

## MINUTES REGULAR JOINT CITY COUNCIL, SUCCESSOR HOUSING AGENCY, & SUCCESSOR AGENCY MEETING

April 9, 2024

City of Watsonville  
Council Chambers  
275 Main Street, Top Floor

**4:00 p.m.**

**1. ROLL CALL**

Mayor Quiroz-Carter, Mayor Pro Tempore Orozco (arrived at 4:02 p.m.), and Council Members Clark, Dutra (arrived at 4:04 p.m.), Montesino, Parker, and Salcido were present.

**1.a. INTRODUCTION OF NEW EMPLOYEES & RECONGINITION OF RETIREES – None**

**2. CLOSED SESSION CORRESPONDENCE**

**3. CLOSED SESSION**

**(a) Public Comments**

**(b) Closed Session Announcement:**

The City Council recessed the meeting to discuss the items that follow at 4:02 p.m.:

**3.a. CONFERENCE WITH LEGAL COUNSEL**

(Government Code Section 54956.9(a))

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

1. Name of case: Corrales, et al v State of California, et al - Santa Cruz Superior Court (Case No. 23CV03022)

2. Name of case: Willoughby Farms, Inc. v County of Monterey, et al - Monterey County Superior Court (Case No. 24CV000904)

3. Name of case: Westia et al v City of Watsonville et al - Santa Cruz Superior Court (Case No. 23CV00800)

**3.b. PERSONNEL MATTERS**

(Government Code Section 54957)

**PUBLIC EMPLOYEE APPOINTMENT**

Title: Interim City Manager

**PUBLIC EMPLOYMENT APPOINTMENT**

Title: City Manager

**3.c. CONFERENCE WITH LABOR NEGOTIATOR**  
(Government Code Section 54957.6)

Agency negotiators: Vanessa Quiroz-Carter, Ari Parker, Eduardo Montesino

Unrepresented employee: Interim City Manager

**City Council Resumed at 6:01 p.m.**

**4. ROLL CALL**

Mayor Quiroz-Carter, Mayor Pro Tempore Orozco, and Council Members Clark, Dutra, Montesino, Parker, and Salcido were present.

Staff members present were City Manager Mendez, City Attorney Zutler, City Clerk Ortiz, Assistant City Manager Vides, Public Works & Utilities Director Lindberg, Police Chief Zamora, Administrative Services Director Duran, Community Development Director Merriam, I.T. Director Gill, Parks & Community Services Director Calubaquib, Library Director Martinez, Airport Director Williams, Deputy City Manager Manning, Assistant Public Works & Utilities Director Fontes, Fire Battalion Chief Goulding, Police Captain McKinley, Police Sergeant Pisturino, Police Sergeant Barocio, Police Sergeant Ayala, Police Sergeant Fulgoni, Police Sergeant Bailey, Police Officer Travers, Building Official DeSante, Senior Code Enforcement Officer Vargas, Code Enforcement Officer Montero, Senior Administrative Analyst Martinez, Conservation Outreach Manager Cassel, Deputy City Clerk Pacheco, and Interpreter Landaverry.

**4.a. MOTION TO EXCUSE ABSENT COUNCIL MEMBER(S) – If Any**

**5. PLEDGE OF ALLEGIANCE**

**6. INFORMATION ITEMS**

**6.a. REPORT OF DISBURSEMENTS**

**6.b. MISCELLANEOUS DOCUMENTS REPORT**

**7. CONSENT AGENDA**

**PUBLIC INPUT**

Takashi Mizuno, District 7, requested Council approve additional Cleanup Days in relation to Item 7.l.

Conservation Outreach Manager Cassel spoke in support of Item 7.l., provided details regarding the event and invited the Council and public to attend. She spoke about the Earth Day celebration and requested Council promote it on their social media.

Police Sergeant Barocio, Public Safety Mid-Management Unit (PSMM) member, read a statement regarding meetings between PSSM Unit representatives, Police Officers Association (POA) representatives, City Manager Mendez, Deputy City Manager Manning, and Administrative Services Director Duran regarding Item 7.k.'s side letter.

Police Sergeant Ayala continued reading the statement, which detailed requests from PSMM representatives to obtain clarification regarding Police Sergeants not receiving the same offer as the POA.

Police Sergeant Bailey expressed concerns with the PSMM Unit not receiving the same offer as the POA, listed scenarios in which a Police Officer could earn more than a Police Sergeant, and stated it was not acceptable.

In answering Member Montesino, Parks & Community Services Director Calubaquib spoke about the reasons for the increase in the amount to the contract listed under Item 7.c.

Member Dutra spoke about the importance of picking up trash and continued education on the subject for students.

Public Works & Utilities Director Lindberg, in responding to Member Dutra, spoke about the reasons for adopting an Annual City of Watsonville Cleanup Day as part of a Countywide initiative and spoke about the City's individual cleanup efforts.

At Member Dutra's request, Mayor Quiroz-Carter removed Item 7.j. from the Consent Agenda to be considered under Item 8.

**MOTION:** It was moved by Mayor Pro Tempore Orozco, seconded by Member Montesino, and carried by the following vote to approve the Consent Agenda.

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

**7.a. MOTION APPROVING MINUTES OF MARCH 19, 23, & 26, 2024**

**7.b. RESOLUTION NO. 48-24 (CM)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AWARDDING CONSTRUCTION CONTRACT TO GRANITE ROCK COMPANY, A CORPORATION, FOR THE OHLONE PARKWAY STREET IMPROVEMENTS PROJECT, IN THE AMOUNT OF \$1,478,640.59; PLUS AN ADDITIONAL 15% CONTINGENCY FOR UNFORESEEN CHANGE ORDERS FOR A TOTAL PROJECT AMOUNT OF \$1,700,436; AUTHORIZING CITY MANAGER TO EXECUTE SAME; AND AUTHORIZING \$170,482 BUDGET APPROPRIATION FROM THE SB 1 FUND; \$1,129,518 FROM THE SPECIAL GRANTS FUND AND \$400,436 FROM THE MEASURE R FUND**

**7.c. RESOLUTION NO. 49-24 (CM)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING A FIRST AMENDMENT TO THE CONTRACT BETWEEN THE CITY OF WATSONVILLE AND KATHLEEN CROCETTI ART, LLC. FOR THE CITY PLAZA REVITALIZATION ART PROJECT "PAGEANTRY & PERFORMANCE", INCREASING THE COMPENSATION BY \$45,686 TO A TOTAL AMOUNT NOT TO EXCEED \$333,060; AND AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE THE SAME**

**7.d. RESOLUTION NO. 50-24 (CM)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING**

**CONTRACT WITH CHEMTRADE CHEMICALS US LLC, A LIMITED LIABILITY COMPANY FOR THE PURCHASE AND DELIVERY OF ALUMINUM SULFATE USED IN WASTEWATER TREATMENT PROCESSES, IN THE AMOUNT NOT TO EXCEED \$410,000 FOR FY 2024-2025; AND DIRECTING THE CITY MANAGER TO EXECUTE SAME (FUNDED FROM THE WASTEWATER ENTERPRISE FUND)**

- 7.e. RESOLUTION NO. 51-24 (CM)**  
**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING CONTRACT WITH KEMIRA WATER SOLUTIONS, INC., A CORPORATION, FOR THE PURCHASE AND DELIVERY OF FERRIC CHLORIDE USED IN WASTEWATER TREATMENT PROCESSES, IN THE AMOUNT NOT TO EXCEED \$275,000 FOR FY 2024-2025; AND DIRECTING THE CITY MANAGER TO EXECUTE SAME (FUNDED FROM THE WASTEWATER ENTERPRISE FUND)**
- 7.f. RESOLUTION NO. 52-24 (CM)**  
**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING CONTRACT WITH UNIVAR SOLUTIONS USA LLC, A LIMITED LIABILITY COMPANY, FOR THE PURCHASE AND DELIVERY OF SODIUM HYPOCHLORITE USED IN WASTEWATER TREATMENT PROCESSES, IN THE AMOUNT NOT TO EXCEED \$225,000 FOR FY 2024-2025; AND DIRECTING THE CITY MANAGER TO EXECUTE SAME (FUNDED FROM THE WASTEWATER ENTERPRISE FUND)**
- 7.g. RESOLUTION NO. 53-24 (CM)**  
**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING SOLE SOURCE CONTRACT WITH POLYDYNE, INC., DBA SNF POLYDYNE, INC., A CORPORATION, FOR THE PURCHASE AND DELIVERY OF POLYMER CHEMICALS USED IN WASTEWATER TREATMENT AND RECYCLED WATER PRODUCTION, IN THE AMOUNT NOT TO EXCEED \$572,000 FOR FY 2024-2025; AND DIRECTING THE CITY MANAGER TO EXECUTE SAME (FUNDED FROM THE WASTEWATER ENTERPRISE FUND)**
- 7.h. AWARD CONTRACTS TO HARRIS & ASSOCIATES, INC. FOR PAVEMENT PROGRAM & MANAGEMENT SERVICES**
- 1) RESOLUTION NO. 54-24 (CM)**  
**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AWARDED A CONTRACT FOR CONSULTANT SERVICES TO HARRIS & ASSOCIATES, INC., A CORPORATION, TO PREPARE A PAVEMENT MANAGEMENT PLAN, IN AN AMOUNT NOT TO EXCEED \$187,110**
- 2) RESOLUTION NO. 55-24 (CM)**  
**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AWARDED A CONTRACT FOR CONSULTANT SERVICES TO HARRIS & ASSOCIATES, INC., A CORPORATION, TO PROVIDE PAVEMENT PROGRAM MANAGEMENT SERVICES FOR A THREE-YEAR PERIOD, IN AN AMOUNT NOT TO EXCEED \$1,275,000**
- 7.i. RESOLUTION NO. 56-24 (CM)**  
**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE ACCEPTING \$1,833,000 IN GRANT FUNDS FROM THE SANTA CRUZ COUNTY REGIONAL**

**TRANSPORTATION COMMISSION (SCCRTC) FOR THE GREEN VALLEY ROAD REHABILITATION PROJECT; AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE ALL AGREEMENTS AND ANY AMENDMENTS NECESSARY; AND APPROPRIATING SUCH FUNDS TO THE SPECIAL GRANTS FUND [0260]**

- 7.j. RESOLUTION NO. 57-24 (CM)**  
**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING SIDE LETTER TO THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF WATSONVILLE AND THE INTERNATIONAL ASSOCIATION OF FIREFIGHTERS, LOCAL 1272 FOR FISCAL YEARS 2021-2024**
- 7.k. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING SIDE LETTER TO THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF WATSONVILLE AND THE POLICE OFFICERS ASSOCIATION FOR FISCAL YEARS 2022-2025 – Removed and continued to the April 23, 2024, Council meeting**
- 7.l. RESOLUTION NO. 58-24 (CM)**  
**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE DECLARING CITY OF WATSONVILLE CLEANUP DAY THE SECOND SATURDAY OF MAY OF EACH YEAR**
- 8. ITEMS REMOVED FROM CONSENT AGENDA**
- 7.j. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING SIDE LETTER TO THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF WATSONVILLE AND THE POLICE OFFICERS ASSOCIATION FOR FISCAL YEARS 2022-2025**

Member Salcido expressed her support for all Police Officers and spoke about the importance of providing incentives for promoting and equity.

Member Salcido gave direction to City Manager Mendez to work with the PSMM Unit to provide them the same incentives that were offered to the POA.

## **9. PRESENTATIONS & ORAL COMMUNICATIONS**

### **9.a. ORAL COMMUNICATIONS FROM THE PUBLIC**

Kitty Mizuno, District 7, requested Council approve a resolution calling for a ceasefire in the war in Gaza and spoke about actions taken by the International Court of Justice and the United Nations Security Council, and about negative impacts of the war.

Takashi Mizuno, District 7, stated he would send a revised draft ceasefire resolution to Council for their consideration and spoke about the impact of the war in Gaza on a personal level.

Paul Russell, Vista Montaña resident, expressed concerns with the proposed new assessment, thanked the City for the First Time Homebuyer Program, and stated he wished to leave a home for his children to use.

? female, Vista Montaña resident, expressed concerns with an advisory committee for the

proposed new assessment and stated they did not meet with residents. She spoke about additional concerns with the assessment due to economic challenges and about maintenance not being done on a regular basis.

Library Director Martinez spoke about National Library Week and about the vital role of the Library and its staff.

Ilia Bulaich, District 1, spoke about the scheduled Special Closed Session Meeting on April 4<sup>th</sup> that could not be held due to lack of quorum and requested Council members provide timely notice if unable to attend meetings in the future.

Greg Caput spoke about the importance of affordable housing, about Measure N, and concerns with deactivating the crosswind runway.

Don McDowell spoke in opposition to deactivating runway 09/27 due to safety concerns and about the importance of the Airport.

Anthony Banovac expressed concerns over safety if runway 09/27 was deactivated and requested Council reconsider their decision.

Ricardo Juarez, Vista Montaña resident, requested information regarding the current LLMAD assessment amount, its use, and expressed concerns over the high cost of his water bill.

**9.b. ORAL COMMUNICATIONS FROM THE COUNCIL**

Member Parker spoke about a Pajaro River Flood Management Agency (PRFMA) levee tour that included State legislators' staff and the U.S. Army Corps of Engineers which she participated in.

Member Salcido spoke about her participation at the 22<sup>nd</sup> Annual Cesar Chavez Community Awards and stated she had been appointed to the Community Health Trust Foundation Board, which would serve to further support Watsonville Community Hospital.

Member Dutra thanked staff who attended a community meeting with Meadows Manor Mobile Home Park residents, spoke about Council's efforts to address residents' concerns, and invited the public to attend Queen's Shoes Annual Fashion Show.

Member Montesino thanked the Council for their community engagement and spoke about a meeting he attended within District 5 regarding resident challenges. He invited the public to attend the Tabasa Gardens Grand Opening event.

Member Clark spoke about meetings and events he attended over the past two weeks, congratulated Member Salcido, and hoped everyone had enjoyed their Easter and Spring Break.

Mayor Pro Tempore Orozco spoke about her participation at the 22<sup>nd</sup> Annual Cesar Chavez Community Awards and thanked all those involved. She spoke about her attendance at the InspireHer Awards and a City/County meeting to discuss collaboration opportunities.

Mayor Quiroz-Carter spoke about her participation at the City/County meeting to discuss collaboration opportunities, the 22<sup>nd</sup> Annual Cesar Chavez Community Awards, a Santa Cruz

County Regional Transportation Commission (SCCRTC) meeting, and the Dream It, Be It Conference.

**9.c. REPORT OUT OF CLOSED SESSION**

City Attorney Zutler stated a Closed Session was held on the items listed on the agenda and no reportable action was taken.

**10. REPORTS TO COUNCIL – No Action Required**

**10.a. CITY MANAGER’S UPDATE REPORT**

City Manager Mendez stated tickets for the Annual Wine, Beer, and Art Walk were on sale. He announced that applications for Summer in the City Internship and applications for participation in the 4<sup>th</sup> of July Parade were being accepted.

**10.b. REPORT BY SENIOR CODE ENFORCEMENT OFFICER VARGAS ON THE CITY’S CODE ENFORCEMENT PROGRAM**

**Building Official DeSante was also present.**

In answering Member Clark, Senior Code Enforcement Officer Vargas spoke about challenges with limited Code Enforcement staffing, reasons enforcement was complaint driven, and their role in regulating food vendors.

Senior Code Enforcement Officer Vargas, in answering Member Montesino, spoke about code enforcement efforts in various situations, regulation of conversion of garages into habitable spaces, and cost of permits for that process.

In answering Member Montesino, Building Official DeSante spoke about efforts to work with residents that had converted their garages without obtaining the proper permits and stated converting garages was allowed under the City’s current ordinances.

Senior Code Enforcement Vargas, in answering Member Dutra, spoke about confidentiality of code enforcement complaints and stated the names of complaining parties were not disclosed.

In answering Member Parker, Senior Code Enforcement Vargas stated there were currently three code enforcement officers in the City, spoke about code enforcement in other jurisdictions, potential for proactive enforcement, and about different models for code enforcement.

City Manager Mendez, in answering Member Parker, spoke about exploring options for a more robust code enforcement program.

In answering Mayor Pro Tempore Orozco, Senior Code Enforcement Officer Vargas spoke about working with homeowners’ associations to address properties with fences in need of repair, regulations regarding tents for habituating on backyards, permitted height of fences, and permit costs.

Senior Code Enforcement Officer Vargas, in answering Member Salcido, spoke about enforcement on abandoned vehicles.

In answering Member Montesino, Senior Code Enforcement Officer Vargas spoke about collaboration with residents to obtain compliance, and fees for staff time and permits.

Building Official DeSante, in answering Member Montesino, spoke about staff efforts to work with residents to address code violations and potential associated fees.

**10.c. REPORT BY PARKS & COMMUNITY SERVICES DIRECTOR CALUBAQUIB ON PARK RESTROOM HOURS**

In answering Mayor Quiroz-Carter, Parks & Community Services Director Calubaquib stated there were signs indicating hours of operation at the River Park restrooms and that residents could contact the Parks & Community Services Department should restrooms be closed during posted hours of operation.

Parks & Community Services Director Calubaquib, in answering Member Clark, spoke about the availability of restrooms at Callaghan Park and PVUSD's lease at Callaghan Park for school programming.

Member Clark spoke about the possibility of using Measure Y funding to have security monitor park restrooms and ensure they were not utilized for illicit purposes.

In answering Member Salcido, Parks & Community Services Director Calubaquib spoke about vandalism issues in park restrooms, costs for repairs, efforts to make restrooms durable, public use, and potential for collaborating with Police to track calls for service to park restrooms.

Parks & Community Services Director Calubaquib, in answering Member Montesino, spoke about maintenance of park restrooms and additional efforts during the summer months when they are utilized more.

In answering Mayor Pro Tempore Orozco, Parks & Community Services Director Calubaquib spoke about exploring solutions to vandalism concerns without limiting access to park restrooms for the community.

Member Parker suggested having a dedicated staff member, similar to a park ranger, to attend to the parks and ensure restrooms were kept clean. She spoke about the importance of parks being safe and accessible for all community members.

In answering Member Dutra, Parks & Community Services Director Calubaquib, spoke about the restroom facilities that would be included in the new Nature Center.

Mayor Quiroz-Carter expressed disagreement with having dedicated staff to monitor park restrooms, spoke about the importance of fostering a sense of community, and in support of investing in park restrooms and having a dedicated maintenance crew.

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

**11.a. ABATEMENT OF A NUISANCE AT PARCEL (014-021-01) IN THE CITY OF WATSONVILLE**



- 1) **Staff Report by Senior Code Enforcement Officer Vargas. Building Official DeSante was also present.**

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

In answering Mayor Quiroz-Carter, Senior Code Enforcement Officer Vargas spoke about the cost of the abatement process and stated the property owner was responsible for said cost.

Senior Code Enforcement Officer Vargas, in answering Member Clark stated the property had been previously cleaned up in 2021 but was occupied again shortly after, spoke about the timeline for clearing out the property, and efforts to work with the property owner to bring the property into compliance.

In answering Member Parker, Building Official DeSante and Senior Code Enforcement Officer Vargas stated the property could be developed, potential challenges with development, and spoke about other properties in the City that were owned by the same individual.

Senior Code Enforcement Officer Vargas, in answering Member Dutra, stated the California Department of Fish and Wildlife had issued a notice of violation to the property owner.

In answering Mayor Pro Tempore Orozco, Senior Code Enforcement Officer Vargas stated installation of fencing on the property could be explored.

- 3) **Public Comments**

Martha Vega, District 2, thanked Council for their service, wished City Manager Mendez luck with his next endeavor, and spoke in support of the staff recommendation listing safety concerns due to fire risk.

- 4) **MOTION:** It was moved by Member Clark, seconded by Mayor Pro Tempore Orozco, to approve Item 11.a.6. listed below.

- 5) **City Council Deliberation on Motion**

In answering Mayor Pro Tempore Orozco, City Manager Mendez stated staff would explore adding fencing to the property as part of the abatement process.

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

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

- 6) **RESOLUTION NO. 59-24 (CM)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE  
OVERRULING OBJECTIONS, IF ANY, AND ORDERING ABATEMENT OF A PUBLIC  
NUISANCE ON PRIVATE PROPERTY AT VACANT LOT ON AIRPORT BLVD (014-021-  
01), WATSONVILLE, CALIFORNIA, PURSUANT TO CHAPTER 17 (NUISANCES) OF  
TITLE 5 (PUBLIC WELFARE, MORALS, AND CONDUCT) OF THE WATSONVILLE  
MUNICIPAL CODE**

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

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

Member Montesino requested an item to explore improvements to the pickleball/tennis courts at Callaghan Park.

Member Parker requested an item to explore the Code Enforcement Program and related costs.

Mayor Pro Tempore Orozco requested an item regarding upkeep and costs for park restrooms. She asked that staff explore assistance for a City employee that was currently unhoused as well as exploring an assistance program for others in similar situations.

**14. ADJOURNMENT**

The meeting was adjourned at 8:40 p.m.

---

Vanessa Quiroz-Carter, Mayor

ATTEST:

---

Irwin I. Ortiz, City Clerk