

City of Salinas

200 Lincoln Ave., Salinas, CA 93901

www.cityofsalinas.org



Meeting Agenda - Final

Tuesday, March 19, 2019

4:00 PM

SALINAS ROTUNDA

City Council

Mayor Joe Gunter

Councilmembers:

Scott Davis, District 1 - Tony Barrera, District 2

Steve McShane, District 3 - Gloria De La Rosa, District 4

Christie Cromeenes, District 5 - John "Tony" Villegas, District 6

Ray E. Corpuz, Jr., City Manager

Christopher A. Callihan, City Attorney

City Clerk's Office: (831) 758-7381

PLEDGE OF ALLEGIANCE**ROLL CALL****CLOSED SESSION**

*Receive public communications from the audience on Closed session items.
The City Council will recess to closed session pursuant to:*

[ID#19-044](#)

- a. **Existing Litigation** - Government Code Section 54956.9(a), conference with legal counsel regarding existing litigation, *Ricky Williams v. City of Salinas*, Workers Compensation Appeal Board Case No. ADJ8260555, ADJ8260556, and ADJ8785088.
- b. **Existing Litigation** - Government Code Section 54956.9(a), conference with legal counsel regarding, *Ernesto Sanchez v. City of Salinas*, Workers Compensation Appeal Board Case No. ADJ8339247.
- c. **Existing Litigation** - Cal. Govt. Code §54956.9(d)(1), conference with legal counsel regarding existing litigation, *Victory Mission, Inc. v. City of Salinas*, et al. (Superior Court for Monterey, Case No. 18cv000983).
- d. **Existing Litigation** - Cal. Govt. Code 54956.9(d)(1), conference with legal counsel regarding existing litigation, *Jose Regalado v. City of Salinas*, et al., USDC ND Case No. 5:17-cv-01068-EJD.
- e. **Labor Negotiations** - Cal. Gov. Code § 54957.6, with its designated labor representatives Ray Corpuz, City Manager; Christopher A. Callihan, City Attorney; Katherine Hogan, Assistant City Attorney; Matt Pressey, Finance Director; Marina Horta-Gallegos, Human Resources Director; Sylvia Enriquez, Human Resource Analyst; and Donna Williamson, Liebert Cassidy Whitmore, regarding labor relations with Service Employees International Union (SEIU), SEIU Supervisors, Salinas Municipal Employees Association/SEIU, Association of Management Personnel, Police Officers Association, Police Management Association, International Association of Firefighters, Fire Supervisors Association, Confidential Management Employees, Confidential Non-Management Employees and Department Directors.

PUBLIC COMMENT TIME RESTRICTIONS

Public comments generally are limited to two minutes per speaker; the Mayor may further limit the time for public comments depending on the agenda schedule.

GENERAL PUBLIC COMMENTS

Receive public communications from the audience on items that are not on the agenda and that are in the City of Salinas' subject matter jurisdiction. Comments on Consent, Consideration, and Closed session items should be held until the items are reached. The public may request that the legislative body consider adding an item for consideration on a future agenda. The public may comment on scheduled agenda items, including closed

session items, as they are considered. In order to be respectful of all speakers' views and to avoid disruption of the meeting, the audience shall refrain from applauding or jeering speakers who have been recognized by the Mayor.

PUBLIC HEARING

[ID#19-161](#) **Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing to Consider the Issuance of Tax-Exempt Bonds by the California Statewide Communities Development Authority (CSCDS) for the Salinas Pointe Apartments**

Recommendation: Conduct a Public Hearing in accordance with the Tax Equity and Fiscal Responsibility Act, and approve a Resolution approving the issuance of tax-exempt bonds in an amount not-to-exceed \$35 million for the Project.

[ID#19-160](#) **An Ordinance amending Chapter 9 of the Salinas Municipal Code to exempt Accessory Dwelling Units from Development Impact Fees**

Recommendation: Adopt an Ordinance amending Chapter 9 of the Salinas Municipal Code (building) to exempt Accessory Dwelling Units from development impact fees for a period of five (5) years from the effective date of this ordinance.

[ID#19-168](#) **An Ordinance Amending Section 37-50.300 (Temporary Use of Land) of Chapter 37 of the Salinas Municipal Code for Temporary Employee or Interim Housing in an Existing Property Developed as a Hotel or Motel (ZCA 2009-001)**

Recommendation: Adopt an Ordinance approving Zoning Code Amendment 2019-001 to permit temporary employee or interim housing in an existing property developed as a hotel or motel.

CONSIDERATION

[ID#19-175](#) **An Ordinance allowing for the Abatement of Blighted Properties**

Recommendation: Adopt an Ordinance adding Article IX to Chapter 5 of the Municipal Code to impose maintenance requirements for commercial and residential properties and to declare unmaintained properties as nuisances subject to abatement.

CONSENT AGENDA

All matters listed under Consent Agenda may be enacted by one motion unless a member of the Council or the public requests discussion or a separate vote.

[ID#19-149](#) **Minutes**

Recommendation: Approve minutes of March 5, 2019.

[ID#19-173](#) **Financial Claims**

Recommendation: Approve financial claims report.

[ID#19-110](#) **Housing Element Annual Progress Report for 2018**

Recommendation: Approve a Resolution to approve the Housing Element Annual Progress Report for 2018 and authorize its submittal to the California Department of Housing and Community Development and the Governor's Office of Planning and Research.

[ID#19-146](#) Boronda Road Expansion Design Grant

Recommendation: Approve a Resolution approving an agreement between Monterey Bay Air Resources District (MBARD) and the City, and accepting the MBARD grant in the amount of \$400,000 for the re-design of East Boronda Road.

[ID#19-159](#) Salinas Municipal Airport Runway 8-26 and Heliport Rehabilitation; CIP No. 9012 (FAA AIP No. 3-06-0206-28)

Recommendation: Approve a Resolution approving Plans and Specifications for the Salinas Municipal Airport Runway 8-26 and Heliport Rehabilitation; CIP No. 9012 (FAA AIP No. 3-06-0206-28), and authorizing the issuance of invitation to bid, with bids to be opened on April 18, 2019.

[ID#19-162](#) Public Utility Easement for the Intermodal Transportation Center (ITC)

Recommendation: Approve a Resolution that accepts the property described in the Grant Deed and approves the PUE as presented from TAMC, for the relocation of utilities at the ITC.

[ID#19-164](#) Annual Public Art Update

Recommendation: Receive and accept the annual public art update and authorize staff to bring forward potential projects for funding upon completion of the Public Art Master Plan.

ADMINISTRATIVE REPORT**[ID#19-174](#) Activities to Address Homelessness**

Recommendation: No action is required. This report presents information to the City Council regarding the City's activities to address homelessness.

COUNCILMEMBERS' REPORTS, APPOINTMENTS AND FUTURE AGENDA ITEMS

Receive communication from Councilmembers on reports, appointments and future agenda items. Councilmember comments are generally limited to three minutes.

ADJOURNMENT

Patricia M. Barajas, City Clerk

AGENDA MATERIAL / ADDENDUM

ANY ADDENDUMS WILL BE POSTED WITHIN 72 HOURS OF REGULAR MEETINGS OR 24 HOURS OF SPECIAL MEETINGS, UNLESS OTHERWISE ALLOWED UNDER THE BROWN ACT.

CITY COUNCIL REPORTS MAY BE VIEWED AT THE SALINAS CITY CLERK'S OFFICE, 200 LINCOLN AVENUE, SALINAS, AND ARE POSTED ON THE CITY'S WEBSITE AT WWW.CITYOFSALINAS.ORG ON THE THURSDAY BEFORE THE MEETING. PUBLIC MATERIAL FOR OPEN CITY COUNCIL MEETINGS, THAT IS DISTRIBUTED TO THE MAJORITY OF THE CITY COUNCIL LESS THAN 72 HOURS BEFORE THE MEETING, MAY BE VIEWED AT THE CITY CLERK'S OFFICE. THE CITY COUNCIL MAY TAKE ACTION THAT IS DIFFERENT THAN THE PROPOSED ACTION REFLECTED ON THE AGENDA.

DISABILITY-RELATED MODIFICATION OR ACCOMMODATION, INCLUDING AUXILIARY AIDS OR SERVICES, MAY BE REQUESTED BY ANY PERSON WITH A DISABILITY WHO REQUIRES A MODIFICATION OR ACCOMMODATION IN ORDER TO PARTICIPATE IN THE MEETING. REQUESTS SHOULD BE REFERRED TO THE CITY CLERK'S OFFICE AT 200 LINCOLN AVENUE, SALINAS, 758-7381, AS SOON AS POSSIBLE BUT BY NO LATER THAN 5 P.M. OF THE LAST BUSINESS DAY PRIOR TO THE MEETING. HEARING IMPAIRED OR TTY/TDD TEXT TELEPHONE USERS MAY CONTACT THE CITY BY DIALING 711 FOR THE CALIFORNIA RELAY SERVICE (CRS) OR BY TELEPHONING ANY OTHER SERVICE PROVIDERS' CRS TELEPHONE NUMBER.

PUBLIC NOTIFICATION

This agenda was posted on Friday, March 15, 2019 at the City Clerk's Office, in the Council Rotunda, and the City's website.

Meetings are streamed live at <https://salinas.legistar.com/Calendar.aspx> and televised live on Channel 25 at 4 p.m. on the date of the regularly scheduled meeting and will be broadcast throughout the day on the Wednesday, Friday, Saturday and Monday following the meeting. For the most up-to-the-minute Broadcast Schedule for The Salinas Channel on Comcast 25, please visit or subscribe to our Google Calendar located at <http://tinyurl.com/salinas25>. Recent City Council meetings may also be viewed on the Salinas Channel on YouTube at <http://www.youtube.com/thesalinaschannel>.