



## MINUTES REGULAR CITY COUNCIL MEETING

January 17, 2023

City of Watsonville  
Council Chambers  
275 Main Street, Top Floor

**4:30 p.m.**

### 1. ROLL CALL

Mayor Montesino, Mayor Pro Tempore Quiroz-Carter and Council Members Clark, Dutra (arrived at 4:36 p.m.), Orozco, and Parker were present. Member Salcido was absent.

Staff members present were City Manager Mendez, City Attorney Zutler, City Clerk Ortiz, Assistant City Manager Vides, Interim Public Works & Utilities Director Vides, Police Chief Zamora, Fire Chief Lopez, Interim Administrative Services Director Duran, Parks & Community Services Director Calubaquib, Library Director Martinez, Airport Director Williams, Deputy City Manager Manning, Assistant Public Works & Utilities Director Fontes, Principal Planner Meek, Recreation Supervisor Merolla, Deputy City Clerk Pacheco, and Interpreter Landaverry.

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

**MOTION:** It was moved by Mayor Montesino, seconded by Member Parker and carried by the following vote to excuse Member Salcido's absence.

AYES:	MEMBERS:	Clark, Orozco, Parker, Quiroz-Carter, Montesino
NOES:	MEMBERS:	None
ABSENT:	MEMBERS:	Dutra, Salcido

### 2. PLEDGE OF ALLEGIANCE

### 3. INFORMATION ITEMS

#### 3.a. REPORT OF DISBURSEMENTS

#### 3.b. MISCELLANEOUS DOCUMENTS REPORT

### 4. PRESENTATIONS & ORAL COMMUNICATIONS

#### 4.b. ORAL COMMUNICATIONS FROM THE PUBLIC

Josh Ripp, CEIBA College Preparatory Academy Head of School, expressed concern for residents who were impacted by flooding due to the recent storms, including CEIBA staff and students. He requested CEIBA's zoning amendment request be placed on the agenda for Council consideration in the near future.

Takashi Mizuno, District 7, spoke in support of CEIBA's zoning amendment request and about the impact of recent winter storms in his neighborhood.

Dan Hernandez, District 3, expressed concerns with past interactions with Police and spoke about a case that had recently been solved.

Fabian Leonor, District 4, asked for Council's support of CEIBA's zoning amendment request. He spoke about ways in which students benefited from a small school environment.

Dr. Nancy Bilicich, District 7, stated Pájaro Regional Flood Management Agency (PRFMA) had met recently to address flooding of Corralitos Creek on New Year's Eve. She spoke about the map PRFMA utilized to predict water flow and expressed concerns with a map used by the City to issue evacuation orders. She requested a re-assessment to avoid unnecessary evacuations.

Rebecca García, District 5, expressed concerns with Member Clark not submitting a candidate statement or attending a candidate forum prior to the last General Election. She requested that he respond to her emails and thanked Council members who kept their constituents informed of developments during the recent storms.

Marta Bulaich, District 1, expressed various concerns with CEIBA's zoning amendment request and spoke about how the school was first moved to its current location (submitted documents to Council.)

**4.a. INTRODUCTION OF GENERAL PLAN UPDATE TEAM**

Principal Planner Meek stated the General Plan Team was unable to attend the meeting due to illness and the introduction would be rescheduled.

In answering Mayor Montesino, Principal Planner Meek spoke about the timeline for completion of the General Plan.

**4.c. ORAL COMMUNICATIONS FROM THE COUNCIL**

Member Parker thanked the volunteers, staff, and community partners that responded to the storms and flooding. She spoke about the reasons why certain areas in the City were evacuated.

Member Orozco thanked staff, community members, and volunteers for their efforts during the storms and all who expressed interest in serving on the City's various commissions, and congratulated those who would be appointed.

Mayor Pro Tempore Quiroz-Carter thanked everyone who helped with storm response. She spoke about her participation at flood recovery resource meetings, potential FEMA funding, and ongoing recovery efforts. She encouraged the public to volunteer to help with these efforts.

Mayor Montesino thanked the community for their response to the storms and assisting those in need, and staff for their work in keeping residents updated, and Congresswoman Lofgren for advocating for resources.

**5. REPORTS TO COUNCIL -- No Action Required**

**5.a. CITY MANAGER'S UPDATE REPORT**

City Manager Mendez spoke about efforts to collaborate with FEMA and other recovery efforts in the City.

**6. CONSENT AGENDA**

**PUBLIC INPUT**

Providence Martinez-Alaniz, District 3, thanked Council for supporting her nomination to serve on the Housing Authority of Santa Cruz County Board of Directors.

*Member Parker disclosed her employment at Pájaro Valley Unified School District and stated there was no existing conflict of interest with the contract listed under Item 6.i.*

Mayor Montesino thanked Council for their willingness to serve on the various committees listed under Item 6.g. and stated he requested staff work to update an effort to streamline the appointment process.

Member Parker spoke about potential conflicts of interest that could arise from serving on certain outside committees, commissions, and boards. She requested staff work on a process to ensure this did not happen.

City Manager Mendez stated staff would be presenting options to address potential conflict of interest issues as part of Council protocols review in the near future.

City Attorney Zutler stated the Council protocols included guidelines for appointing members to serve on outside committees, commissions, and boards.

City Clerk Ortiz gave an overview on the committees where possible conflicts of interest could arise.

**MOTION:** It was moved by Member Parker, seconded by Mayor Montesino to approve the Consent Agenda, excluding items 6.o. and 6.q. and including modifications to Item 6.g. to exclude appointment of members to the following agencies: Arts Council of Santa Cruz County, Community Action Board of Santa Cruz County, Pájaro Valley Arts Council, and Pájaro Valley Prevention & Student Assistance.

Member Dutra thanked community members who volunteered to serve on the City’s Council appointed commissions and Dr. Bilicich for her service and advocacy on various boards. He expressed condolences for the passing of Library Board Trustee Barbara Corrigan.

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

AYES:	MEMBERS:	Clark, Dutra, Orozco, Parker, Quiroz-Carter, , Montesino
NOES:	MEMBERS:	None
ABSENT:	MEMBERS:	Salcido

**6.a. MOTION APPROVING MINUTES OF DECEMBER 13, 2022**

**6.b. RESOLUTION NO. 3-23 (CM)  
A RESOLUTION AUTHORIZING (1) THE PURCHASE OF ONE NEW 2023 JOHN DEERE 624 P WHEEL LOADER FOR THE CITY’S WASTEWATER TREATMENT FACILITY FROM PAPE MACHINERY, INC., A CORPORATION, THROUGH THE PURCHASING AUTHORITY OF SOURCEWELL, SOURCEWELL CONTRACT NUMBER 032119-JDC IN AN AMOUNT NOT TO EXCEED \$267,664.54; (2) AUTHORIZING & DIRECTING THE CITY MANAGER TO EXECUTE SAME (3) &**

**APPROVING THE TRANSFER OF SAID AMOUNT FROM THE OPERATING BUDGET ACCOUNT 0710-530-7324 TO THE CAPITAL BUDGET ACCOUNT 0710-911-7805-15069**

- 6.c. RESOLUTION NO. 4-23 (CM)**  
**A RESOLUTION APPROVING FIRST AMENDMENT TO CONTRACT FOR CONSULTANT SERVICES WITH SYNAGRO-WWT, INC. FOR THE BIOSOLIDS LOADING, TRANSPORTATION & LAND APPLICATION PROJECT, NO. WW-22-01-QB, EXTENDING THE TERM OF THE CONTRACT TO COMPLETE THE SCOPE OF WORK THROUGH FEBRUARY 28, 2022 & APPROVING AN INCREASE IN THE CONTRACT AMOUNT OF \$52,651.75 FOR A REVISED TOTAL AMOUNT OF \$568,651.78**
- 6.d. SANTA CRUZ INTEGRATED REGIONAL WATER MANAGEMENT 2019 PLAN APPROVAL & PROPOSITION 1 ATKINSON LANE INTEGRATED FLOOD MANAGEMENT & WATERSHED RESTORATION PROJECT PROPOSAL**
- 1) RESOLUTION NO. 5-23 (CM):**  
**A RESOLUTION ADOPTING THE 2019 SANTA CRUZ INTEGRATED REGIONAL WATER MANAGEMENT PLAN ADDENDUM AND FINDING THE ADOPTION OF THE ADDENDUM EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO CEQA GUIDELINES SECTIONS 15262 and 15306**
- 2) RESOLUTION NO. 6-23 (CM):**  
**A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPLY FOR, NEGOTIATE, AND EXECUTE A GRANT AGREEMENT AS THE LOCAL PROJECT SPONSOR WITH THE SANTA CRUZ INTEGRATED REGIONAL WATER MANAGEMENT GROUP, FOR THE ATKINSON LANE INTEGRATED FLOOD MANAGEMENT AND WATERSHED RESTORATION PROJECT IN THE AMOUNT OF \$545,000; AUTHORIZING AND DIRECTING THE CITY MANGER TO EXECUTE SAME, AND IF AWARDED, APPROPRIATING SUCH FUNDS TO THE SPECIAL GRANTS FUND**
- 6.e. RESOLUTION NO. 7-23 (CM)**  
**A RESOLUTION APPROVING FIFTH AMENDMENT TO CONTRACT WITH RAIMI & ASSOCIATES, INC, REALLOCATING BUDGETED TASKS FOR THE COMPLETION OF THE DOWNTOWN SPECIFIC PLAN & DOWNTOWN SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (EIR), WITHOUT ANY MODIFICATION TO THE CONTRACT AMOUNT; AUTHORIZING THE APPROPRIATION OF \$35,135 FROM THE GENERAL FUND TO COVER THE ENTIRE CONTRACT AMOUNT**
- 6.f. RESOLUTION NO. 8-23 (CM)**  
**A RESOLUTION AWARDDING A CONTRACT TO HDR ENGINEERING, INC., TO PERFORM DESIGN SERVICES FOR THE LEVEE EMBANKMENT STABILIZATION PROJECT, IN AN AMOUNT NOT TO EXCEED \$627,812**
- 6.g. RESOLUTION NO. 9-23 (CM)**  
**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPOINTING MEMBERS TO COMMITTEES FOR THE CALENDAR YEAR 2023**

- 6.h. **RESOLUTION NO. 10-23 (CM)**  
**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPOINTING MEMBERS TO THE CITY OF WATSONVILLE LIBRARY BOARD OF TRUSTEES**
- 6.i. **RESOLUTION NO. 11-23 (CM)**  
**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPOINTING MEMBERS TO THE CITY OF WATSONVILLE PARKS AND RECREATION COMMISSION**
- 6.j. **RESOLUTION NO. 12-23 (CM)**  
**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPOINTING MEMBERS TO THE CITY OF WATSONVILLE PERSONNEL COMMISSION**
- 6.k. **RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPOINTING MEMBERS TO THE CITY OF WATSONVILLE PLANNING COMMISSION**  
 – Removed by Member Dutra. See item 7.
- 6.l. **RESOLUTION NO. 13-23 (CM)**  
**A RESOLUTION APPROVING SECOND AMENDMENT TO SITE SERVICES AGREEMENT / SHORT-TERM BETWEEN THE CITY OF WATSONVILLE AND THE PÁJARO VALLEY UNIFIED SCHOOL DISTRICT (PVUSD), TO PROVIDE SERVICES THROUGH THE DISTRICT’S EXPANDED LEARNING OPPORTUNITIES PROGRAM FOR FISCAL YEARS 2022-2025**
- 6.m. **RESOLUTION NO. 14-23 (CM)**  
**A RESOLUTION NOMINATING PROVIDENCE MARTINEZ ALANIZ FOR APPOINTMENT TO THE HOUSING AUTHORITY BOARD OF COMMISSIONERS OF THE COUNTY OF SANTA CRUZ AS THE AT-LARGE REPRESENTATIVE FOR THE CITY OF WATSONVILLE, FOR A TERM ENDING FEBRUARY 10, 2027**
- 6.n. **RESOLUTION NO. 15-23 (CM)**  
**A RESOLUTION NOMINATING MEMBER TO THE COUNTY OF SANTA CRUZ LATINO AFFAIRS COMMISSION**
- 6.o. **RESOLUTION NOMINATING COUNCIL MEMBER VANESSA QUIROZ-CARTER FOR APPOINTMENT TO THE PÁJARO VALLEY COMMUNITY HEALTH TRUST BOARD OF DIRECTORS** – Postponed for consideration at a later date.
- 6.p. **RESOLUTION NO. 16-23 (CM)**  
**A RESOLUTION APPOINTING COUNCIL MEMBER PARKER AND COUNCIL MEMBER QUIROZ-CARTER AS ALTERNATE TO THE PÁJARO REGIONAL FLOOD MANAGEMENT AGENCY JOINT EXERCISE OF POWERS BOARD OF DIRECTORS**
- 6.q. **RESOLUTION APPOINTING COUNCIL MEMBER QUIROZ-CARTER TO SERVE ON THE SANTA CRUZ COUNTY YOUTH ACTION NETWORK** – Postponed for consideration at a later date.
7. **ITEMS REMOVED FROM CONSENT AGENDA**

**6.k. RESOLUTION NO. 17-23 (CM)  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE  
APPOINTING MEMBERS TO THE CITY OF WATSONVILLE PLANNING  
COMMISSION**

In answering Member Dutra, City Clerk Ortiz stated Council could explore appointing commissioners through separate resolutions for each individual.

Member Dutra requested separate resolutions be prepared for future appointments by Council to City commissions.

**MOTION:** It was moved by Member Parker, seconded by Mayor Pro Tempore Quiroz-Carter and carried by the following vote to approve Item 6.k.

AYES: MEMBERS: Clark, Dutra, Orozco, Parker, Quiroz-Carter, Montesino  
NOES: MEMBERS: Dutra (Peter Radin & Jenni Veitch-Olson nominations only)  
ABSENT: MEMBERS: Salcido

**8. NEW BUSINESS**

**8.a. APPOINTMENT OF YOUTH REPRESENTATIVES TO THE LIBRARY BOARD OF TRUSTEES & TO THE PARKS & RECREATION COMMISSION (Recommended by Parks & Community Services Director Calubaquib and Library Director Martinez)**

**1) Staff Report by Recreation Supervisor Merolla**

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

In answering Member Parker, Teen Action Council Co-Chair Ruby Romero-Maya spoke about her experience in the Summer in the City Program and stated she looked forward to continuing to contribute to the community.

Andrea Roman-Fernandez, Teen Action Council Secretary, in answering Member Parker, spoke about the opportunity to bring positive change to the City through her participation in the Action Council.

In answering Member Parker, Teen Action Council Co-Chair Providencia Elizabeth spoke about wanting to engage with the community by participating in the Action Council.

Recreation Supervisor Merolla, in answering Member Parker, spoke about the importance of having youth voices on the Library and Parks & Recreation Commissions.

**3) Public Input**

Fabian Leonor thanked Member Orozco for appointing him to the Parks & Recreation Commission and stated he looked forward to working with the newly appointed youth representatives.

Rebecca García, District 5, congratulated the appointees. She spoke about her efforts in helping establish the Teen Action Council during her tenure as a council member and the value of having a youth perspective when implementing policies in order to

best serve the community. She requested the newly appointed representatives be shown the meeting video so they could listen to her comments.

- 4) MOTION:** It was moved by Member Orozco, seconded by Member Dutra and carried by the following vote to approve Item 8.a.6.

AYES: MEMBERS: Clark, Dutra, Orozco, Parker, Quiroz-Carter, Montesino  
NOES: MEMBERS: None  
ABSENT: MEMBERS: Salcido

**5) City Council Deliberation on Motion**

Member Orozco spoke in support of the item, about the importance of youth representation on the City's commissions, and the potential of having a youth council member in the future.

Member Parker spoke in support of the item.

Mayor Montesino spoke about the importance of youth involvement in the community.

**6) RESOLUTION NO. 18-23 (CM)**

**A RESOLUTION APPOINTING SANDRA MEDEL AS THE YOUTH REPRESENTATIVE TO THE LIBRARY BOARD OF TRUSTEES & IZABELLA BRANDON AS THE YOUTH REPRESENTATIVE TO THE PARKS & RECREATION COMMISSION**

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

**9.a. CONSTRUCTION OF SELF-STORAGE UNITS & MANAGER'S APARTMENT AT 70 NIELSON STREET**

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

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

Principal Planner Meek, in answering Member Dutra, stated the housing project on 547 Airport Blvd. was in compliance with zoning restrictions.

In answering Member Dutra, City Attorney Zutler stated she was not aware of the reasons behind the Watsonville Pilots Association's decision to enter into litigation with the City regarding the housing project on 547 Airport Boulevard.

Principal Planner Meek, in answering Member Parker, spoke about the traffic study conducted to determine parking needs for the development.

Member Parker spoke about Mr. Crocker's history of positive contributions to the community and in support of the project.

In answering Member Parker, City Attorney Zutler stated an agreement had been signed by the applicants.

Principal Planner Meek, in answering Mayor Pro Tempore Quiroz-Carter, spoke about security provisions in the project.

In answering Mayor Pro Tempore Quiroz-Carter, Principal Planner Meek spoke about designated parking.

**3) Public Comments**

Sarah Chauvet, representative for Watsonville Pilots Association (WPA), expressed concerns with the project's mitigated negative declaration and requested Council not approve the project. She expressed WPA's additional concerns regarding safety.

Providence Martinez-Alaniz expressed concerns with airspace safety.

Ed Boersma, applicant and designer for the project, thanked Principal Planner Meek for his work. He spoke about efforts to meet all requirements and provided additional details on design and security.

Member Parker spoke in support of the project.

*Mayor Montesino recessed the meeting at 6:17.p.m.*

- 4) MOTION:** It was moved by Member Parker, seconded by Member Orozco to approve Item 9.a.6 through 9.a.8.

**5) City Council Deliberation on Motion**

Member Dutra thanked the applicants for bringing the project to Watsonville. He spoke of the support they received from community organizations, in favor of the environmental aspects of the project, and about challenges with continued growth within City limits.

Mayor Montesino spoke about the importance of the General Plan. He spoke about restrictions and challenges with developing near the Airport. He thanked the Crocker family for being part of the community.

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

AYES: MEMBERS: Clark, Dutra, Orozco, Parker, Quiroz-Carter, Montesino  
NOES: MEMBERS: None  
ABSENT: MEMBERS: Salcido

**6) RESOLUTION NO. 19-23 (CM)**

**A RESOLUTION ADOPTING THE MITIGATED NEGATIVE DECLARATION (APP. NO. 1656) FOR THE CROCKER'S LOCKERS PROJECT ON A 4.4± ACRE SITE LOCATED AT 70 NIELSON STREET, WATSONVILLE, CALIFORNIA (APN 015-111-49); & ADOPTING CONCURRENTLY A MITIGATION MONITORING & REPORTING PROGRAM FOR THE PROJECT, IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

- 7) BY MOTION, INTRODUCE FOR FIRST READING, BY TITLE ONLY, WAIVING THE FULL READING OF THE TEXT, AN UNCODIFIED ORDINANCE APPROVING REZONING TO ESTABLISH A PLANNED DEVELOPMENT OVERLAY DISTRICT**



FOR SANTA CRUZ COUNTY ASSESSOR'S PARCEL NUMBER 015-111-49 LOCATED AT 70 NIELSON STREET, WATSONVILLE, CALIFORNIA, FROM IP (INDUSTRIAL PARK) TO IP/PD (INDUSTRIAL PARK/PLANNED DEVELOPMENT) FOR APPLICATION NO. 1656 FOR THE CONSTRUCTION OF 1,072 SELF-STORAGE UNITS WITH A MANAGER'S APARTMENT AND DIRECTING CHANGES TO BE MADE ON THE ZONING MAP OF THE CITY OF WATSONVILLE (REQUIRES AT LEAST 5 AFFIRMATIVE VOTES PER SECTION 14-16.2507 OF THE WATSONVILLE MUNICIPAL CODE)

- 8) **RESOLUTION NO. 20-23 (CM)**  
A RESOLUTION APPROVING A SPECIFIC DEVELOPMENT PLAN & SPECIAL USE PERMIT WITH DESIGN REVIEW WITH ENVIRONMENTAL REVIEW (APP. NO. 1656) TO ALLOW THE CONSTRUCTION OF THE CROCKER'S LOCKERS PROJECT OF 1,072 SELF-STORAGE UNITS WITH A MANGER'S APARTMENT ON A 4.4± ACRE SITE LOCATED AT 70 NIELSON STREET, WATSONVILLE, CALIFORNIA (APN 015-111-49)

**10. EMERGENCY ITEMS ADDED TO AGENDA – None**

Assistant City Manager Vides announced that FEMA and the California Governor's Office of Emergency Services (CalOES) would open a local office to provide recovery resources and assistance to those impacted by the storms.

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

**12. ADJOURNMENT**

The meeting adjourned at 6:35 p.m.

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Eduardo Montesino, Mayor

ATTEST:

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Irwin I. Ortiz, City Clerk

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