

**MINUTES  
REGULAR CITY COUNCIL MEETING**

March 28, 2017

City of Watsonville  
Council Chambers  
275 Main Street, 4<sup>th</sup> Floor

**5:33 P.M.**

**1. CLOSED SESSION**

**(City Council Conference Room, 275 Main Street, 4th Floor)**

- (a) Public Comments regarding the Closed Session agenda were only accepted by the City Council at that time.
  
- (b) Closed Session Announcement  
The City Council recessed the regular Council Meeting to discuss those items listed on the Closed Session Statement attached to the Agenda.

**1.A. CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION**

(Government Code Section 54956.9)

- 1. Pending litigation pursuant to subdivision (d)(1):
  - a) Name of case: Watsonville Pilots Association, Friends of Buena Vista v. City of Watsonville [filed 2006 re: 2030 GP] — Santa Cruz County Superior Court (Case Nos. CV154571 & CV154572) 6<sup>th</sup> District Court of Appeal (Case Nos. HO33097, HO34164)
  
  - b) Name of case: Watsonville Pilots Association, Friends of Buena Vista v. City of Watsonville et al [filed 2013 re: amended 2030 GP] — Santa Cruz County Superior Court (Case No. CV176416)

**1.B. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION**

(Government Code Section 54956.9)

- 1. Initiation of litigation pursuant to subdivision (b) and (e)(2) of Section 54956.9:  
**(Watsonville Pilots Association v. City of Watsonville  
Pájaro Valley Unified School District Coastal Permit application)**

**6:32 P.M.**

**2. ROLL CALL**

Mayor Rios, Mayor Pro Tempore Hurst and Council Members Bilicich, Coffman-Gomez, Dutra, Garcia, and Hernandez were present.

Staff members present were City Manager Montoya, City Attorney Smith, City Clerk Vázquez Flores, Assistant City Manager Huffaker, Public Works & Utilities Director

Palmisano, Police Chief Honda, Fire Chief Barreto, Parks & Community Services Director Espinoza, Library Director Heitzig, Acting Administrative Services Director Hays, Acting Community Development Director Merriam, Airport Manager Williams, Assistant Public Works & Utilities Director Rodriguez & Gordo, Deputy City Manager Manning, Assistant Parks & Community Services Director Blachly, Police Captain Rodriguez, Fire Division Chiefs Avila & Ryan, Police Fiscal Manager Maldonado, Senior Utilities Engineer Sharp, Senior Utilities Engineer McCloud, Assistant City Clerk Ortiz, Environmental Education Coordinator Peralta, and Interpreter Vazquez-Quintero.

**3. PLEDGE OF ALLEGIANCE**

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

- A. Report of Disbursements
- B. Council Update

**5. PRESENTATIONS & ORAL COMMUNICATIONS**

**5.A. ORAL COMMUNICATIONS FROM THE PUBLIC & CITY COUNCIL**

Karen Delaney, Volunteer Center, asked Council to write letters to President Trump asking that he not cut funding for local social service programs (submitted flyers to Council).

5076

Julia Sinn, Bike Santa Cruz County, invited the Council and public to the upcoming Open Streets Watsonville event.

Maria Rodriguez, Revolunas, invited the Council and public to an event dedicated to creating awareness about child sexual abuse (submitted flyers to Council).

Fire Chief Barreto thanked the public for supporting Measure G and introduced the newly hired firefighter.

Fire Division Chief Avila gave brief information about the academy training the new firefighters undertook.

5074

Member Hernandez thanked Watsonville Public Library staff for organizing the event dedicated to remembering the cannery strike. He spoke about several events he participated in over the previous weeks and invited the public to participate in Community Paint Day.

Member Garcia spoke about her visit to the Watsonville Municipal Airport and listed the things she learned. She spoke about her participation with Meals on Wheels and the feedback she received from the people she served. She spoke about what she learned at the Water Education for Latino Leaders Conference.

City Manager Montoya, in answering Member Garcia, stated the City had not received any formal notification from PVUSD regarding the Board's decision on the auditorium permit conditions.

Member Dutra spoke about events he attended over the previous weeks. He congratulated firefighters on their recent hire and congratulated Saint Francis High School Boys Basketball team on their success. He stated he would be travelling to Washington DC to advocate for funding for new busses for the Santa Cruz Metropolitan Transit District.

He announced that Watsonville would be receiving the first electric bus in the County. He invited the public to the Easter event at the Davis Street Park.

Member Coffman-Gomez spoke about the success of the Freedom Rotary Mardi Gras event. She congratulated Saint Francis High School Boys Basketball team on their success. She stated she would be updating the Board of Realtors on the City's status and announced she would be attending the Panetta Institute for Public Policy. She invited the public to upcoming community events. She asked the City to work with the Pájaro Valley Chamber of Commerce and Register Pajaronian to inform the public about activity in the downtown area.

Member Bilicich spoke about events she attended over the previous weeks. She informed the public that the Army Corps of Engineers agreed to do some maintenance to the river levee, but explained that the improvements would be expensive. She congratulated Saint Francis High School Boys Basketball team on their success.

Mayor Pro Tempore Hurst thanked Member Bilicich for her work on Zone 7, Flood Control and Water Conservation District. He congratulated the new firefighters on their recent hire. He spoke about events he attended over the previous weeks.

Mayor Rios informed the public that the recent rain had left thousands of dollars in damage within Santa Cruz County. He spoke about the struggles minorities face and the fears spread through the recent increase in deportations.

Member Garcia thanked Mayor Rios for his work to educate immigrants and putting together an Immigration Forum.

**5.B. REPORT OUT OF CLOSED SESSION**

City Attorney Smith reported that Council received reports on all items on Closed Session, but took no action.

- 5.C PRESENTATION OF MAYOR'S PROCLAMATION CONGRATULATING SAINT FRANCIS HIGH SCHOOL BOYS BASKETBALL TEAM FOR WINNING THE CALIFORNIA INTERSCHOLASTIC FEDERATION NORCAL TITLE & PLAYING THE DIVISION V STATE CHAMPIONSHIP** 5069

- 5.D. PRESENTATION OF MAYOR'S PROCLAMATION RECOGNIZING THE CONFLICT RESOLUTION CENTER OF SANTA CRUZ COUNTY FOR THIRTY YEARS OF IMPORTANT MEDIATION SERVICES BRIDGING DIVIDES AND BUILDING PEACE IN THE COMMUNITY AND DECLARING THE THIRD WEEK OF MARCH AS "MEDIATION WEEK"** 5069

- 5.E. PRESENTATION BY WATSONVILLE IVY LEAGUE PROJECT STUDENTS REGARDING THEIR UPCOMING IVY LEAGUE TOUR (10 Minutes)** 5069

- 5.F. PRESENTATION BY MAGGIE IVY REGARDING SANTA CRUZ COUNTY TOURISM (10 Minutes)** 5069

**6. CONSENT AGENDA**

Mayor Rios announced that Items 6.C. and Items 6.H. would be pulled from the Consent Agenda and postponed to a later date.

Assistant City Manager Huffaker answered questions from Member Garcia regarding funding available in the Special Mobile Home Fund. Police Captain Rodriguez, in answering Member Garcia, listed plans Police had for funding received from Item 6.E.

Environmental Education Coordinator Peralta (Green Business Program Coordinator) answered questions from Member Coffman-Gomez regarding funding available to help local businesses become more environmentally friendly and new funding available through Item 6.D. She invited the public to a Green Business Summit.

Mayor Pro Tempore Hurst spoke about litigation costs for Meadows Manor and funding for those costs through Measure R.

**Public Input on any Consent Agenda Item (None)**

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

AYES: MEMBERS: Bilicich, Coffman-Gomez, Dutra, Garcia, Hernandez, Hurst, Rios  
NOES: MEMBERS: None  
ABSENT: MEMBERS: None

**6.A. MOTION APPROVING MINUTES OF MARCH 14, 2017**

**6.B. RESOLUTION NO. 47-17 (CM):  
RESOLUTION APPROPRIATING \$70,000 OF FUNDS COLLECTED THROUGH MEASURE R AND DEPOSITED INTO THE SPECIAL MOBILE HOME FUND [FUND 0266] TO REIMBURSE THE GENERAL FUND FOR MOBILE HOME RENT CONTROL LEGAL DEFENSE COSTS**

5129

**6.C. RESOLUTION APPROVING A TWO-YEAR LEASE AGREEMENT WITH ONE (1) ONE-YEAR OPTION TERM WITH SAGE INSTRUMENTS, INC., A CORPORATION, FOR CITY OWNED PROPERTY LOCATED AT 240 AIRPORT BOULEVARD, WATSONVILLE, CALIFORNIA, COMMENCING ON APRIL 1, 2017, AND ENDING MARCH 31, 2019—  
*Postponed***

4890

**6.D. RESOLUTION NO. 48-17 (CM):  
RESOLUTION ACCEPTING \$5,000 GRANT FROM THE CALIFORNIA GREEN BUSINESS NETWORK TO SUPPORT THE CITY'S GREEN BUSINESS PROGRAM; AUTHORIZING & DIRECTING CITY MANAGER TO EXECUTE ANY NECESSARY DOCUMENTS; & APPROPRIATING SUCH FUNDS TO THE SEWER FUND**

5797

**6.E. RESOLUTION NO. 49-17 (CM):  
RESOLUTION ACCEPTING \$196,957 GRANT FROM BOARD OF STATE & COMMUNITY CORRECTIONS (BSCC) FOR LAW ENFORCEMENT AS DIRECTED BY THE CALIFORNIA BUDGET ACT OF 2016; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE A STANDARD AGREEMENT AND ANY AMENDMENTS THERETO; & ANY NECESSARY DOCUMENTS; & DIRECTING THAT SUCH FUNDS BE DEPOSITED INTO THE SPECIAL GRANTS FUND**

5484

- 6.F. **RESOLUTION NO. 50-17 (CM):**  
**RESOLUTION APPROVING A MITIGATED NEGATIVE DECLARATION FOR THE** 5798  
**HEXAVALENT CHROME WELLHEAD TREATMENT PROJECT, IN COMPLIANCE WITH**  
**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**
- 6.G. **RESOLUTION NO. 51-17 (CM):**  
**RESOLUTION APPOINTING DIANE MUÑOZ TO CITY OF WATSONVILLE LIBRARY** 4846  
**BOARD [DISTRICT 2]**
- 6.H. **RESOLUTION OF SUCCESSOR TO HOUSING ASSETS & FUNCTIONS OF THE**  
**FORMER REDEVELOPMENT AGENCY AUTHORIZING MODIFICATIONS TO**  
**OUTSTANDING LOAN PROVIDED TO PÁJARO VALLEY HOUSING CORPORATION** SHA 1  
**(PVHC) & ASSIGNED TO EDEN HOUSING, INC., A CORPORATION, FOR THE**  
**CONSTRUCTION OF TIERRA LINDA AFFORDABLE HOUSING PROJECT LOCATED**  
**AT 490-492 BECK; & AUTHORIZING AND DIRECTING THE CITY MANAGER TO**  
**NEGOTIATE AND EXECUTE ANY LOAN DOCUMENTS NECESSARY TO IMPLEMENT**  
**THE LOAN MODIFICATIONS—*Postponed***
7. **ITEMS REMOVED FROM CONSENT AGENDA**
8. **REPORTS & PRESENTATIONS**
- 8.A. **CONSIDERATION OF 5-YEAR PROGRAM OF PROJECTS (FY17/18-FY21/22) FOR** 5320  
**THE CITY OF WATSONVILLE TO BE FUNDED BY MEASURE D**
- 1) **Staff Report**  
The report was given by Principal Engineer Fontes.
- 2) **City Council Questions**  
In answering Member Garcia, Principal Engineer Fontes listed efforts the City made to notify residents to complete a survey to express how they would like Measure D Funds spent. Member Garcia stated the City needed to do a better job reaching out to Spanish speaking residents. She asked that the City plan for bicycle lanes and bicycle racks in the downtown area.
- Assistant Public Works & Utilities Director Rodriguez and Principal Engineer Fontes answered questions from Member Dutra regarding repairs to Freedom Boulevard, leveraging funds through grant funding, installation of sidewalks, road maintenance, creation of an assessment district in the Davis Street area, the Pájaro Valley High School (PVHS) Trail, and work with CalTrans to create a bridge near PVHS.
- Member Hernandez gave recommendations on how to use Measure D funds.
- City Manager Montoya stated the City should distribute funding from Measure D evenly throughout all the districts.
- Principal Engineer Fontes answered questions from Member Bilicich regarding survey results. Member Bilicich gave suggestions on how to use Measure D Funds.

Principal Engineer Fontes answered questions from Member Coffman-Gomez regarding the PVHS Trail, work to sections of Freedom Boulevard, potential funding from SB1, costs for flashing beacon lights on Airport Boulevard and Holm Road, the downtown revitalization project, and environmental reports needed for the proposed projects. Member Coffman-Gomez asked staff to mail the Measure D Survey to residents.

Mayor Pro Tempore Hurst spoke about the challenges of repairing all streets with limited funding. He stressed the importance of including safe routes to schools and establishing partnerships with other jurisdictions and organizations.

**3) Public Input**

Janneke Straus, Bike Santa Cruz County, commended the City for including multiple bike projects in the Measure D Expenditure Plan. She asked Council to pursue bike lanes on Freedom Boulevard and Main Street. She asked for bike racks to be installed throughout the City. She asked that supplement funding be allocated towards Safe Routes to Schools.

Patrick L., PVHS instructor, asked for funding for the Earn a Bike Program. He asked for bike lanes on Freedom Boulevard.

Pete Cannon, Ecology Action, asked Council to include funding for safe routes to school programs and create bike lanes throughout the City.

**4) City Manager's Comments (None)**

**5) City Council Discussion**

Public Works & Utilities Director Palmisano and Assistant Public Works & Utilities Director Rodriguez answered questions from Mayor Rios regarding funding available for bicycling education and pedestrian and traffic safety.

In answering Member Garcia, Principal Engineer Fontes explained how the Council could modify the resolution to allow for safe routes to schools programs.

Principal Engineer Fontes and Public Works & Utilities Director Palmisano answered questions from Member Dutra regarding Measure D Funds, grant funding, potential use for excess funds, and potential funding from SB1.

Principal Engineer Fontes answered questions from Mayor Rios regarding administrative costs.

In answering Member Bilicich, Public Works & Utilities Director Palmisano recommended the City create a list of priorities for funding from Measure D for South Santa Cruz County. She asked that the City communicate to the County the needs of residents of South Santa Cruz County.

**6) RESOLUTION NO. 52-17 (CM):  
RESOLUTION APPROVING MEASURE D: 5-YEAR PROGRAM OF PROJECTS  
(FY17/18-FY21/22) FOR THE CITY OF WATSONVILLE TO BE FUNDED BY  
MEASURE D WHICH WAS APPROVED BY VOTERS ON NOVEMBER 8, 2016**

**MOTION:** It was moved by Member Coffman-Gomez, seconded by Member Hernandez and carried by the following vote to approve the above resolution 8.A.6) with proposed changes as outlined by Council:

AYES: MEMBERS: Bilicich, Coffman-Gomez, Dutra, Garcia, Hernandez, Hurst, Rios  
NOES: MEMBERS: None  
ABSENT: MEMBERS: None

**8.B. CONSIDERATION OF COUNCIL SUBCOMMITTEE REGARDING THE CITY'S SESQUICENTENNIAL CELEBRATION IN 2018**

5808

**1) Oral Report**

The report was given by City Manager Montoya.

**2) City Council Questions**

In answering Member Coffman-Gomez, City Manager Montoya stated the City would be allocating roughly \$150,000 towards the Sesquicentennial Celebration. Member Coffman-Gomez asked that the subcommittee consider including local organizations in the preparation for the celebration.

Member Bilicich asked that the subcommittee work with the Pájaro Valley Historical Association to organize the celebration.

Member Hernandez asked that the subcommittee include the Watsonville Library in the planning of the celebration.

Mayor Rios answered questions from Member Dutra regarding function of the subcommittee.

**3) Public Input (None)**

**4) City Manager's Comments (None)**

**5) City Council Discussion**

Members Coffman-Gomez and Dutra stated they would be interested in serving in the subcommittee.

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

**9.A. CONSIDERATION OF ELECTRONIC & PAPERLESS FILING OF FAIR POLITICAL PRACTICES COMMISSION CAMPAIGN DISCLOSURE STATEMENT**

5390

**1) Staff Report**

The report was given by City Clerk Vázquez Flores.

**2) City Council Questions**

City Clerk Vázquez Flores answered questions from Member Coffman-Gomez regarding the opt-out clause, electronic filing, and compatibility of software within local jurisdictions.

3) **Public Hearing**

Mayor Rios opened the public hearing.

Seeing no one approach the podium, Mayor Rios closed the public hearing.

4) **City Manager’s Comments**

5) **City Council Discussion**

6) **ORDINANCE INTRODUCTION AMENDING TITLE 1 (GENERAL PROVISIONS) BY ADDING A NEW CHAPTER 9 ENTITLED ELECTRONIC & PAPERLESS FILING OF FAIR POLITICAL PRACTICES COMMISSION CAMPAIGN DISCLOSURE STATEMENTS OF WATSONVILLE MUNICIPAL CODE FOR FILING CAMPAIGN DISCLOSURE STATEMENTS BY ELECTED OFFICIALS, CANDIDATES, OR COMMITTEES ELECTRONICALLY**

5390

**MOTION:** It was moved by Member Garcia, seconded by Member Coffman-Gomez and carried by the following vote to introduce the above ordinance 9.A.6):

AYES:	MEMBERS:	Bilicich, Coffman-Gomez, Dutra, Garcia, Hernandez, Hurst, Rios
NOES:	MEMBERS:	None
ABSENT:	MEMBERS:	None

**10. REPORTS & PRESENTATIONS**

*Member Dutra left at approximately 9:55 PM.*

**10.A. REPORT REGARDING RENT CONTROL**

5129

1) **Staff Report**

The report was given by City Attorney Smith.

2) **City Council Questions**

City Attorney Smith answered questions from Mayor Pro Tempore Hurst, regarding rental inspections and applicable fees.

Assistant City Manager Huffaker answered questions from Member Garcia regarding effectiveness of the City’s Mobile Home Rent Control Ordinance. Member Garcia asked City Attorney Smith to investigate whether duplexes could be subject to rent control. She also asked City Clerk Vazquez Flores to create a timeline for a potential ballot measure in 2018 regarding rent control.

3) **Public Input**

Marina Malikoff, Chirco Family Trust, spoke about the negative effects of rent control.

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

Mayor Rios asked that the City pursue a joint meeting involving all local cities and the County to discuss housing.



Member Hernandez asked for a presentation regarding the City's First Time Home Buyer Program and a presentation regarding safe routes.

**12. EMERGENCY ITEMS ADDED TO AGENDA**

**13. ADJOURNMENT**

The meeting adjourned at 10:10 P.M.

  
Oscar Rios, Mayor

ATTEST:

  
Beatriz Vázquez Flores, City Clerk

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