



City of Salinas

200 Lincoln Ave., Salinas,
CA 93901
www.cityofsalinas.org

Meeting Minutes - Unofficial

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

Tuesday, March 19, 2019

4:00 PM

SALINAS ROTUNDA

PLEDGE OF ALLEGIANCE

ROLL CALL

Councilmember McShane arrived after Roll Call at 4:02 p.m.

Present: 7 - Councilmember Tony Barrera
Councilmember Christie Cromeenes
Councilmember Scott Davis
Councilmember Gloria De La Rosa
Councilmember Steve McShane
Councilmember John Villegas
Mayor Joe Gunter

CLOSED SESSION

The following audience members commented on closed session matters:

James Sang

Eric Petersen

Existing Litigation, Victory Mission, Inc. v. City of Salinas was cancelled. The City Council recessed to closed session at 4:02 p.m. 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 DISCLOSURE

Pursuant to Cal. Govt. Code section §54957.1, the City Council provided direction to legal counsel on Existing Litigation items, Ricky Williams v. City of Salinas and Ernesto Sanchez v. City of Salinas; approved settlement authority on Existing Litigation, Jose Regalado v. City of Salinas; and provided direction to the negotiation team with respect to the Labor Negotiations matter.

GENERAL PUBLIC COMMENTS

Received public comment.

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

Received report from Finance Director Matt Pressey which is filed with the City Clerk for the record.

Upon motion by Councilmember Barrera, second by Councilmember De La Rosa, Resolution 21575 approving the issuance of tax-exempt bonds in an amount not-to-exceed \$35 million for the Project was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Cromeenes, Councilmember Davis, Councilmember De La Rosa, Councilmember McShane, Councilmember Villegas and Mayor Gunter

Enactment No: RES 21575

[ID#19-160](#)

An Ordinance amending Chapter 9 of the Salinas Municipal Code to exempt Accessory Dwelling Units from Development Impact Fees

Received report from Community Development Director Megan Hunter which is filed with

the City Clerk for the record.

The following audience members commented on the report:

*Gloria Moore
Mr. Hernandez
James Sang*

Upon motion by Councilmember McShane, second by Councilmember De La Rosa, Ordinance 2616 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 was adopted. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Cromeenes, Councilmember Davis, Councilmember De La Rosa, Councilmember McShane, Councilmember Villegas and Mayor Gunter

Enactment No: ORD 2616

[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)

Received report from Community Development Director Megan Hunter which is filed with the City Clerk for the record.

The following audience members commented on the report:

*Mr. Hernandez
Angie Ortega*

Upon motion by Councilmember McShane, second by Councilmember De La Rosa, Ordinance 2617 approving Zoning Code Amendment 2019-001 to permit temporary employee or interim housing in an existing property developed as a hotel or motel was adopted. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Cromeenes, Councilmember Davis, Councilmember De La Rosa, Councilmember McShane, Councilmember Villegas and Mayor Gunter

Enactment No: ORD 2617

CONSIDERATION

[ID#19-175](#)

An Ordinance allowing for the Abatement of Blighted Properties

Received report from City Attorney Christopher A. Callihan which is filed with the City Clerk for the record.

The following audience members commented on the report:

*Kevin Dayton, SCCIA
Gloria Moore
James Sang*

Upon motion by Councilmember Davis, second by Councilmember McShane, Ordinance 2618 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 was adopted. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Cromeenes, Councilmember Davis, Councilmember De La Rosa, Councilmember McShane, Councilmember Villegas and Mayor Gunter

Enactment No: ORD 2618

CONSENT AGENDA

[ID#19-149](#)

Minutes

Upon motion by Councilmember Davis, second by Councilmember McShane, the minutes of March 5, 2019 were approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Cromeenes, Councilmember Davis, Councilmember De La Rosa, Councilmember McShane, Councilmember Villegas and Mayor Gunter

[ID#19-173](#)

Financial Claims

Upon motion by Councilmember Davis, second by Councilmember McShane, the financial claims report was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Cromeenes, Councilmember Davis, Councilmember De La Rosa, Councilmember McShane, Councilmember Villegas and Mayor Gunter

[ID#19-110](#)

Housing Element Annual Progress Report for 2018

The following audience members commented on the report:

Alfred Diaz Infante, CHISPA

Unidentified audience member

Upon motion by Councilmember Davis, second by Councilmember De La Rosa, Resolution 21576 approving the Housing Element Annual Progress Report for 2018 and authorizing its submittal to the California Department of Housing and Community Development and the Governor's Office of Planning and Research was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Cromeenes, Councilmember Davis, Councilmember De La Rosa, Councilmember McShane, Councilmember Villegas and Mayor Gunter

Enactment No: RES 21576

[ID#19-146](#)

Boronda Road Expansion Design Grant

Upon motion by Councilmember McShane, second by Councilmember Villegas, Resolution 21577 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 was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Cromeenes, Councilmember Davis, Councilmember De La Rosa, Councilmember McShane, Councilmember Villegas and Mayor Gunter

Enactment No: RES 21577

[ID#19-159](#)

Salinas Municipal Airport Runway 8-26 and Heliport Rehabilitation; CIP No. 9012 (FAA AIP No. 3-06-0206-28)

Upon motion by Councilmember Davis, second by Councilmember McShane, Resolution 21578 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 was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Cromeenes, Councilmember Davis, Councilmember De La Rosa, Councilmember McShane, Councilmember Villegas and Mayor Gunter

Enactment No: RES 21578

[ID#19-162](#)

Public Utility Easement for the Intermodal Transportation Center (ITC)

Upon motion by Councilmember Davis, second by Councilmember Cromeenes, Resolution 21579 accepting the property described in the Grant Deed and approving the PUE as presented from TAMC for the relocation of utilities at the ITC was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Cromeenes, Councilmember Davis, Councilmember De La Rosa, Councilmember McShane, Councilmember Villegas and Mayor Gunter

Enactment No: RES 21579

[ID#19-164](#)

Annual Public Art Update

Upon motion by Councilmember Davis, second by Councilmember McShane, the City Council received and accept the annual public art update and authorized staff to bring forward potential projects for funding upon completion of the Public Art Master Plan. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Cromeenes, Councilmember Davis, Councilmember De La Rosa, Councilmember McShane, Councilmember Villegas and Mayor Gunter

ADMINISTRATIVE REPORT

[ID#19-174](#)

Activities to Address Homelessness

Received report from Community Development Director Megan Hunter which is filed with the City Clerk for the record.

The following audience members commented on the report:

Eric Petersen

Kevin Dayton, SCCIA

Angie Ortega

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

Councilmember McShane announced his upcoming community meeting taking place on March 25, 2019 at 6 p.m at Compass Church and an upcoming neighborhood clean-up on April 6 from 9 a.m. to noon. He commended League of Californian Cities Monterey Bay Region President Gloria De La Rosa for hosting a successful forum. Councilmember McShane announced MY Museum is opening at CSUMB @ Salinas City Center. He reported that he attended the Monterey Bay Economic Partnership meeting and discussed housing issues throughout the county.

Councilmember Villegas reported he attended the Salinas Valley Solid Waste Authority emergency meeting where they presented changes in the City of Salinas voting structure of which the City is not in agreement with. He met with Executive Director Patrick Mathews to obtain more information and discuss other matters critical to the City. Councilmember Villegas expressed support of future growth area housing developments and noted he will be attending a CDBG/Housing sub-committee on March 26 to discuss future housing opportunities. He requested staff consider opening the restroom earlier at Sherwood Park. Councilmember Villegas expressed continued support of the School Resource Officer program and mentorship.

Councilmember Cromeenes reported she met with Local First and Supervisor Lopez to discuss local preference policies throughout the county. She reported she attended a grand opening event for Round 1 at Northridge Shopping Center. She requested the re-establishment of a tree committee. Request was second by Councilmember McShane. Councilmember Cromeenes shared Hawaii's homeless solution based on a free permitting process.

Councilmember Davis reported he interviewed students at Alisal High School for Students of the Quarter and selected four students and presented them with certificates. He reported he was a guest at and ADJ class at Hartnell College and shared how policies and laws are enacted. Councilmember Davis expressed concerns regarding the transfer center and stated he will continue to support the city on its relocation. He also requested maintenance and remodeling of the bathrooms at Natividad Creek Park and installation of a new bathroom at the skate park. He reported he has submitted a number of SalinasConnect service requestes and is pelased with the work staff is doing to address the issues.

Councilmember Barrera reported he will be hosting a community meeting on April 25th at Jesse Sanchez Elementary Shool at 6 p.m. held in spanish with english translation. He announced that on Arpril 26, Councilmember De La Rosa will be hosting the Latino Caucus Census meeting. Councilmember Barrera stated he will be working withthe City Manager to set up a meeting with Monterey Salinas Transit.

Councilmember De La Rosa reported she atteded Alisal High School Women's International Day. She reported CET is hosing a workforced job fair. She reported she attended the 100th anniversry of the American Legion.

Mayor Gunter reported he atended the bookstore official ribbon cutting and the Irish Dance Company performance. He reported he attended a SVBGSA meeting and reported the City and other jurisdictions will be receiveing a credit in the coming years. He reported

he will be attending CASP on March 20th and encouraged other Councilmembers to attend.

ADJOURNMENT

Meeting adjourned at 9:28 p.m.

APPROVED:

Joe Gunter, Mayor

ATTEST:

Patricia M. Barajas, City Clerk