



MINUTES REGULAR CITY COUNCIL MEETING

October 13, 2020

City of Watsonville
Teleconference/Remote

3:30 p.m.

1. 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.

(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. PERSONNEL MATTERS §54957

PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Title: City Manager

City Clerk

1.B. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

(Government Code § 54954.5 and 54956.8)

- 1. Property: 280 Main Street (APN: 017-182-16)
- Negotiating parties: City as Landlord by Tamara Vides
Pajaro Valley Arts Council, a corporation as Tenant
- Under Negotiation: Price, and terms of lease

1.C. CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION

(Government Code Section 54956.9)

- 1. Name of case: Janice Guy v City of Watsonville - Santa Cruz County Superior Court (Case No. not yet available)
- 2. Name of case: Jhony R. Lara Argueta v. City of Watsonville et al.
United States District Court, Northern District of California
(Case No. 20-cv-01728-SVK)

1.D. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION

(Government Code Section 54956.9)

- 1. Significant exposure to litigation pursuant to subdivision (b) of Section 54956.9:
(1 case)

2. ROLL CALL

Mayor García, Mayor Pro Tempore Coffman-Gomez and Council Members Gonzalez, Hernandez, Hurst, and Parker 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, Public Works & Utilities Director Palmisano, Police Chief Honda, Deputy City Managers Manning and Vides, Administrative Services Director Czerwin, Community Development Director Merriam, Interim Library Director Martinez, Innovation & Technology Director Boyes, Parks & Community Services Director Calubaquib, Assistant Public Works & Utilities Director Rodriguez, Assistant Police Chief Sims, Police Captain Zamora, Principal Planner Meek, Senior Utilities Engineer McCloud, Assistant City Clerk Ortiz, Associate Planner Carmona, and Interpreter Landaverry.

3. PLEDGE OF ALLEGIANCE

4. VIRTUAL MEETING INSTRUCTIONS

5. INFORMATION ITEMS

5.A. REPORT OF DISBURSEMENTS

5.B. MISCELLANEOUS DOCUMENTS REPORT

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

6. PRESENTATIONS & ORAL COMMUNICATIONS

6.A. ORAL COMMUNICATIONS FROM THE PUBLIC

Steve Trujillo commended Utility Worker III Rackley for his work to abate litter and graffiti. He asked City Manager Huffaker to work with Police to hold graffiti artists accountable for their crimes and penalize them by having them abate graffiti citywide.

Lana Davis, Youth N.O.W., thanked Council for their support.

Michelle Averill, chief executive officer at American Red Cross Central Coast Chapter, encouraged those affected by wildfires seek help from the Red Cross. She spoke about the many forms of aid available through Red Cross.

6.B. ORAL COMMUNICATIONS FROM THE COUNCIL

Member Hurst encouraged residents to vote during the November 3, 2020, Election. He asked the public to stay safe during Halloween.

Member Estrada encouraged residents to vote during the November 3, 2020 Election. He asked the public to support local non-profit organizations and prevent spread of COVID-19.

Mayor Pro Tempore Coffman-Gomez spoke about the responsibilities and duties of the Council as outlined in the City Charter. She spoke about efforts by Council and staff to address concerns raised by the public. She asked for civility and respect from the public towards Council and staff.

Member Parker encouraged residents to vote during the November 3, 2020, Election. She asked the public to stay safe during Halloween.

Member Gonzalez encouraged residents to vote during the November 3, 2020, Election. He asked the Pájaro Valley Unified School District to be considerate of the community and student body when altering murals. He commended Jaime Sanchez for preserving a mural at Santa Cruz County Metropolitan Transit District's (SCCMD) Watsonville Transit Center.

Member Hernandez stated he supported Mayor Pro Tempore Coffman-Gomez' and Member Gonzalez' statements. He encouraged the public to vote in the November 3, 2020, Election and vote in support of Proposition 15. He asked the public to shop local. He expressed his condolences to the families affected by the COVID-19 outbreak at the Watsonville Post-Acute Center.

Mayor Garcia spoke about the success of the Youth Violence Prevention Network, now Youth Action Network. She spoke about her participation in the League of California Cities Virtual Conference and highlighted that Watsonville was recognized by the Institute for Local Government with the Beacon Award for 24% Energy Savings.

6.C. REPORT OUT OF CLOSED SESSION—No Action Required

City Attorney Smith reported that Council discussed all items listed on the Closed Session Statement and gave direction to counsel to file responsive pleadings to items 1.C.1 and 1.C.2.

7. REPORTS TO COUNCIL

7.A. CITY MANAGER'S UPDATE REPORT

In answering Member Gonzalez, City Manager Huffaker, in regards to COVID-19 mandates, explained reasoning for discouraging gatherings and limiting them to three (3) family households. He added that amplified sound permits were not being issued to discourage parties, and Police would be issuing citations for those holding repeat parties.

Steve Trujillo asked staff to address concerns regarding carbon emission contributions from the City drive-through Halloween event and asked for an update regarding the reopening of the Watsonville Public Library. He stated he would suspend his campaign on Halloween to prevent spread of COVID-19.

7.B. COMMUNITY ACTION BOARD PRESENTATION REGARDING DISASTER ASSISTANCE FOR IMMIGRANTS (DRAI) BY PAULINA MORENO AND MARIA ELENA DE LA GARZA

7.C. PRESENTATION REGARDING TAKING ACTION FOR CLIMATE & SAFE STREETS WITH ECOLOGY ACTION PRESENTED BY ALEJANDRA BELALCAZAR-SALCE, OUTREACH SPECIALIST AND NATALIE OLIVAS

Mayor Pro Tempore Coffman-Gomez asked Ecology Action to collaborate with Central Coast Community Energy to expand efforts.

Member Hernandez encouraged Ecology Action to collaborate with Monterey Bay Air Resources District and Monterey Bay Electric Vehicle Alliance to expand efforts.

8. CONSENT AGENDA

Public Input on any Consent Agenda Item (None)

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

AYES: MEMBERS: Coffman-Gomez, Estrada, Gonzalez, Hernandez, Hurst,
Parker, García
NOES: MEMBERS: None
ABSENT: MEMBERS: None

8.A. MOTION APPROVING MINUTES OF SEPTEMBER 22, 2020, MEETING

8.B. APPROVAL OF RESOLUTIONS REGARDING AIRPORT FREEDOM TRUNK SEWER REPLACEMENT PROJECT (NO. SS-16-02)

1) **RESOLUTION NO. 178-20 (CM):
RESOLUTION AUTHORIZING EXECUTION OF AMENDMENT TO THE EXISTING CLEAN WATER STATE REVOLVING FUND AGREEMENT (NO. D16-01017) TO INCREASE THE LOAN BY \$1,592,840 (FROM \$3,008,000 TO NOT TO EXCEED \$4,600,840) TO PAY THE ENTIRE COST OF THE AIRPORT FREEDOM SANITATION TRUNK SEWER REPLACEMENT, IN ACCORDANCE WITH THE STATE WATER RESOURCES CONTROL BOARD'S REQUIREMENTS**

2) **RESOLUTION NO. 179-20 (CM):
RESOLUTION ESTABLISHING WASTEWATER RESTRICTED RESERVE FUND FOR THE AIRPORT FREEDOM SANITATION TRUNK SEWER REPLACEMENT, IN AN AMOUNT NOT TO EXCEED \$280,000, IN ACCORDANCE WITH THE STATE WATER RESOURCES CONTROL BOARD'S REQUIREMENTS (\$280,000 WILL BE FUNDED FROM THE SEWER ENTERPRISE FUND)**

**8.C. RESOLUTION NO. 180-20 (CM):
RESOLUTION APPROVING LETTER AGREEMENT WITH GRUNSKY, EBAY, FARRAR & HOWELL TO CONTINUE PROVIDING CITY ATTORNEY LEGAL SERVICES FROM FEBRUARY 1, 2020, TO DECEMBER 31, 2021**

**8.D. RESOLUTION NO. 181-20 (CM):
AGREEMENT WITH THE PAJARO VALLEY UNIFIED SCHOOL DISTRICT AND APPROPRIATION OF FUNDS TO PAY THE CITY'S SCIENCE WORKSHOP FOR 6,000 SCIENCE LEARNING TOOL BOXES IN THE AMOUNT OF \$225,000**

**8.E. RESOLUTION NO. 182-20 (CM):
RESOLUTION ACCEPTING UNITED STATES DEPARTMENT OF JUSTICE, BUREAU OF JUSTICE ASSISTANCE, FOR THE EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT PROGRAM GRANT FOR FISCAL YEAR 2020-2021 IN THE AMOUNT OF \$16,719 TO FUND A MENTAL HEALTH & WELLNESS APPLICATION & NATIONAL INCIDENT-BASED REPORTING SYSTEM TRAINING**

**8.F. RESOLUTION NO. 183-20 (CM):
RESOLUTION ACCEPTING \$58,220 GRANT FROM CALIFORNIA STATE LIBRARY TO
SUPPORT THE WATSONVILLE PUBLIC LIBRARY'S OPPORTUNITY TO READ
LITERACY SERVICES PROGRAM**

9. ITEMS REMOVED FROM CONSENT AGENDA

10. PUBLIC HEARINGS, ORDINANCES, & APPEALS

**10.A. CONSIDERATION OF INTRODUCTION OF ORDINANCES AMENDING TITLE 14
(ZONING) OF THE WATSONVILLE MUNICIPAL CODE BY AMENDING CERTAIN
SECTIONS OF CHAPTERS 14-12 (ZONING PERMITS), 14-16 (DISTRICT
REGULATIONS), 14-18 (DEFINITIONS), & 14-40 (GENERAL PROVISIONS,
EXCEPTIONS, & MODIFICATIONS); & REPLACING CHAPTER 14-23 (ACCESSORY
DWELLING UNITS) IN ITS ENTIRETY WITH A NEW CHAPTER 14-23 REGARDING
ACCESSORY DWELLING UNITS & JUNIOR ACCESSORY DWELLING UNITS**

1) Staff Report

The report was given by Associate Planner Carmona.

2) City Council Clarifying & Technical Questions

Community Development Director Merriam and Associate Planner Carmona answered questions from Member Estrada regarding staff efforts to pursue funding assistance for construction of Accessory Dwelling Units (ADU), requirement for ADUs to have solar panels, options for property owners to build ADUs at reasonable costs, and parking challenges more housing units would bring.

Community Development Director Merriam, City Manager Huffaker, Associate Planner Carmona, and City Attorney Smith answered questions from Mayor Pro Tempore Coffman-Gomez regarding illegal ADUs, potential for residential permit parking, setback requirements for ADUs and complimentary parking, requirements for manufactured homes, outreach to homeowner associations regarding the proposed ordinances, required utility connections, property tax assessment on properties with ADUs, Regional Housing Needs Allocation (RHNA) numbers, and enforcement of code on illegal units.

Community Development Director Merriam answered questions from Member Parker regarding repercussions of defying State law, discretion the City had to adjust ADU regulations, differences between Junior Accessory Dwelling Units and Accessory Dwelling Units, and effects new ADUs will have on neighbors.

In answering Member Gonzalez, Community Development Director Merriam and City Manager Huffaker spoke about protocols for addressing illegal ADUs and assistance available to tenants living in unsafe conditions.

Community Development Director Merriam answered questions from Member Hernandez regarding financing available to property owners to build ADUs and how ADUs would be classified under RHNA numbers.

In answering Mayor Garcia, Community Development Director Merriam explained that Planned Development Overlay Districts were too dense to add ADUs

3) Public Hearing

Mayor García opened the public hearing.

Gina Cole, District 7, asked questions regarding ability for neighbors to submit complaints regarding ADUs and lighting requirements for ADUs. She stated ADUs would bring additional parking issues and stated her concerns regarding displacement of tenants living in illegal living spaces.

Steve Trujillo stated his concerns regarding displacement of tenants living in unsafe living spaces, parking challenges citywide, and challenges of providing new housing in already high density neighborhoods.

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

- 4) MOTION:** It was moved by Mayor Pro Tempore Coffman-Gomez, seconded by Member Parker to introduce ordinances 10.A.6) through 10.A.10) below, prohibit waiving of fees for conversion of illegal living spaces to ADUs, direct staff to return to Council with information regarding parking impacts and property tax of ADUs.

5) City Council Deliberation on the Motion

In answering Member Parker, Community Development Director Merriam stated a fee for property inspection would be considered at a later date.

Member Gonzalez spoke about the importance in adopting policy prior to defaulting to State mandates. Member Gonzalez stated waiving certain fees for conversion of illegal units to ADUs was an incentive to property owners to come forward and improve living situations for tenants.

Member Estrada stated waiving certain fees for conversion of illegal units to ADUs was an incentive to property owners to come forward and improve living situations for tenants. He spoke about need to address parking challenges citywide.

Mayor Pro Tempore Coffman-Gomez requested information on the fiscal impact waiving fees for illegal unit conversions would have on the City.

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

AYES:	MEMBERS:	Coffman-Gomez, Hurst, Parker
NOES:	MEMBERS:	Estrada, Gonzalez, Hernandez, Garcia
ABSENT:	MEMBERS:	None

MOTION: It was moved by Member Hernandez, seconded by Mayor Garcia and carried by the following vote to introduce ordinances 10.A.6) through 10.A.10):

AYES:	MEMBERS:	Estrada, Gonzalez, Hernandez, Hurst, Garcia
NOES:	MEMBERS:	Coffman-Gomez, Parker
ABSENT:	MEMBERS:	None

6) ORDINANCE INTRODUCTION AMENDING CHAPTER 14-12 (ZONING PERMITS) OF TITLE 14 (ZONING) OF THE WATSONVILLE MUNICIPAL CODE FOR

REGULATION OF ACCESSORY DWELLING UNITS & JUNIOR ACCESSORY DWELLING UNITS LOCATED WITHIN THE CITY

- 7) **ORDINANCE INTRODUCTION AMENDING CHAPTER 14-16 (DISTRICT REGULATIONS) OF TITLE 14 (ZONING) OF THE WATSONVILLE MUNICIPAL CODE FOR THE REGULATION OF ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS LOCATED WITHIN THE CITY**
- 8) **ORDINANCE INTRODUCTION AMENDING CHAPTER 18 (DEFINITIONS) OF TITLE 14 (ZONING) OF WATSONVILLE MUNICIPAL CODE FOR THE REGULATION OF ACCESSORY DWELLING UNITS & JUNIOR ACCESSORY DWELLING UNITS LOCATED WITHIN THE CITY**
- 9) **ORDINANCE INTRODUCTION RESCINDING CHAPTER 14-23 (ACCESSORY DWELLING UNITS) OF TITLE 14 (ZONING) OF WATSONVILLE MUNICIPAL CODE IN ITS ENTIRETY & ADDING A NEW CHAPTER 14-23 ENTITLED ACCESSORY DWELLING UNITS & JUNIOR ACCESSORY DWELLING UNITS**
- 10) **ORDINANCE INTRODUCTION AMENDING CHAPTER 14-40 (GENERAL PROVISIONS, EXCEPTIONS, & MODIFICATIONS) OF TITLE 14 (ZONING) OF WATSONVILLE MUNICIPAL CODE FOR REGULATION OF ACCESSORY DWELLING UNITS & JUNIOR ACCESSORY DWELLING UNITS LOCATED WITHIN THE CITY**

11. NEW BUSINESS

11.A. CLIMATE ACTION AND ADAPTATION PLAN UPDATE

1) Staff Report

The report was given by Senior Civil Engineer Yasbek.

2) City Council Clarifying & Technical Questions

Senior Civil Engineer Yasbek answered questions from Member Parker regarding Amah Mutsun Tribal Band Involvement in the Climate Action and Adaptation Plan and timeline for implementation of said plan.

Senior Civil Engineer Yasbek answered questions from Member Estrada regarding ways the Plan could include economic development, efforts by the State to address recycling challenges consumers face, and efforts by the City to prepare for future wildfires.

Senior Civil Engineer Yasbek and Public Works & Utilities Director Palmisano answered questions from Mayor Pro Tempore Coffman-Gomez regarding purpose of a Climate Resiliency Hub, plans for distributed energy systems and installation of more electronic vehicle stations downtown, review of questions for an upcoming survey, creation of environmentally friendly jobs, plans to expand incentives program to include environmentally friendly upgrades to homes, and integration of mass transportation in the Climate Action and Adaptation Plan.

Senior Civil Engineer Yasbek and Public Works & Utilities Director Palmisano answered questions from Mayor Garcia regarding involvement of agricultural workers in the Advisory Committee, challenges in requiring new developments to be all

electric, and potential for declaring Watsonville as a receiving community for those migrating from other communities.

3) Public Input (None)

4) Appropriate Motion (None)

5) City Council Deliberation on Motion

Mayor Pro Tempore Coffman-Gomez asked that the City work with Pajaro Valley Unified School District to implement environmentally friendly policies, including education to students.

12. EMERGENCY ITEMS ADDED TO AGENDA

13. REQUESTS & SCHEDULING FUTURE AGENDA ITEMS

Mayor Pro Tempore Coffman-Gomez requested an update regarding fireworks. She also asked for an item to discuss process for adding items to agenda.

Member Gonzalez requested an update on the Contigo Program.

Member Hernandez requested an update on Pinto Lake and algal blooms.

Mayor Garcia requested postponement of discussion to establish a complaint process against Council until new council members took office. She also requested a resolution supporting Safe Ag Safe Schools in requiring posting of notices online regarding application of pesticides

14. ADJOURNMENT

The meeting adjourned at 10:08 p.m.

DocuSigned by:

Rebecca Garcia

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Rebecca J. Garcia, Mayor

ATTEST:

DocuSigned by:

Beatriz Flores

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Beatriz Vazquez Flores, City Clerk