



MINUTES REGULAR CITY COUNCIL MEETING

March 26, 2019

City of Watsonville
Council Chambers
275 Main Street, Top Floor

4:35 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. **THREAT TO PUBLIC SERVICES OR FACILITIES**

(Government Code Section 54957)(a)

Consultation with: (Watsonville Police Department, Police Captain, Police Sergeant)

1.B. **CONFERENCE WITH LABOR NEGOTIATOR**

(Government Code Section 54957.6)

- 1. Agency negotiator: Nathalie Manning and Maria Esther Rodriguez
- Employee organizations: Confidential Unit
Management Unit
Mid-Management Unit
Police Officers Association
Public Safety Mid-Management Unit

6:44 p.m.

2. **INFORMATION ITEMS—Written Report(s) Only**

2.A. **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, Interim Fire Chief Lopez, Administrative Services Director Czerwin, Airport Director Williams, Community Development Director Merriam, Library Director Heitzig, Parks & Community Services Director Calubaquib, Deputy City Managers Manning & Vides, Assistant Public

Works & Utilities Directors Rodriguez and Templeton, Police Captain Rodriguez, Police Sergeant Radich, Assistant City Clerk Ortiz, and Interpreter Vazquez-Quintero.

4. PLEDGE OF ALLEGIANCE

5. CONSENT AGENDA

Public Input on any Consent Agenda Item (None)

Assistant Public Works & Utilities Director Rodriguez answered questions from Member Coffman-Gomez regarding project schedule, project specifics, bid process, funding, and street closures for the Green Valley Road Pavement Preservation Project.

In answering Member Gonzalez, Assistant Public Works & Utilities Director Rodriguez stated signage would be posted near the project site for the Green Valley Road Pavement Preservation Project prior to breaking ground.

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

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

Member Parker congratulated Mr. Hayashibara on being appointed to the Parks & Recreations Commission and commended him for his willingness to participate in local government.

5.A. MOTION APPROVING MINUTES OF MARCH 12, 2019

**5.B. RESOLUTION NO. 31-19 (CM):
RESOLUTION APPROVING PLANS & SPECIFICATIONS & CALLING FOR
BIDS FOR THE WATSONVILLE MUNICIPAL AIRPORT SEAL CRACKS, SLURRY
SEAL, & REMARK RUNWAY 9-27 & TAXIWAYS B & C PROJECT, NO. AP-19-02
(ESTIMATED COST OF \$504,650: \$454,185 (90%) WILL BE FUNDED FROM THE
FEDERAL AVIATION ADMINISTRATION (FAA) AIRPORT IMPROVEMENT GRANT,
\$22,709 (5% OF THE FAA GRANT) FROM THE STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION (CALTRANS) AND \$27,756 FROM THE
AIRPORT ENTERPRISE FUND**

**5.C. RESOLUTION NO. 32-19 (CM):
RESOLUTION AWARDDING CONTRACT TO CSG CONSULTANTS, INC., FOR
CONSTRUCTION MANAGEMENT SERVICES FOR THE GREEN VALLEY ROAD
PAVEMENT PRESERVATION PROJECT NO. ST-18-02, IN AN AMOUNT NOT TO
EXCEED \$191,200**

**5.D. NEW JOB CLASSIFICATIONS & DESCRIPTIONS FOR THE PUBLIC WORKS AND
UTILITIES DEPARTMENT**

4933

- 1) **RESOLUTION NO. 33-19 (CM):
RESOLUTION APPROVING & AUTHORIZING NEW JOB CLASSIFICATION &
JOB DESCRIPTION FOR COMMUNICATIONS & ENVIRONMENTAL
OUTREACH COORDINATOR (MID-MANAGEMENT UNIT) AT ESTABLISHED
SALARY RANGE OF \$28.49 - \$38.18 PER HOUR** 4933
- 2) **RESOLUTION NO. 34-19 (CM):
RESOLUTION APPROVING & AUTHORIZING NEW JOB CLASSIFICATION &
JOB DESCRIPTION FOR COMMUNICATIONS & ENVIRONMENTAL
OUTREACH MANAGER (MANAGEMENT UNIT) AT ESTABLISHED SALARY
RANGE OF \$39.27 - \$52.63 PER HOUR** 4933
- 5.E. **RESOLUTION NO. 35-19 (CM):
RESOLUTION APPOINTING WAYNE HAYASHIBARA TO THE CITY OF
WATSONVILLE PARKS & RECREATION COMMISSION [DISTRICT 7]** 4975
6. **ITEMS REMOVED FROM CONSENT AGENDA**
7. **REPORTS TO COUNCIL -- No Action Required**
- 7.A. **ECOLOGY ACTION PRESENTATION ABOUT THE WATERLINK PROGRAM
FUNDED BY DEPARTMENT OF WATER RESOURCES GRANT TO PROVIDE
WATER CONSERVATION DEVICES TO WATSONVILLE BUSINESSES & LOW-
INCOME CUSTOMERS** 5358
8. **PRESENTATIONS & ORAL COMMUNICATIONS**
- 8.A. **ORAL COMMUNICATIONS FROM THE PUBLIC & CITY COUNCIL**
Steve Trujillo, District 7, asked the City to stop using Roundup as it was adversely affecting residents and their pets' health. He thanked the Mayor, the Buddhist Temple Community, and the Boy Scouts for their levee cleanup efforts. He asked the City to explore using goats for weed control. He gave recommendations on how the Fox Theater could be revitalized. He proposed that the Yamashita Market be designated a State Historical Monument. He thanked Member Parker for her work in advocating for the Bridge Street Medians. 5076

Providence Alaniz invited the public to the Relay for Life event.

Victorius Alexander recommended the public to read The Bible. He spoke about his First Amendment rights, the Brown Act, importance of providing for public input in local government, and his disapproval of Supervisor Friend.

Dr. Nancy Bilicich, Zone 7, Flood Control and Water Conservation District Representative, gave a report regarding efforts to persuade the Army Corps of Engineers to make improvements to the river levee. She stated County Supervisor Friend received accolades for his work to persuade the National Association of Counties to support the pursuit of river levee improvements. She invited the public to the upcoming Zone 7, Flood Control and Water Conservation District meeting. She spoke about efforts to improve the river levee west of the Highway 1. 5076

Member Parker thanked Dr. Nancy Bilicich for representing the City on Zone 7, Flood Control and Water Conservation District. She spoke about her meeting with the Magical 5074

5074

Bridge Foundation and the potential for a fully inclusive accessible park for Watsonville. She stated Erik Chalhoub had left the Register Pájaronian and thanked him for his service over the years. She asked the public to be safe during spring break and care for students on vacation.

Member Hurst spoke about his attendance at several community events and invited the public to the Light up the Night Bike Ride and to the Open Streets meeting.

Member Hernandez spoke about his attendance at several community events. He spoke about funding the County had received to address homelessness and how the City could benefit from those funds. He invited the public to future events.

Member Gonzalez spoke about his attendance at the League of California Cities New Mayors and Council Members Academy. He spoke about his efforts as Member of the Santa Cruz Metropolitan Transit District to create and maintain murals at the Watsonville Transit Center. He spoke about Salvation Army's work in the community.

Member Coffman-Gomez spoke about her travels to New Zealand and the unfortunate mosque shooting. She invited the public to upcoming community events.

Mayor Pro Tempore Garcia spoke about her attendance at the Cabrillo College Ag Technology Grand Opening. She invited the Council and public to the celebration of the 30th Anniversary of the lawsuit won to change At-large Elections to District Elections in Watsonville. She asked the Council to volunteer at the Census Booth at the Earth Day event.

Mayor Estrada invited the public to upcoming community events. He expressed his support for the Muslim Community in hindsight of the Mosque shootings in New Zealand. He spoke about several events he attended over the previous weeks.

8.B. REPORT OUT OF CLOSED SESSION

City Attorney Smith stated Council received a report on the item listed on the Closed Session Agenda, but took no action.

9. PUBLIC HEARINGS, ORDINANCES, & APPEALS

9.A. ADOPTION OF URGENCY ORDINANCE RELATING TO CANNABIS EQUITY PROGRAM & RESOLUTION AUTHORIZING CITY MANAGER TO SUBMIT GRANT APPLICATION TO STATE FOR FUNDING

5764

1) Staff Report

The report was given by City Attorney Smith.

2) City Council Questions

City Attorney Smith and City Manager Huffaker answered questions from Mayor Pro Tempore Garcia regarding eligibility requirements for funding under the proposed program and types of funding that would be available.

In answering Member Hurst, City Attorney Smith stated funding for cannabis equipment would be included under the proposed program.

City Manager Huffaker, in answering Member Parker stated the proposed program would offer options for cannabis businesses to finance equipment.

City Attorney Smith and City Manager Huffaker answered questions from Member Coffman-Gomez regarding fee waivers, available funds, eligibility requirements, potential for revisions of the ordinance, and efforts the City will make to learn about future opportunities in a more timely manner.

City Manager Huffaker and City Attorney Smith answered questions from Member Gonzalez regarding impact the new program would have on the City and ability the City would have in determining what type of funding would be provided to applicants.

In answering Member Parker, City Manager Huffaker stated the City would ask lobbyists to seek cannabis related opportunities.

In answering Member Coffman-Gomez, City Attorney Smith stated the cannabis funds received from the State would be placed in a specific account for tracking and distribution to the applicants.

City Attorney Smith answered questions from Member Hernandez regarding eligibility requirements for the City versus eligibility requirements at the State level.

In answering Mayor Estrada, City Attorney Smith spoke about the proposed eligibility requirements and ranking system for applications.

3) Public Hearing

Mayor Estrada opened the public hearing.

Steve Trujillo, Pájaro Village, stated some of his neighbors relied on cannabis products for medical treatment and asked that Council support the proposed ordinance and resolution.

Victorius Alexander asked that the Council have more input on the crafting of the ordinance.

Lisa Tulner announced she had received her annual State Cannabis Permit. She spoke about the importance of cannabis in medicine and asked that Council approve the proposed ordinance and resolution. She gave recommendations on how to improve the ordinance and program.

5764

Seth Smith, Santa Cruz Veterans Alliance, spoke in support of the proposed ordinance and resolution. He gave recommendations on how to further improve the ordinance and proposed program.

Jake Herer, Chief Financial Officer at Crème De Canna, asked Council to support the proposed ordinance and resolution.

Victor Marani spoke in support of the proposed ordinance and resolution. He recommended establishment of a subcommittee that could study the State's cannabis policy and integrate it within the City.

5764

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

4) City Council Discussion

City Attorney Smith, in answering Member Coffman-Gomez, spoke about eligibility requirements as proposed by staff.

Member Coffman-Gomez stated she would like State legislation to accompany ordinances in the future. She asked that the ordinance be brought back for revisions.

City Attorney Smith and City Manager Huffaker, in answering Mayor Pro Tempore Garcia, explained the eligibility requirement that considers income levels.

**5) ORDINANCE NO. 1381-19 (CM):
ADOPTION OF URGENCY ORDINANCE ADDING NEW CHAPTER 49
(CANNABIS EQUITY PROGRAM) TO TITLE 5 (PUBLIC WELFARE, MORALS,
& CONDUCT) OF WATSONVILLE MUNICIPAL CODE TO PROVIDE LOCAL
GUIDELINES FOR ADMINISTERING A CANNABIS EQUITY PROGRAM IN
THE CITY OF WATSONVILLE (5 Votes required)**

**6) RESOLUTION NO. 36-19 (CM):
RESOLUTION AUTHORIZING & DIRECTING SUBMITTAL OF APPLICATION
TO STATE OF CALIFORNIA, DEPARTMENT OF CONSUMER AFFAIRS,
BUREAU OF CANNABIS CONTROL FOR EQUITY ACT GRANT FUNDS; &
APPROPRIATING SUCH FUNDS TO CANNABIS EQUITY GRANT FUND**

MOTION: It was moved by Member Gonzalez, seconded by Member Hernandez and carried by the following vote to approve the above ordinance 9.A.5) and resolution 9.A.6):

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

JOINT CITY COUNCIL/SUCCESSOR HOUSING AGENCY

10. NEW BUSINESS

**10.A. CONSIDERATION OF FUNDING COMMITMENT IN THE AMOUNT OF \$1,800,000 TO
MIDPEN HOUSING CORPORATION TO ASSIST IN THE CONSTRUCTION OF A 61
UNIT MULTI-FAMILY AFFORDABLE HOUSING DEVELOPMENT AT 139-161 MILES
LANE & KIMBERLY LANE**

1) Staff Report

The report was given by Community Development Director Merriam.

2) MidPen Report

The report was given by Betsy Wilson, Director of Housing Development at MidPen Housing.

3) City Council Questions

Member Hernandez asked Ms. Wilson to explore a partnership with Monterey Bay Community Power for installation of solar panels for the project.

Ms. Wilson, and Christine Sipple, Director of Impact & Partnerships at Encompass, answered questions from Member Coffman-Gomez regarding efforts to prevent displacement, potential for a commercial space as part of the project, potential for accessible units, the loan agreement, property tax exemptions, and work towards temporary housing on other sites.

Ms. Wilson, Ms. Sipple, and Community Development Director Merriam answered questions from Member Gonzalez regarding safeguards that will be in place to protect neighboring organizations from the project, services offered, protections of the neighboring wetlands, potential for park equipment at the site, and predevelopment funds.

Ms. Wilson and Community Development Director Merriam answered questions from Mayor Pro Tempore Garcia regarding eligibility for rental of the units and potential for a clause that gives priority to those who live or work in County of Santa Cruz.

Ms. Wilson and Ms. Sipple answered questions from Member Parker regarding who would qualify for housing and types of services that would be offered at the site.

In answering Member Hernandez, Ms. Wilson stated the project would be subject to prevailing wage.

In answering Member Gonzalez, Ms. Sipple spoke about who would be served in the programs.

In answering Member Coffman-Gomez, City Manager Huffaker stated staff would negotiate terms with the applicant regarding fair compensation for City services. He added that Council would have more opportunities to provide input on the project. Member Coffman-Gomez asked that a sign be posted on the project site that informs the public where they could find additional information on the project.

4) Public Input

Daniel Hernandez spoke in support of the programs that would be offered at the project site. In answering Mr. Hernandez, City Manager Huffaker stated project specifics would be discussed at a future meeting.

5609

Victorius Alexander asked that a local hire provision be included in the negotiations for construction of the project.

Kathryn Walters, District 5, spoke in support of staff recommendation.

5) **City Council Discussion**

In answering Member Coffman-Gomez, Community Development Director Merriam stated interest rates would not be discussed at that meeting.

6) **RESOLUTION NO. 37-19 (CM):
RESOLUTION NO. 1-19 (SHA):**

JOINT RESOLUTION OF CITY COUNCIL & CITY COUNCIL IN ITS CAPACITY AS SUCCESSOR TO THE HOUSING ASSETS & FUNCTIONS OF FORMER REDEVELOPMENT AGENCY (1) APPROVING FUNDING COMMITMENT IN THE AMOUNT OF \$1,800,000 TO MIDPEN HOUSING CORPORATION TO ASSIST IN CONSTRUCTION OF 61 UNIT MULTI-FAMILY AFFORDABLE HOUSING DEVELOPMENT LOCATED AT 139-161 MILES LANE & 201 KIMBERLY LANE), (2) AUTHORIZING & DIRECTING CITY MANAGER TO NEGOTIATE & EXECUTE LOAN AGREEMENT; & (3) AUTHORIZING BUDGET APPROPRIATION OF \$1,000,000 FROM SUCCESSOR HOUSING AGENCY FUND & \$800,000 FROM THE INCLUSIONARY HOUSING FUND

MOTION: It was moved by Mayor Pro Tempore Garcia, seconded by Member Hernandez and carried by the following vote to approve resolution 10.A.6) with a provision that gives preference to those who work or live in Santa Cruz County:

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

10.B. **CONSIDERATION OF APPROVAL OF (1) THE SALE OF THE AFFORDABLE HOUSING PROJECT AT 500 MAIN STREET (JEFSSEN HOTEL TO CHIPTHUY500 LLC ("BUYER"), (2) ENTRY INTO AN ASSIGNMENT & ASSUMPTION AGREEMENT CONSENTING TO SALE OF PROPERTY, & (3) ENTRY INTO A SUBORDINATION AGREEMENT REQUIRED IN CONNECTION WITH THE BUYER'S ACQUISITION FINANCING**

1) **Staff Report**

The report was given by City Attorney Smith.

2) **City Council Questions**

City Attorney Smith, in answering Mayor Pro Tempore Garcia, spoke about affordability requirements and the relation to increase rent rates.

City Attorney Smith and City Manager Huffaker answered questions from Member Coffman-Gomez regarding potential for continuation of affordability clause as part of the subordination agreement transfer.

City Manager Huffaker answered questions from Mayor Pro Tempore Garcia regarding inability to apply the inclusionary housing ordinance to the property.

Member Coffman-Gomez spoke about the importance of preserving the affordable units at the property and asked to examine the subordination agreement to extend the affordability requirement.

5609
SHA 1

SHA 1

Community Development Director Merriam spoke about options the City had to explore retention of affordability covenants.

SHA 1

Member Hernandez asked if businesses and residential tenants would see an increase in rent or face displacement, and if the City could retain affordability status for said residential units.

3) Public Input

Steve Trujillo spoke about the importance of preserving historical value of structures and protecting tenants at the property.

?Woman stated the buyer was a fair landlord not looking to displace tenants.

Kathy Oliver, Oliver Property Management, spoke favorably about Chipthuy 500 LLC.

Chip Kirschner, ChipThuy 500, spoke about his vision for the property and future options.

Kyle Buckland, Property Manager for Swenson, spoke about rental rates at the Jefferson Building and spoke in support of the sale of the building

4) City Council Discussion

Member Coffman-Gomez spoke about the City's mission to revitalize the downtown and stated her concerns regarding the future of the proposed building for sale.

Member Gonzalez stated his concerns in approving the sale of the building due to loss of affordable units.

In answering Mayor Pro Tempore Garcia, City Attorney Smith stated if Council denied the sale, the current owner would retain the property.

Kathy Oliver, Oliver Property Management, stated Mr. Kirschner was a kind man who cared for his tenants.

Community Development Director Merriam and City Manager Huffaker, in answering Mayor Pro Tempore Garcia, stated the affordability covenants would expire regardless of ownership, but new agreements could be reached in the future.

- 5) RESOLUTION NO. 2-19 (SHA):
RESOLUTION OF CITY COUNCIL IN ITS CAPACITY AS SUCCESSOR TO
HOUSING ASSETS & FUNCTIONS OF FORMER REDEVELOPMENT
AGENCY APPROVING: (1) THE SALE OF PROPERTY LOCATED AT 500
MAIN STREET (COMMONLY KNOWN AS THE JEFSEN HOTEL) FROM
GREEN VALLEY CORPORATION TO CHIPTHUY500 LLC, (2) CERTAIN
ASSIGNMENT & ASSUMPTION OF AFFORDABILITY AGREEMENT AMONG
CITY, GREEN VALLEY CORPORATION, & CHIPTHUY500 LLC, & (3)
CERTAIN SUBORDINATION AGREEMENT AMONG CITY, CHIPTHUY500
LLC, & [BANK (TBD)]**

SHA 1

MOTION: It was moved by Member Hurst, seconded by Member Parker and carried by the following vote to approve resolution 10.B.5):

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

Member Coffman-Gomez asked staff to explore language that could be integrated in agreements to ensure affordability covenants did not expire.

CITY COUNCIL

10.C. CONSIDERATION OF 5-YEAR AGREEMENT WITH AXON FOR THE PURCHASE OF BODY WORN CAMERA (BWC) EQUIPMENT & EVIDENCE.COM DIGITAL MEDIA STORAGE

5805

1) Staff Report

The report was given by Police Captain Rodriguez.

2) City Council Questions

Police Captain Rodriguez answered questions from Member Hernandez regarding funding sources, quality of video, storage of video footage, retention period for videos, and charging of battery power for the cameras.

Police Captain Rodriguez answered questions from Member Parker regarding replacement of the cameras according to the agreement, storage capacity for footage, and access for the public in regards to body camera use.

In answering Mayor Pro Tempore Garcia, Police Captain Rodriguez explained the situations when the body cameras would be activated and what type of training officers would receive.

In answering Member Coffman-Gomez, Police Captain Rodriguez, spoke about safeguards being implemented to prevent video footage tampering.

Police Captain Rodriguez, in answering Member Gonzalez, spoke about cyber security provided for footage as part of the agreement.

In answering Mayor Estrada, Police Captain Rodriguez spoke about the benefits of body cameras.

3) Public Input

Victorius Alexander stated he wished community members and the faith based community would have been involved in the selection process of the body cameras. He stated officers had used the camera footage with biased in previous experience and asked for third party review of video footage away from police control.

Steve Trujillo spoke in support of staff recommendation and the importance of video surveillance.

4) City Council Discussion

Police Captain Rodriguez answered questions from Member Coffman-Gomez regarding input from the community and protection of footage from deletion or tampering.

In answering Mayor Estrada, Police Captain Rodriguez stated intentionally turning off cameras during incidents was against policy.

**5) RESOLUTION NO. 38-19 (CM):
RESOLUTION AUTHORIZING SOLE SOURCE PURCHASE WITH AXON
ENTERPRISE, INC., FOR 75 AXON BODY WORN CAMERAS, EQUIPMENT
UPDATES AT 2.5 & 5 YEARS & COMMITMENT FOR 5 YEARS TO AXON'S
EVIDENCE.COM DIGITAL MEDIA STORAGE SOLUTION, IN AN AMOUNT
NOT TO EXCEED \$471,727.18**

5805

MOTION: It was moved by Member Gonzalez, seconded by Member Hernandez and carried by the following vote to approve resolution 10.C.5):

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

10.D. CITY OF WATSONVILLE HOUSING PROGRAMS WHITE PAPER REPORT

5044

1) Staff Report

The report was given by Jeff Baird , Marian Wolfe, and Robert Sronce of Baird and Driskell.

2) City Council Questions

Mr. Baird, Ms. Wolf, City Manager Huffaker, and Community Development Director Merriam answered questions from Mayor Pro Tempore Garcia regarding application of the Responsible Landlord Engagement Initiative and potential for need of new policies to address scenarios presented by Mayor Pro Tempore Garcia.

Member Coffman-Gomez asked for involvement from Ag leaders and the Pájaro Valley Unified District on housing issues, explore language that could be integrated in agreements that protect the affordability clause, explore revisions for requirements for the affordable housing program the city administers, and seek options to encourage developers to sell homes rather than rent them.

In answering Member Hurst, Mr. Baird and Ms. Wolf spoke about programs the City could explore to allow for more legal accessory dwelling units.

Mr. Baird answered questions from Member Coffman-Gomez regarding efforts to address Regional Housing Needs Allocation (RHNA).

Ms. Wolf answered questions from Mayor Estrada regarding creative approaches to addressing housing needs.

Mayor Pro Tempore Garcia asked for a map that shows where affordable housing units are available. Community Development Director Merriam, in answering Mayor Pro Tempore Garcia, spoke about the City's Downpayment Assistance Program and efforts to help residents access those funds.

Member Coffman-Gomez spoke about the importance of creating housing near public transportation. Mr. Baird stated Assembly Bill 50 sets requirements for having public transportation near new housing developments.

3) Public Input (None)

4) City Council Discussion (None)

5) MOTION: It was moved by Member Parker, seconded by Member Coffman-Gomez and carried by the following vote to accept the report on the City of Watsonville Housing Programs White Paper and direct staff to continue to work to meet the City's housing goals, as outlined in the White Paper Report:

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

11. EMERGENCY ITEMS ADDED TO AGENDA

12. REQUESTS & SCHEDULING FUTURE AGENDA ITEMS

Member Coffman-Gomez asked for a report regarding the Strawberry Festival.

13. ADJOURNMENT

The meeting adjourned at 11:35 p.m.


Francisco Estrada, Mayor

ATTEST:


Beatriz Vázquez Flores, City Clerk