlic Festival attack. She stated the City helped sell t-shirts to contribute towards the Gilroy Foundation to help those affected by the shooting. She spoke about the influence Rhea DeHart had on her and the community.

Member Coffman-Gomez spoke about Pájaro Valley Community Health Trust's efforts to exercise their first right of refusal in regards to the sale of Watsonville Community Hospital.

Member Gonzalez spoke about his attendance at the Strawberry Festival. He spoke about the influence Rhea DeHart had on him and the community. He invited the public to Music in the Park.

Mayor Estrada invited the public to upcoming community events. He spoke about the tragedy at the Gilroy Garlic Festival and commended those who continued to attend community events despite fears.

10. EMERGENCY ITEMS ADDED TO AGENDA

11. REQUESTS & SCHEDULING FUTURE AGENDA ITEMS

Member Hernandez asked for a report regarding AARP regarding Age Friendly Communities.

12. ADJOURNMENT

The meeting adjourned at 9:30 p.m.



Francisco Estrada, Mayor

ATTEST:



Beatriz Vázquez Flores, City Clerk

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