



MINUTES REGULAR CITY COUNCIL MEETING

November 9, 2021

City of Watsonville
Council Chambers
275 Main Street, Top Floor

4:09 p.m.

1. CLOSED SESSION CORRESPONDENCE

2. 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.

Eli asked that Council abide by the Charter's guidelines for hiring a new City Manager. She spoke in opposition of appointing Assistant City Manager Vides as Interim City Manager. She asked Council to advertise for the position and hire someone with a Master's Degree in Planning.

Laura Segura spoke in support of appointing Assistant City Manager Vides as Interim City Manager.

In answering Member García, City Attorney Smith stated the Charter did not have guidelines for appointing an Interim City Manager. He read Charter Section 705 regarding the appointing of a City Manager Pro Tempore.

- (b) Closed Session Announcement:

The City Council recessed the regular Council Meeting to discuss the matters that follow:

2.a. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION

(Government Code Section 54956.9(c))

1. Initiation of litigation pursuant to Section 54956.9(c):
1 case

2.b. CONFERENCE WITH LABOR NEGOTIATOR

(Government Code Section 54957.6)

Agency negotiator: Matt Huffaker and Nathalie Manning

Employee organization: Public Safety Mid-Management

2.c. PERSONNEL MATTERS

(Government Code Section 54957)

1. Public Employee Appointment/ Employment
Title: City Manager Pro Tempore

6:04 p.m.

3. ROLL CALL

Mayor Dutra, Mayor Pro Tempore Parker and Council Members Estrada, Hurst, García, and Montesino were present.

Staff members present were City Manager Huffaker, City Attorney Smith, City Clerk Vázquez Flores, Assistant City Manager Vides, Deputy City Manager Manning, Interim Public Works & Utilities Director Di Renzo, Interim Police Chief Sims, Fire Chief Lopez, Administrative Services Director Czerwin, Community Development Director Merriam, Parks & Community Services Director Calubaquib, Library Director Martinez, Airport Director Williams, Assistant Public Works & Utilities Directors Palmisano and Rodriguez, Interim Assistant Police Chief Zamora, Police Captain McKinley, Principal Planner Meek, Police Officer Bribiesca, Public Information Officer Pulido, Records Supervisor Figueroa, Assistant City Clerk Ortiz, Executive Assistant Pacheco, and Interpreters Landaverry and Jauregui,.

3.a. MOTION TO EXCUSE ABSENT COUNCIL MEMBER(S) (None)

4. PLEDGE OF ALLEGIANCE

5. INFORMATION ITEMS

5.a. REPORT OF DISBURSEMENTS

5.b. MISCELLANEOUS DOCUMENTS REPORT

6. PRESENTATIONS & ORAL COMMUNICATIONS

6.a. ORAL COMMUNICATIONS FROM THE PUBLIC (2 MINUTES EACH)

Dr. Lupe Rivas, District 7, expressed concern with health and sanitation issues regarding the City Plaza restrooms. She spoke about the lack of public restrooms available downtown.

Steve Trujillo thanked Mayor Dutra and City Manager Huffaker for their work throughout the year. He congratulated City Manager Huffaker on his future appointment as City Manager for the City of Santa Cruz. He expressed concern with the lack of public restrooms downtown. He asked for the installation of an aviary as part of the Ramsay Park revitalization project.

Tiffany Ella King, owner of Ella's at the Airport, requested Council review the qualifications of the assignee for her restaurant. She stated she had received no response from City staff regarding the matter and requested a resolution by the end of the month. She asked Council to review the lease assignment before City Manager Huffaker's departure at the end of the year.

Kathleen King thanked Ella King for her service to the community and her philanthropic efforts. She congratulated City Manager Huffaker on his future appointment as City Manager for the City of Santa Cruz.

John Adams, property owner at 1702 Freedom Boulevard, thanked staff and Council for their assistance in addressing homelessness at the K-mart property after it was closed.

Eli asked Council to allow Pájaro Valley Arts to lease the Porter Building. She asked staff to provide space for the arts and to support local artists.

6.b. ORAL COMMUNICATIONS FROM THE COUNCIL (3 MINUTES EACH)

Member Montesino spoke about his attendance at the memorial dedication in honor of Rhea DeHart and at the Wine and Roses.

Member Hurst spoke about events he attended over the past weeks. He thanked John Adams for collaborating with staff to address homeless issues at the K-mart property.

Member García spoke about her participation at Monterey Bay Economic Partnership State of the Region. She spoke about two federal infrastructure bills that would provide funding for roads and transportation. She spoke about the Build Back Better Bill and its potential funding of childcare, climate change, and affordable housing. She spoke about Assembly Member Rivas' Statewide housing tour and the findings report that would be presented.

Member Estrada spoke about his attendance at the Día de los Muertos event in the City Plaza. He thanked all who attended Wine & Roses. He thanked Pájaro Valley Community Health Trust and stated the following Friday would be his last day working for them.

Mayor Pro Tempore Parker thanked John Adams for working with staff to resolve issues with the K-mart property. She spoke about the significance of Día de los Muertos celebrations. She spoke about the availability of COVID-19 booster vaccines.

Mayor Dutra spoke about Congress approval of various infrastructure bills and potential funding for the City. He thanked John Adams for collaborating with staff to address issues with the K-mart property. He thanked Ella King for her service to the community. He spoke about various events he attended over the past weeks. He spoke about the results of the Holiday Lights Campaign.

6.c. PRESENTATION OF THE 4TH ANNUAL CHECK BY THE WATSONVILLE POLICE DEPARTMENT TO THE KATZ CANCER CENTER FROM THE PINK PATCH PROJECT

**6.d. MAYOR'S PROCLAMATION RECOGNIZING NOVEMBER AS NATIONAL AMERICAN INDIAN HERITAGE MONTH & ENCOURAGING ALL MEMBERS OF THE COMMUNITY TO REFLECT ON THE HISTORY & CONTRIBUTIONS OF INDIGENOUS PEOPLES TO OUR SOCIETY
6.e. MAYOR'S PROCLAMATION RECOGNIZING CORRIGAN'S CHRISTMAS TREES FOR BEING A SHINING EXAMPLE OF WHAT IT MEANS TO BE A FAMILY OWNED BUSINESS & WISHING FOR THEM TO CONTINUE BEING PART OF THE COMMUNITY FOR MANY MORE YEARS
6.f. MAYOR'S PROCLAMATION RECOGNIZING CONCHITA ESTHER GONZALEZ & CONCHITA'S ICE CREAM & PASTRY FOR DECADES OF SERVING UP SWEET TREATS & SMILES TO THE COMMUNITY & WISHING HER SUCCESS IN HER FUTURE ENDEAVORS**

6.g. MAYOR'S PROCLAMATION RECOGNIZING FATIMA & FRANCO VACA'S BUSINESSES WHICH PROVIDE HIGH- QUALITY PRODUCTS & GREAT CUSTOMER SERVICE TO ALL

WHO VISIT THEIR LOCALES & WISHING THEM CONTINUED SUCCESS FOR YEARS TO COME

6.h. REPORT OUT OF CLOSED SESSION

City Attorney Smith stated the City would sign on to the participation agreement for the lawsuit corresponding to Item 2.a. In regards to Items 2.b. and 2.c., City Attorney Smith stated Council received reports but took no final action.

7. CONSENT AGENDA

PUBLIC INPUT

Eli spoke in opposition of Item 7.d. and asked the City waive the cost of the School Community Policing Officer Program. She expressed her concerns with police presence on school campuses.

Steve Trujillo asked the City to give funds from Item 7.d. to Pájaro Valley Unified School District. He spoke in support of Items 7.g. and 7.k.

Elias Gonzalez spoke in opposition of Item 7.d. He spoke about ways the entire community is connected and asked Council to fund services for all its members.

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

In answering Member Montesino, Interim Public Works & Utilities Director Di Renzo stated not all residents currently participated in the Organics Recycling Program. He stated staff was working on a strategy to inform residents of the requirement.

Interim Public Works & Utilities Director Di Renzo, in answering Mayor Pro Tempore Parker, spoke about the implementation process for organic waste containers.

In answering Mayor Dutra, Interim Public Works & Utilities Director Di Renzo stated residents could co-mingle organic waste and tree and shrubbery.

Member Montesino spoke in favor of Item 7.d. and 7.k.

Mayor Pro Tempore Parker spoke in support of Item 7.j. and thanked staff who worked on the grant application.

MOTION: The above motion carried by the following vote:

AYES:	MEMBERS:	Estrada, García, Hurst, Montesino, Parker, Dutra
NOES:	MEMBERS:	Estrada (Item 7.d. only)
ABSENT:	MEMBERS:	None

7.a. MOTION APPROVING MINUTES OF OCTOBER 26, 2021

**7.b. RESOLUTION NO. 297-21 (CM)
A RESOLUTION APPROVING PLANS & SPECIFICATIONS & CALLING FOR BIDS FOR
HAMES WATER RESERVOIR INTERIOR COATING & CONNECTION MODIFICATIONS**

PROJECT NO. WA-21-14826 (ESTIMATED COST OF \$488,600 WILL BE FUNDED FROM THE WATER ENTERPRISE FUND)

- 7.c. RESOLUTION NO. 298-21 (CM)**
A RESOLUTION AUTHORIZING PURCHASE OF SIX THOUSAND 35-GALLON GREEN ORGANICS CARTS FOR THE CITY'S SOLID WASTE UTILITY ORGANICS RECYCLING PROGRAM FROM OTTO ENVIRONMENTAL SYSTEMS NORTH AMERICA, INC., IN AN AMOUNT NOT TO EXCEED \$300,000
- 7.d. RESOLUTION NO. 299-21 (CM)**
A RESOLUTION APPROVING SCHOOL COMMUNITY POLICING OFFICER PROGRAM AGREEMENT WITH PÁJARO VALLEY UNIFIED SCHOOL DISTRICT FOR SCHOOL COMMUNITY POLICING OFFICER SERVICES AT WATSONVILLE HIGH SCHOOL FOR THE REMAINDER OF THE SCHOOL YEAR 2021-2022, REIMBURSE CITY \$77,391
- 7.e. RESOLUTION NO. 300-21 (CM)**
A RESOLUTION APPROVING THREE YEAR LEASE WITH WATSONVILLE CHAPTER 119, EXPERIMENTAL AIRCRAFT ASSOCIATION FOR THE USE OF CITY OWNED PROPERTY LOCATED AT 60 AVIATION WAY, COMMENCING ON OCTOBER 1, 2021, & ENDING SEPTEMBER 30, 2024
- 7.f. RESOLUTION NO. 301-21(CM)**
A RESOLUTION AUTHORIZING ACCEPTANCE OF THE UNITED STATES DEPARTMENT OF JUSTICE, BUREAU OF JUSTICE ASSISTANCE, FOR THE EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT PROGRAM GRANT FOR FISCAL YEAR 2021 IN THE AMOUNT OF \$21,767 TO FUND CRIME ANALYSIS SOFTWARE & APPROPRIATION OF SUCH FUNDS TO THE JAG ACCOUNT
- 7.g. RESOLUTION NO. 302-21(CM)**
A RESOLUTION ACCEPTANCE OF \$64,000 CALIFORNIA ELECTRIC INFRASTRUCTURE PROJECT (CALeVIP) GRANT FUNDED BY THE CALIFORNIA ENERGY COMMISSION FOR PURCHASE & INSTALLATION OF TWELVE PUBLIC FACING LEVEL 2 (MEDIUM LEVEL) ELECTRIC VEHICLE (EV) CHARGING STATIONS & APPROPRIATING \$92,000 TO THE CARBON FUND
- 7.h. RESOLUTION NO. 303-21(CM)**
A RESOLUTION SUBMITTAL OF GRANT APPLICATION FOR \$1,300,000 TO THE CALIFORNIA STATE DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT FOR FUNDING UNDER THE 2021 CALHOME PROGRAM FOR THE CITY'S FIRST-TIME HOMEBUYER MORTGAGE ASSISTANCE, & OWNER-OCCUPIED REHABILITATION ASSISTANCE (INCLUDING CONSTRUCTION, REPAIR OR REHABILITATION OF ACCESSORY DWELLING UNITS (ADUS) & JUNIOR ADUS & TO APPROPRIATE FUNDS TO THE CALHOME GRANT FUNDS
- 7.i. RESOLUTION NO. 304-21(CM)**
A RESOLUTION AUTHORIZING SUBMITTAL OF GRANT APPLICATION IN THE AMOUNT OF \$477,861.65 FOR THE CALIFORNIA WATER & WASTEWATER ARREARAGE PAYMENT PROGRAM & APPROPRIATING SUCH FUNDS TO THE WATER ENTERPRISE FUND
- 7.j. RESOLUTION NO. 305-21(CM)**
A RESOLUTION AUTHORIZING SUBMITTAL OF APPLICATION FOR GRANT FUNDING OF \$2,000,000 THROUGH THE STATE OF CALIFORNIA CANNABIS EQUITY GRANT TO

SUPPORT CANNABIS EQUITY BUSINESSES IN THE CITY OF WATSONVILLE & APPROPRIATING SUCH FUNDS TO THE SPECIAL GRANTS FUND

- 7.k. RESOLUTION NO. 306-21(CM)
A RESOLUTION OF THE CITY COUNCIL SUPPORTING THE ESTABLISHMENT OF THE PÁJARO VALLEY HEALTHCARE DISTRICT PROJECT**

JOINT COUNCIL & SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY MEETING

- 7.l. RESOLUTION NO. 307-21(CM)
RESOLUTION NO. 3-21 (SA)
JOINT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE & SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY CONFIRMING A LOAN FOR \$599,588 TO COVER THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) FOR 2019-2020**
- 8. ITEMS REMOVED FROM CONSENT AGENDA (None)**

CITY COUNCIL MEETING

9. UNFINISHED BUSINESS

9.a. DOWNTOWN WATSONVILLE SPECIFIC PLAN PROGRESS UPDATE

- 1) Oral Report by Principal Planner Meek & Reimi & Associates Consultant Simran Malhorta**

- 2) City Council Clarifying & Technical Questions**

In answering Member García, Principal Planner Meek spoke about potential funding from Caltrans for implementation of the Downtown Specific Plan.

Consultant Malhorta, in answering Mayor Pro Tempore Parker, spoke about the timeline for reducing the number of traffic lanes on certain roads.

In answering Member Montesino, Consultant Malhorta explained the time it would take to close a portion of Union Street.

Consultant Malhorta, in answering Mayor Dutra, stated the Downtown Specific Plan would be brought to Council for approval in the summer of 2022.

In answering Mayor Dutra, Consultant Malhorta stated there were no current plans for closing of the Post Office. She spoke about regulations for property owners who wished to redevelop certain areas.

Principal Planner Meek, in answering Mayor Dutra, spoke about public input regarding possible reduction of traffic lanes on Main Street.

Consultant Malhorta, in answering Mayor Dutra, spoke about the results of the survey conducted regarding the potential traffic lane reduction on Main Street.

City Manager Huffaker, in answering Mayor Dutra, spoke about potential uses for the Porter building. He stated challenges faced by developers interested in it.

In answering Mayor Dutra, City Manager Huffaker spoke about possible issues in planning a use for the Porter building prior to final approval of the Downtown Specific Plan.

Consultant Malhorta, in answering Member Estrada, spoke about survey responses regarding safety on Walker Street as well as potential uses for industrial buildings in the area.

Principal Planner Meek spoke about challenges with accommodating various land uses on Walker Street. He spoke about the various options for continuing to develop the area.

3) Public Input

Steve Trujillo stated a rail system was needed. He spoke in support of parklets, public restroom availability, and planting of trees. He asked that East Lake Avenue and East Beach Street be made into two-way streets, and requested maintenance on Beach Road.

10. NEW BUSINESS

10. a. MEMORANDUM OF UNDERSTANDING WITH COUNTY OF SANTA CRUZ & MIDPEN HOUSING FOR PROCESSING THE PIPPIN PHASE II PROJECT

1) Staff Report by Community Development Director Merriam

2) City Council Clarifying & Technical Questions

In answering Mayor Pro Tempore Parker, Community Development Director Merriam stated the County would receive Regional Housing Needs Allocation credit for the project.

City Manager Huffaker, in answering Mayor Pro Tempore Parker, spoke about the benefits of annexing the property after completion of the project.

Community Development Director Merriam stated Council would decide whether or not to annex the property.

In answering Member García, Community Development Director Merriam spoke about the impact of Measure U on the project.

Community Development Director Merriam, in answering Member Hurst, stated the City would receive property tax credits should the property be annexed.

In answering Member Hurst, Community Development Director Merriam stated the County conducted the rezoning and Environmental Impact Report (EIR) for the project, and determined it was not located on prime agricultural land.

Community Development Director Merriam, in answering Member Hurst, stated there were no ongoing legal issues with the Santa Cruz County Farm Bureau.

In answering Mayor Dutra, Community Development Director Merriam listed the fees that would be collected by the City and the County as part of the project.

Community Development Director Merriam, in answering Mayor Dutra, stated MidPen Housing worked off the original entitlements and EIR from 2009.

In answering Mayor Dutra, Community Development Director Merriam spoke about the street improvements that were part of the project.

Joanna Carman, MidPen Housing Director of Housing Development, spoke about the history of the project. She stated construction would begin in the first half of 2022. She spoke about the need for affordable housing and the various partners they were working with. She explained traffic calming measures for Brewington Avenue and Crestview Drive.

In answering Member García, Director of Housing Development Carman stated the project did not fall under Senate Bill 35.

Director of Housing Development Carman, in answering Mayor Dutra, stated over 60% of the residents who originally leased in Pippin Orchards already lived in Watsonville.

In answering Member Montesino, Director of Housing Development Carman spoke about units designated for farmworker families, project funding, and rent rates.

3) Public Input (None)

- 4) MOTION:** It was moved by Member Montesino, seconded by Member Hurst, to approve the resolution listed below.

5) City Council Deliberation on the Motion

In answering Mayor Pro Tempore Parker, City Manager Huffaker stated all project approvals were already in place. He stated Council could decide whether or not to approve the Memorandum of Understanding (MOU).

City Attorney Smith spoke about the reasons an MOU was beneficial for both parties.

Member Hurst spoke about the need for housing and stated his support of the project.

In answering Mayor Dutra, Director of Housing Development Carman stated the Planning Commission unanimously approved moving forward with the project.

Director of Housing Development Carman provided an approximate amount the City would collect in impact fees.

In answering Mayor Dutra, Director of Housing Development Carman listed reasons it was decided to include an amphitheater as part of the project.

Member García spoke about the need for affordable housing in Watsonville.

Mayor Dutra spoke about how a bill by Assembly Member Rivas could aid in building housing for farmworkers.

MOTION: The above motion carried by the following vote:

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

**6) RESOLUTION NO. 308-21 (CM)
A RESOLUTION APPROVING MEMORANDUM OF UNDERSTANDING WITH
COUNTY OF SANTA CRUZ & MIDPEN HOUSING CORPORATION, INC., FOR THE
PIPPIN PHASE II PROJECT LOCATED AT 78 ATKINSON LANE**

11. EMERGENCY ITEMS ADDED TO AGENDA - None

12. REQUESTS & SCHEDULING FUTURE AGENDA ITEMS

13. ADJOURNMENT

The meeting adjourned at 8:48 p.m.

Jimmy Dutra, Mayor

ATTEST:

Beatriz Vazquez Flores, City Clerk

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