



MINUTES REGULAR CITY COUNCIL MEETING

July 6, 2021

City of Watsonville
Teleconference/Remote

4:33 p.m.

1. CLOSED SESSION

Public comments regarding the Closed Session Agenda were accepted by the City Council at that time.

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

1.a CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION

(Government Code Section 54956.9)

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

1) Name of case: Monterey Bay Aviation, Inc., dba United Flight Services v City of Watsonville, et al - Santa Cruz Superior Court (Case No. 19CV03692)

2) Name of case: Monterey Bay Aviation, Inc., dba United Flight Services v City of Watsonville, et al - Santa Cruz Superior Court (Case No. 20CV01562)

5:30 P.M.

2. ROLL CALL

Mayor Dutra, Mayor Pro Tempore Parker, and Council Members Estrada, García, González, Hurst, and Montesino were present via teleconference through Zoom Webinar.

Staff members present via teleconference through Zoom Webinar were City Manager Huffaker, City Attorney Smith, City Clerk Vázquez Flores, Assistant City Manager Vides, Deputy City Manager Manning, Interim Police Chief Sims, Fire Chief Lopez, Administrative Services Director Czerwin, Community Development Director Merriam, Library Director Martinez, Innovation & Technology Director Boyes, Parks & Community Services Director Calubaquib, Public Works & Utilities Director Palmisano, Assistant Public Works & Utilities Directors Rodriguez and Di Renzo, Police Captain Zamora, Sr. Civil Engineer Yasbek, Assistant City Clerk Ortiz, Administrative Assistant Pacheco, and Interpreters Landaverry and Vázquez-Quintero.

3. PLEDGE OF ALLEGIANCE

4. INFORMATION ITEMS

4.a REPORT OF DISBURSEMENTS

4.b MISCELLANEOUS DOCUMENTS REPORT

4.c WRITTEN REPORTS BY COUNCIL MEMBERS REGARDING ACTIONS TAKEN ON THEIR REGIONAL COMMISSIONS/BOARD MEETINGS THAT MAY AFFECT THE CITY OF

WATSONVILLE: SOLID WASTE GUIDANCE FOR ELECTED OFFICIALS (Council Member Hurst)

5. PRESENTATIONS & ORAL COMMUNICATIONS

5.a ORAL COMMUNICATIONS FROM THE PUBLIC

Steve Trujillo expressed his concerns with the use of illegal fireworks during Fourth of July and requested fireworks be banned in Watsonville. He suggested non-profit organizations find alternatives to selling fireworks to raise funds.

Eli spoke about her concerns with the process for conducting City meetings and requested a process for filing complaints against Council. She requested funding from the American Rescue Plan be utilized to fund youth programs.

Celeste thanked Councilmembers who met with her to discuss their vision for Watsonville. She also thanked Mayor Dutra for supporting women running for office locally and at the County level.

Michael expressed disagreement with reduction of Police funding. He spoke about his concerns with the use of Measure Y funds.

Nancy Faulstich spoke about Regeneración Pájaro Valley Climate Action's EVs for Everyone project and encouraged members of the public to visit their website and learn about rebate opportunities with electric vehicles.

Elaine Johnson, Neighborhood Courts Program Coordinator for Santa Cruz County District Attorney's Office, invited the public to volunteer to their program, especially bilingual speakers.

Assistant Police Chief Sims provided an update regarding Police response to fireworks related calls over the weekend.

5.b ORAL COMMUNICATIONS FROM THE COUNCIL

Member González spoke about Pájaro Valley Little League games taking place throughout the week.

Member García spoke about her participation during the National Association of Latino Elected Officials Annual Conference. She spoke about the Country leaders who attended the event and the topics they covered. She spoke about the United Against Hate webinar that provided data on the increase in hate crimes against various minorities. She said she would be requesting a future agenda item on this subject.

Member Estrada spoke about his participation in Empower Watsonville Coalition, led by Pájaro Valley Prevention & Student Assistance and in the Fourth of July Bike Ride. He spoke about his attendance to a one-year anniversary event honoring Federico Castaneda's passing. He expressed condolences for the passing of Eduardo Murillo.

Member Montesino asked City Manager Huffaker for an update on the annual fireworks display.

Mayor Pro Tempore Parker invited the public to visit Staff of Life and Sushi Qu. She stated she would be analyzing the budget during the summer break. She invited the public to attend Slavic

American Cultural Organization's and the Sons and Daughters of Italy Annual Scholarship barbecues.

Mayor Dutra spoke about various events he attended. He thanked Carlos Campos for his work with the Outside the Frames art event. He spoke about efforts to establish a sister city relationship with Portugal.

5.c REPORT OUT OF CLOSED SESSION

City Attorney Smith stated Council received reports on both Closed Session items but took no final action.

5.d MAYOR'S PROCLAMATION CONGRATULATING COACH SCOTT WILSON, COACHING STAFF, & WATSONVILLE HIGH SCHOOL GIRLS' SOFTBALL TEAM ON WINNING THIS YEAR'S CENTRAL COAST DIVISION I TITLE

5.e MAYOR'S PROCLAMATION ACKNOWLEDGING & THANKING THE YAMASHITA FAMILY FOR THEIR GENERATIONS OF DEDICATED SERVICE TO THE COMMUNITY & WISHING THEM SUCCESS IN ALL THEIR FUTURE ENDEAVORS

5.f MAYOR'S PROCLAMATION DECLARING JULY 2021 PARKS & RECREATION MONTH IN THE CITY OF WATSONVILLE & RECOGNIZING THE EXCELLENT WORK BEING DONE BY ALL STAFF & VOLUNTEERS IN THE DEPARTMENT

6. REPORTS TO COUNCIL -- No Action Required

6.a CITY MANAGER'S UPDATE REPORT

City Manager Huffaker, in answering Member García, spoke about the presence of the COVID-19 Delta variant in the region.

City Manager Huffaker, in answering Member Estrada, spoke about the challenges of holding hybrid meetings as well as the expiration of the Governor's emergency order allowing for virtual Brown Act meetings in September of this year.

6.b PRESENTATION REGARDING THE AMERICAN RECOVERY PLAN ACT (ARPA) BY ADMINISTRATIVE SERVICES DIRECTOR CZERWIN

Administrative Services Director Czerwin, in answering Member García, spoke about the potential for American Recovery Plan Act (ARPA) funding being allocated to non-profit and mental health organizations and the requirements these organizations must meet to be considered.

City Manager Huffaker answered a question from Member García about partnering with organizations to meet the need for affordable housing in Watsonville using ARPA funds. He mentioned Encompass Community Service and MidPen Housing's ongoing affordable housing project as an example.

Administrative Services Director Czerwin, in answering Member González, stated the City would include non-profits that provide youth services in its consideration of ARPA fund usage. City Manager Huffaker stated staff would bring a more comprehensive plan to Council for utilizing these funds after further analyzing federal guidelines.

Administrative Services Director Czerwin answered questions from Member Montesino about using funding for neighborhood parks and the City's fiber loop project which would provide Wi-Fi to Ramsay Park and the Plaza.

In answering Member Estrada, Administrative Services Director Czerwin spoke about the possibility of providing rental and utility bill assistance to the community regardless of immigration status.

7. CONSENT AGENDA

PUBLIC INPUT

Ken Gorman, Penrose, Chun & Gorman LLP Law Offices, requested Council not take action on item 7.b. as the work would be conducted by the developer.

City Attorney Smith spoke about the reasons Council needed to vote on item 7.b. and ensure completion of the project.

Bernard Gomez, MILPA Collective, asked Council to remove Items 7.m and 7.r from the Consent agenda and requested staff presentations on those items.

Tony Vittal, Chief Operating Officer for U.S. Longton, Inc., stated concerns with the bidding process for Public Works projects as outlined in the Municipal Code. He stated his office did not receive sufficient notice from the City regarding Items 7.b. and 7.x.

MOTION: It was moved by Member Montesino, seconded by Member Hurst to approve the Consent Agenda.

Mayor Dutra expressed his concerns with the lack of progress on the Sunshine Gardens Subdivision project. He thanked Abel Sanchez for his willingness to serve on the Pájaro Valley Water Management Agency Board of Directors.

MOTION: The above motion carried by the following vote:

AYES:	MEMBERS:	Estrada, García, González, Hurst, Montesino, Parker, Dutra
NOES:	MEMBERS:	None
ABSENT:	MEMBERS:	None

7.a MOTION APPROVING MINUTES OF JUNE 22, 2021

7.b RESOLUTION NO. 185-21 (CM): A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING PLANS & SPECIFICATIONS & CALLING FOR BIDS FOR CONSTRUCTION OF BIORETENTION PONDS & EMERGENCY VEHICLE ACCESS ROAD IN SUNSHINE GARDEN DEVELOPMENT PROJECT (ESTIMATED COST OF \$750,000 WILL BE PAID FROM MONIES FROM SECURITY FOR THE SUBDIVISION IMPROVEMENT AGREEMENT)

7.c RESOLUTION NO. 186-21 (CM): A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING SECOND AMENDMENT TO CONTRACT WITH HARRIS & ASSOCIATES, INC., FOR ENVIRONMENTAL CONSULTANT SERVICES FOR THE LEE ROAD TRAIL PROJECT BY

ADDING TO SCOPE OF WORK, COMPENSATION, & EXTENDING TERM OF THE CONTRACT, IN AN AMOUNT NOT TO EXCEED \$27,150

- 7.d RESOLUTION NO. 187-21 (CM):
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING CONTRACT CHANGE ORDER NUMBER 2 WITH TOP LINE ENGINEERS, INC., FOR THE CORRALITOS SAND FILTER STRUCTURE ROOF REPLACEMENT PROJECT BY ADDING TO THE SCOPE OF WORK, IN AN AMOUNT NOT TO EXCEED \$30,000**
- 7.e RESOLUTION NO. 188-21 (CM):
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING FIRST AMENDMENT TO CONTRACT WITH TELSTAR INSTRUMENTS BY ADDING TO THE SCOPE OF WORK & COMPENSATION (INCREASING THE CONTRACT BY \$53,000) FOR PROGRAMMABLE LOGIC CONTROLLER (PLC) UPGRADES AT WELL & THE CORRALITOS FILTER PLANT**
- 7.f RESOLUTION NO. 189-21 (CM)
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING FIRST AMENDMENT TO CONTRACT WITH VERDE DESIGN, INC., ADDING TO THE SCOPE OF WORK, INCREASING CONTRACT COMPENSATION BY \$28,500, & EXTENDING THE TERM FOR THE WATSONVILLE SLOUGH CONNECTOR TRAIL PROJECT AT RAMSAY PARK, AN URBAN GREENING GRANT PROJECT**
- 7.g RESOLUTION NO. 190-21 (CM)
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AWARDED \$2,240,320.00 BID TO GRANITE CONSTRUCTION COMPANY FOR CONSTRUCTION OF WATSONVILLE SLOUGH CONNECTOR TRAIL PROJECT AT RAMSAY PARK, AN URBAN GREENING GRANT PROJECT, & AUTHORIZING \$200,000 BUDGET APPROPRIATION FROM THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUND FOR FY 2021-2022 (ESTIMATED COST OF \$2,240,320: \$751,190 WILL BE FUNDED FROM THE URBAN GREENING SPECIAL GRANTS FUND, \$1,289,130 FROM THE GENERAL FUND, & \$200,000 FROM THE COMMUNITY DEVELOPMENT BLOCK GRANT [CDBG] FUND)**
- 7.h RESOLUTION NO. 191-21 (CM):
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AWARDED A \$716,668.10 BID TO MCKIM CORPORATION FOR AIRPORT BOULEVARD PAVEMENT RECONSTRUCTION PROJECT (\$287,799 WILL BE FUNDED FROM THE GAS TAX FUND & \$576,329 FROM THE SB1-GAS TAX FUND)**
- 7.i RESOLUTION NO. 192-21 (CM):
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AWARDED CONTRACT TO SDI PRESENCE, LLC., TO PROVIDE DIRECTION AND RECRUITING SERVICES FOR THE CITY'S INNOVATION AND TECHNOLOGY DEPARTMENT, IN AN AMOUNT NOT TO EXCEED \$140,000; AND AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE SAME**
- 7.j RESOLUTION NO. 193-21 (CM):
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AWARDED CONTRACT TO STERNS, CONRAD & SCHMIDT CONSULTING ENGINEERS INC., DBA**

SCS FIELD SERVICES, FOR LANDFILL GAS SUPPORT SERVICES AT THE CITY LANDFILL FOR FY21/22 THROUGH FY23/24, IN AN AMOUNT NOT TO EXCEED \$300,000

- 7.k RESOLUTION NO. 194-21 (CM):
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AWARDED CONTRACT WITH VERDE DESIGN, INC., FOR LANDSCAPE ARCHITECTURAL DESIGN & CONSULTANT SERVICES FOR RAMSAY PARK IMPROVEMENTS, IN AN AMOUNT NOT TO EXCEED \$1,553,182.00; & AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE SAME**
- 7.l RESOLUTION NO. 195-21 (CM):
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AWARDED CONTRACT TO WALLACE GROUP, A CALIFORNIA CORPORATION, FOR ON-CALL ENGINEERING DESIGN SERVICES FOR CITY'S WATER MAIN REPLACEMENT PROGRAM, IN AN AMOUNT NOT TO EXCEED \$284,000 (FUNDED BY THE WATER ENTERPRISE FUND)**
- 7.m RESOLUTION NO. 196-21 (CM):
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE RATIFYING A MEMORANDUM OF UNDERSTANDING WITH CONFIDENTIAL UNIT FOR FISCAL YEARS 2021-2023**
- 7.n RESOLUTION NO. 197-21 (CM):
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE RATIFYING A MEMORANDUM OF UNDERSTANDING WITH INTERNATIONAL ASSOCIATION OF FIREFIGHTERS, LOCAL 1272 FOR FISCAL YEARS 2021- 2024**
- 7.o RESOLUTION NO. 198-21 (CM):
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE RATIFYING A MEMORANDUM OF UNDERSTANDING WITH FIRE MANAGEMENT UNIT FOR FISCAL YEARS 2021-2023**
- 7.p RESOLUTION NO. 199-21 (CM):
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE RATIFYING A MEMORANDUM OF UNDERSTANDING WITH MANAGEMENT UNIT FOR FISCAL YEARS 2021-2023**
- 7.q RESOLUTION NO. 200-21 (CM):
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE RATIFYING A MEMORANDUM OF UNDERSTANDING WITH MID-MANAGEMENT UNIT FOR FISCAL YEARS 2021-2023**
- 7.r RESOLUTION NO. 201-21 (CM):
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE RATIFYING A MEMORANDUM OF UNDERSTANDING WITH POLICE MANAGEMENT UNIT FOR FISCAL YEARS 2021-2023**
- 7.s RESOLUTION NO. 202-21 (CM):
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING COMPENSATION & BENEFITS PLAN FOR ASSISTANT CITY MANAGER, DEPARTMENT**

DIRECTORS, DEPUTY CITY MANAGER, CHIEFS OF POLICE AND FIRE (EXECUTIVE TEAM)

- 7.t RESOLUTION NO. 203-21 (CM):
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING FIRST AMENDMENT TO FIRST AMENDED & RESTATED EMPLOYMENT CONTRACT WITH BEATRIZ VÁZQUEZ FLORES FOR EMPLOYMENT AS CITY CLERK**
- 7.u RESOLUTION NO. 204-21 (CM):
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING SECOND AMENDMENT TO CITY MANAGER EMPLOYMENT CONTRACT WITH MATTHEW D. HUFFAKER FOR EMPLOYMENT AS CITY MANAGER**
- 7.v RESOLUTION NO. 205-21 (CM):
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE ACCEPTING A \$73,872 STATE OF CALIFORNIA ALCOHOL POLICING PARTNERSHIP (APP) PROGRAM GRANT ADMINISTERED BY THE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL FOR FISCAL YEAR 2021-2022 TO REDUCE CRIME & PUBLIC NUISANCE PROBLEMS ASSOCIATED WITH ALCOHOL BEVERAGE OUTLETS IN THE CITY & APPROPRIATING SUCH FUNDS TO THE SPECIAL GRANTS FUND**
- 7.w RESOLUTION NO. 206-21 (CM):
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE ACCEPTING THE \$23,000 GRANT FROM THE DEPARTMENT OF TRANSPORTATION, FEDERAL AVIATION ADMINISTRATION (FAA) CORONAVIRUS RESPONSE & RELIEF SUPPLEMENTAL APPROPRIATIONS ACT, AS ECONOMIC RELIEF TO ELIGIBLE U.S. GENERAL AVIATION AIRPORTS IN RESPONSE TO THE COVID-19 PANDEMIC & APPROPRIATING SUCH FUNDS TO THE AIRPORT ENTERPRISE FUND**
- 7.x RESOLUTION NO. 207-21 (CM):
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE DECLARING CONDITION OF THE PROPERTY AT 1773 SANTA VICTORIA AVENUE (SUNSHINE GARDENS SUBDIVISION, TRACT 1587) LOCATED UPON PRIVATE PROPERTY, A PUBLIC NUISANCE & ORDERING THE BUILDING OFFICIAL TO GIVE NOTICE THEREOF AND FIX A TIME FOR PUBLIC HEARING PURSUANT TO CHAPTER 17 (NUISANCES) OF TITLE 5 (PUBLIC WELFARE, MORALS, AND CONDUCT) OF THE WATSONVILLE MUNICIPAL CODE**
- 7.y RESOLUTION NO. 208-21 (CM):
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPOINTING ABEL SANCHEZ TO THE PÁJARO VALLEY WATER MANAGEMENT AGENCY BOARD OF DIRECTORS**
- 8. ITEMS REMOVED FROM CONSENT AGENDA (*None*)**
- 9. NEW BUSINESS**
- 9.a CONSIDERATION OF ENDORSEMENT OF CLIMATE SAFE CALIFORNIA GOALS & SETTING GOAL OF NET-NEGATIVE EMISSIONS BY 2030 FOR WATSONVILLE**

1) Report by Public Works & Utilities Director Palmisano

2) City Council Clarifying & Technical Questions

Public Works & Utilities Director Palmisano, in answering Member González, explained how electric vehicles promote the net-negative emissions goal for Watsonville and the challenges in making them accessible to the community. He spoke about the potential infrastructure uses of back-up generators.

In answering Member Estrada, Sr. Civil Engineer Yasbek spoke about the potential for installing micro-grids in Watsonville.

Public Works & Utilities Director Palmisano, in answering Council Member Hurst, spoke about possible funding sources for achieving net-negative emissions and supporting green businesses.

In answering Mayor Dutra, Public Works & Utilities Director Palmisano spoke about the potential mileage-based tax being considered by the State and grants awarded to the City to install electric vehicle charging stations. He spoke about alternative funding sources for this purpose.

Sr. Civil Engineer Yasbek, in answering Mayor Dutra, spoke about grants to install charging stations in City-owned parking lots that staff would be applying for. Sr. Civil Engineer Yasbek stated staff was hoping to work with groups such as Ecology Action to ensure access to charging stations for all members of the community regardless of where they live.

3) Public Input

Pam Sexton, Regeneración volunteer, asked Council to support the net-negative emissions goal. She asked Council to analyze the budget to ensure cost effectiveness.

Steve Trujillo stated his concerns with rising gas prices and the importance of supporting electric vehicles. He requested Sr. Civil Engineer Yasbek to look into installing micro-grids in Watsonville. He requested fireworks be banned in the City.

Karina Moreno thanked the Council for prioritizing climate safe goals for the community.

Nancy Faulstich, Regeneración Director, spoke about future funding opportunities for climate change initiative projects. She spoke about options for charging electric vehicles.

Anissa Balderas, District 2, spoke about the impact of climate change on low income communities. She asked Council to support youth, low income citizens and Watsonville's farmland by endorsing Climate Safe California goals.

Jessica Perez, Regeneración volunteer, asked Council to vote in favor of this item.

Celeste Gutierrez expressed her concerns with privatizing electric grids to charge vehicles. She stated the consumption of animal products contributed to global warming and asked the City not to invest in this industry.

Jo Ann Baumgartner, District 7 spoke about various ways in which the community can support the City's climate safe and net-negative emissions goals.

Eli requested Council reanalyze the budget to ensure equity. She thanked Council for taking immediate action against climate change and requested they meet other community needs.

Bernie Gomez spoke about the importance of providing incentives for the community to support the City's climate action goals. He asked Council to consider using a portion of ARPA funding to support alternative forms of transportation.

Edgar Ibarra, MILPA Collective, spoke about the impacts of gentrification on the community. He asked Council to pursue climate change goals that would benefit both current and future generations.

- 4) **MOTION:** It was moved by Member González, seconded by Mayor Pro Tempore Parker to approve the resolution listed below.

5) **City Council Deliberation on Motion**

Member García spoke about her participation in the Monterey Bay New Green Deal, which encourages Tri County area cities to adopt Climate Action Plans. She stated Watsonville was considered a model in this aspect.

Mayor Dutra expressed his concerns with plastic bags being given out in stores. He requested staff enforce the ban on single use plastic adopted by the City. He invited the public to speak up on this issue and attend the monthly trash cleanup days.

MOTION: The above motion carried by the following vote:

AYES:	MEMBERS:	Estrada, García, González, Hurst, Montesino, Parker, Dutra
NOES:	MEMBERS:	None
ABSENT:	MEMBERS:	None

- 6) **RESOLUTION NO. 209-21 (CM)**
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE ENDORSING CLIMATE SAFE CALIFORNIA GOALS & DIRECTING STAFF TO SET A GOAL OF NET-NEGATIVE EMISSIONS BY 2030 FOR WATSONVILLE

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

10.a **PUBLIC HEARING FOR APPROVAL OF A MAJOR MODIFICATION TO MAJOR SUBDIVISION; SPECIAL USE PERMIT WITH DESIGN REVIEW & SPECIFIC DEVELOPMENT PLAN; & ADDENDUM NO. 2 TO CERTIFIED ENVIRONMENTAL IMPACT REPORT**

- 1) **Report by Community Development Director Merriam**
- 2) **City Council Clarifying & Technical Questions**
In answering Member García, Community Development Director Merriam spoke about Santa Cruz County's approval process for the modifications. She explained that even with reduced parking, the project met requirements for residential developments. She

stated the changes to the process for soil remediation did not require a new Environmental Impact Report.

Community Development Director Merriam, in answering Mayor Pro Tempore Parker, stated the project addendum served to identify what changes were made to the original project.

City Attorney Smith, in answering Mayor Pro Tempore Parker, stated the City had never encountered any issues when working with John Fry.

John Fry, Project Manager, in answering Mayor Dutra, spoke about the process for determining price range for homes in the development. He stated this would depend on variables such as construction costs and the City's affordable housing requirements.

In answering Member Hurst, Pat Hoban, Webber, Hayes & Associates, spoke about State guidelines for toxic substance control, including soil remediation. He stated the review and approval process for the remediation had been completed. He spoke about the post-construction site management plan in place which included annual site inspections.

Community Development Director Merriam, in answering Member Montesino, spoke about the need to use Loma Vista Drive as public access for the development. She spoke about possible additional access sites that were discussed.

Mr. Fry, in answering Member Estrada, spoke about the phased process and cost of hauling away contaminated soil from the development site.

Mr. Hoban answered a question from Member Estrada regarding the potential for the contaminated soil to cause health issues. He spoke about preventative measures being taken to eliminate such risk.

Mr. Fry, in answering Member Estrada, stated a deed would be filed with the title office making potential buyers aware of the contaminated soil buried underneath the property.

Mr. Hoban, in answering Member González, explained the process for the removal of the contaminated soil. He stated compaction engineers would ensure soil compaction standards were met. Mr. Fry explained there would be no public vehicle access on Loma Vista during the first phase of the project.

In answering Mayor Pro Tempore Parker, Community Development Director Merriam stated staff agreed with the remediation process set forth by the developer. She explained the County had a pre-approved list of engineers qualified to prepare remedial action plans and stated Webber, Hayes & Associates was on that list.

Community Development Director Merriam, in answering Mayor Pro Tempore Parker, stated the item would only need to be brought back to Council in the event the County required major modifications that would change the current tentative map. She spoke about the developer's process for choosing the proposed remediation plan.

Mr. Hoban, in answering Mayor Pro Tempore Parker, spoke about confirmation sampling done on the soil to ensure all contaminated parts were removed. He stated the plan

submitted to County Health, which was based on State guidelines, was deemed appropriate.

Community Development Director Merriam answered a question from Mayor Pro Tempore Parker regarding the consequences of the item being rejected by Council. She stated the City would be left with the original project approval, which the developer did not feel was feasible.

Mr. Fry, in answering Mayor Pro Tempore Parker, listed the various modifications made by the design team he worked with over the last 10 months. He listed the various construction projects in Watsonville he has been involved in and stated he would not stay on should Council choose not to approve the modifications.

Community Development Director Merriam, in answering Member García, explained the reasons for the modified height of the roofing on the houses. Mr. Fry stated the height of the pitch of the roof was flattened, but this did not change the amount of living space or the ceiling height.

3) Public Hearing

Mayor Dutra opened the public hearing.

Bob Culbertson, Watsonville Wetlands Watch, stated his concerns with the process for noticing the hearing and the availability of the modified plans for review. He said he believed the modifications should have been approved by County before being brought to Council. He further stated his concerns with the proposal to bury contaminated soil.

Noriko Akiyama Ragsac expressed her concerns with potential exposure to toxic chemicals from the contaminated soil. She asked Council to allow the public additional time to review all related documents and receive answers to questions.

Steve Trujillo stated his concerns with the contaminated soil located near a residential area. He stated the City's goals to be environmentally friendly should include developers. He asked staff to reject the proposed modifications until the County has concluded their review.

Holly Heath, Seaview Ranch Homeowners Association Board Member, requested Council postpone approval of this item to allow time for additional geotechnical analysis.

Celeste stated her concerns with the transparency and inclusivity of the public hearing process. She asked staff to consider the environmental impact caused by the development and its effects on future generations.

Carolina Portillo Franco, Seaview Ranch Homeowners Association Board Member, stated her concern with the proposed plan to bury contaminated soil. She expressed her concerns with installing a roundabout as part of the development due to the potential dangers for children, senior citizens and the disabled.

Jovita Quezada expressed concerns for children's safety with the installation of a roundabout. She further expressed concerns with the chemicals found in the contaminated soil and their potential negative health effects.

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

- 4) **1st MOTION:** It was moved by Member González, seconded by Member García to deny the resolutions below:

5) **City Council Deliberation on Motion**

Mayor Pro Tempore Parker stated moving forward with the project was a necessary step towards creating housing in Watsonville. She expressed her concerns with rejecting staff recommendation.

Member García expressed her concerns with the County not having yet approved the soil remediation plan, the lack of information on slope stability and seismic activity.

Member Hurst stated there was a housing crisis facing the City. He listed the potential benefits of the development for Watsonville.

Member González expressed his concerns with the cost of the development. He stated concerns with burying contaminated soil and the lack of final approval of the remediation plan by the County and enumerated past issues the City has encountered with the developer.

Community Development Director Merriam, in answering Mayor Pro Tempore Parker, explained the development agreement would be considered by Council after the Planning Commission reviewed it.

1st MOTION (FAILED): The above motion failed by the following vote:

AYES:	MEMBERS:	García, González, Dutra
NOES:	MEMBERS:	Estrada, Hurst, Montesino, Parker
ABSENT:	MEMBERS:	None

2nd MOTION: It was moved by Member Montesino, seconded by Mayor Pro Tempore Parker and carried by the following vote to approve the resolutions below:

AYES:	MEMBERS:	Estrada, Hurst, Montesino, Parker
NOES:	MEMBERS:	García, González, Dutra
ABSENT:	MEMBERS:	None

- 6) **RESOLUTION NO. 210-21 (CM)**
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING APPLICATION NO. PP2017-116, FILED BY CALIFORNIA SUNSHINE DEVELOPMENT LLC. FOR A FIRST AMENDED TENTATIVE MAP FOR TRACT NO. 1607, HILLCREST ESTATES SUBDIVISION, TO ALLOW SUBDIVISION OF TWO PARCELS (13± ACRES) AT 511 OHLONE PARKWAY (APN'S: 018-372-14 & 018-381-01) INTO 144 LOTS [5 SINGLE-FAMILY DETACHED UNITS, 60 DUPLEX TOWNHOUSE UNITS, 76 ROW TOWNHOUSE UNITS, & 6 COMMON AREA PARCELS] 7)

- 7) **RESOLUTION NO. 211-21 (CM)**
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING MAJOR MODIFICATION TO THE SPECIAL USE PERMIT WITH DESIGN REVIEW & SPECIFIC DEVELOPMENT PLAN FOR APPLICATION NO. (PP2017-116) FILED BY CALIFORNIA SUNSHINE DEVELOPMENT LLC., APPLICANT & PROPERTY OWNER, TO ALLOW CONSTRUCTION OF 144 DWELLING UNITS ON INDIVIDUAL PARCELS, CONSISTING OF 5 SINGLE-FAMILY DETACHED UNITS, 60 DUPLEX-STYLE ATTACHED TOWNHOUSE UNITS, 76 ROW-STYLE ATTACHED TOWNHOUSE UNITS, & SIX COMMON AREA PARCELS, ON A 13± ACRE SITE LOCATED AT 511 OHLONE PARKWAY (APN'S: 018-372-14 AND 018-381-01) HILLCREST ESTATES
- 8) **RESOLUTION NO. 212-21 (CM)**
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING ADDENDUM NO. 2 TO PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT (EIR) (PP2016-199) PREPARED FOR THE SUNSHINE VISTA PHASED DEVELOPMENT PROJECT, CONSISTING OF THE CONSTRUCTION OF 144 DWELLING UNITS ON INDIVIDUAL PARCELS, CONSISTING OF 5 SINGLE-FAMILY DETACHED UNITS, 60 DUPLEX-STYLE ATTACHED TOWNHOUSE UNITS AND 76 ROW-STYLE ATTACHED TOWNHOUSE UNITS, & SIX COMMON AREA PARCELS ON A 13± ACRE SITE LOCATED AT 511 OHLONE PARKWAY (APN'S: 018-372-14 & 018-381-01) & MAKING CERTAIN FINDINGS IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
11. **NEW BUSINESS (Continued)**
- 11.a **REPORT ON CALIFORNIA ELECTIONS CODE SECTION 9212 REGARDING THE WATSONVILLE PLANNED GROWTH & FARMLAND PROTECTION INITIATIVE PETITION**
 - 1) **Report by City Clerk Vázquez Flores & City Manager Huffaker**
 - 2) **City Council Clarifying & Technical Questions**

City Clerk Vázquez Flores, in answering Member García, stated the measure required signatures by 10% of voters to either be placed on the ballot or for Council to accept the signatures and approve the initiative. She stated a complete report would be brought back to Council for analysis no more than 30 days after signatures were verified.

City Attorney Smith, in answering Member García, stated Council could amend the General Plan to include the initiative or have it placed on the ballot.

In answering Mayor Pro Tempore Parker, City Attorney Smith explained the collaborative work done by various organizations to place Measure U on the ballot in 2002. He stated changes would be made to the General Plan if the Measure was allowed to expire.

In answering Member Montesino, City Attorney Smith stated the City reverted back to the 2005 General Plan, which included Measure U.

City Manager Huffaker, in answering Member Hurst, stated staff was requesting direction from the Council to move forward with preparing a comprehensive report on the initiative petition.

City Manager Huffaker, in answering Member González, explained WPA's lawsuit was largely due to what they perceived to be insufficient airport land use compatibility provisions in the 2030 General Plan.

City Manager Huffaker, in answering Mayor Pro Tempore Parker, stated the findings of the report would be shared with the Council and the public. He spoke about the potential for additional public input.

3) Public Input

Sam Earnshaw spoke about other jurisdictions who have urban limit lines in place, and the potential benefits for Watsonville. He stated an urban limit line helped support growth and development within City limits. He asked Council to support renewal of the measure.

Karina Moreno spoke about the importance of protecting the wetlands. She stated her concerns with the impact gentrification would have on housing in the future. She expressed her support for renewal of the measure and asked Council to support it as well.

Eli spoke about the importance of farmland in job creation. She inquired about the cost of the report staff would prepare and stated protecting the wetlands should be a primary goal for the City. She asked staff to pursue alternative uses of open spaces within the City.

Celeste stated the renewal of Measure U would encourage creative use of the City's open spaces. She asked Council to support protecting the Earth.

Bernie Gomez asked Council to find innovative ways to use vacant spaces in the City to benefit residents. He spoke in opposition of any removal of farmland or wetlands.

4) MOTION: It was moved by Member Montesino and seconded by Member García to refer proposed initiative measure to City Manager to prepare a report on any or all of items allowed by California Elections Code Section 9212.

5) City Council Deliberation on Motion

City Manager Huffaker, in answering Mayor Dutra, stated outside agencies would work in collaboration with City staff to prepare the report.

In answering Member García, City Manager Huffaker stated the report would include a study on potential impact to sensitive environmental areas.

City Manager Huffaker, in answering Mayor Dutra, stated the protection of environmental areas was inherent to the initiative petition. He explained the City did not plan to develop these areas.

In answering Mayor Pro Tempore Parker, City Manager Huffaker stated the process of preparing the report could include copies of both the original Measure and maps as well as proposed changes.

6) MOTION: The above motion carried by the following vote:

AYES:	MEMBERS:	Estrada, García, González, Hurst, Montesino, Parker, Dutra
NOES:	MEMBERS:	None
ABSENT:	MEMBERS:	None

12. EMERGENCY ITEMS ADDED TO AGENDA

13. REQUESTS & SCHEDULING FUTURE AGENDA ITEMS

Member García requested a resolution addressing the increase in hate crimes against various minorities.

14. ADJOURNMENT

The meeting adjourned at 10:17 pm

Jimmy Dutra, Mayor

ATTEST:

Beatriz Vázquez Flores, City Clerk

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