



City of Salinas

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

Meeting Minutes - Unofficial

City Council

Mayor Kimbley Craig

Councilmembers:

Carla Viviana González, District 1 - Tony Barrera, District 2

Jesus Valenzuela, District 3 - Orlando Osornio, District 4

Andrew Sandoval, District 5 - Anthony Rocha, District 6

Rene Mendez, City Manager

Christopher A. Callihan, City Attorney

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

Tuesday, September 10, 2024

4:00 PM

SALINAS ROTUNDA

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: 7 - Councilmember Tony Barrera
Councilmember Carla Viviana Gonzalez
Councilmember Orlando Osornio
Councilmember Anthony Rocha
Councilmember Jose Andrew Sandoval
Councilmember Jesus Valenzuela
Mayor Kimbley Craig

NEW EMPLOYEE WELCOME AND INTRODUCTIONS

Department Directors welcomed and introduced new hires for the month of August 2024.

PROCLAMATIONS

The City Council proclaimed:

*National Hispanic Heritage Month
National Childhood Cancer Month
National Library Card Sign-Up Month
National Recovery Month*

GENERAL PUBLIC COMMENTS

Received public comment from members of the public in attendance and on Zoom.

CALIFORNIA GOVERNMENT CODE §84308 - LEVINE ACT

No disclosures announced.

PUBLIC HEARINGS

[ID#24-482](#)

United States Department of Housing and Urban Development Consolidated

Annual Performance and Evaluation Report for FY 2023-24

Received report from Acting Planning Manager Francisco Brambila regarding the 2023 - 2024 Consolidated Annual Performance and Evaluation Report (CAPER) submittal to the United States Department of Housing and Urban Development. Report filed with the City Clerk as the official record.

The following members of the public in attendance and on Zoom commented on the report:

Jose Guerra

Upon motion made by Councilmember Barrera, seconded by Councilmember Osornio, resolution affirming the Fiscal Year 2023-24 Consolidated Annual Performance and Evaluation Report (CAPER) and authorizing submittal to the United States Department of Housing and Urban Development was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Gonzalez, Councilmember Osornio, Councilmember Rocha, Councilmember Sandoval, Councilmember Valenzuela and Mayor Craig

Enactment No: RES 23085

CONSIDERATION

[ID#24-489](#)

City of Salinas Urban Forest Management Plan

Received report from Assistant Public Works Director/City Engineer Adriana Robles and Ryan Allen, Dudek regarding the adoption of the City of Salinas Urban Forest Management Plan. Report filed with the City Clerk as the official record.

The following members of the public in attendance and on Zoom commented on the report:

Jose Guerra

David Maisonneuve

Upon motion made by Councilmember Valenzuela, seconded by Councilmember Barrera, resolution to adopt the City of Salinas Urban Forest Management Plan was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Gonzalez, Councilmember Osornio, Councilmember Rocha, Councilmember Sandoval, Councilmember Valenzuela and Mayor Craig

Enactment No: RES 23086

CONSENT AGENDA

[ID#24-523](#)

Minutes

Upon motion made by Councilmember Barrera, seconded by Councilmember Osornio, the minutes of August 20, 2024 were approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Gonzalez, Councilmember Osornio, Councilmember Rocha, Councilmember Sandoval, Councilmember Valenzuela and Mayor Craig

[ID#24-519](#)**Financial Claims**

Upon motion made by Councilmember Barrera, seconded by Councilmember Osornio, the financial claims report was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Gonzalez, Councilmember Osornio, Councilmember Rocha, Councilmember Sandoval, Councilmember Valenzuela and Mayor Craig

[ID#24-475](#)**Agreement with CPRA Strategies, Inc. for the Street Sweeping “No Parking” Signage Community Outreach Program**

Upon motion made by Councilmember Barrera, seconded by Councilmember Osornio, resolution authorizing the City Manager to execute a Professional Services Agreement with CPRA Strategies, Inc. for Phase III of the Community Outreach and Engagement Campaign in an amount not to exceed \$150,000 was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Gonzalez, Councilmember Osornio, Councilmember Rocha, Councilmember Sandoval, Councilmember Valenzuela and Mayor Craig

Enactment No: RES 23087

[ID#24-476](#)**Permit Services Enterprise Fund FY 24-25 Budget Adjustment**

Upon motion made by Councilmember Barrera, seconded by Councilmember Osornio, resolution authorizing a \$2,500,000 budget increase to the Permit Services Enterprise Fund (6900) with a corresponding revenue budget increase of \$2,500,000 for FY 24-25 was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Gonzalez, Councilmember Osornio, Councilmember Rocha, Councilmember Sandoval, Councilmember Valenzuela and Mayor Craig

Enactment No: RES 23088

[ID#24-480](#)**2024 California Department of Housing and Community Development Local Housing Trust Fund Application**

Upon motion made by Councilmember Barrera, seconded by Councilmember Osornio, resolution authorizing the submittal of a 2024 LHTF Application to the California Department of Housing and Community Development; the commitment of \$1,500,000 from the General Fund as the City's match fund; the use of Housing Successor Agency program, Permanent Local Housing Allocation Program and Prohousing Incentive Program funds as on-going revenues totaling at least an average of \$100,000 per year for three years; authorizing the reallocation of \$1,000,000 of General Funds from Capital Improvement Project 9001, reallocation of \$500,000 of General Funds from Capital Improvement Project 9021 to the LHTF (Fund 2603) and appropriation of a LHTF budget in the amount of \$1,500,000; and authorizing the City Manager to finalize and execute all applicable documents were approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Gonzalez, Councilmember Osornio, Councilmember Rocha, Councilmember Sandoval, Councilmember Valenzuela and Mayor Craig

Enactment No: RES 23089

[ID#24-486](#)

Amendment No. 1 to Agreement for Professional Services with Kimley-Horn Associates, Inc. for the Salinas Active Transportation Plan

The following members of the public in attendance and on Zoom commented on the report:

David Maisonneuve

Upon motion made by Councilmember Barrera, seconded by Councilmember Osornio, resolution authorizing City Manager to execute Amendment No. 1 to Agreement for Professional Services between The City of Salinas and Kimley-Horn Associates, Inc. for the Salinas Active Transportation Plan to increase the total compensation by \$35,070.66, for a not to exceed \$399,273.83 was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Gonzalez, Councilmember Osornio, Councilmember Rocha, Councilmember Sandoval, Councilmember Valenzuela and Mayor Craig

Enactment No: RES 23090

[ID#24-487](#)

Emergency Public Works Yard Admin Sewer Repair

Upon motion made by Councilmember Barrera, seconded by Councilmember Osornio, resolution authorizing the City Manager to execute an agreement with E&D Industrial Trades, LLC dba ACME Plumbing for emergency sewer repair at the Public Works Yard in an amount of \$39,950 and approve a 10% contingency in the amount of \$3,995 for a total not to exceed amount of \$43,945 was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Gonzalez, Councilmember Osornio, Councilmember Rocha, Councilmember Sandoval, Councilmember Valenzuela and Mayor Craig

Enactment No: RES 23091

[ID#24-488](#)

City Hall 1st Floor Build Back Project No. 8170 Change Order No. 6

Upon motion made by Councilmember Barrera, seconded by Councilmember Osornio, resolution authorizing the City Manager to execute Change Order No. 6 to Premier Builders, Inc. for the City Hall 1st Floor Build Back Project No. 8170 in the amount of \$151,140; and execute any and all Change Orders required for the completion of the reconstruction of City Hall was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Gonzalez, Councilmember Osornio, Councilmember Rocha, Councilmember Sandoval, Councilmember Valenzuela and Mayor Craig

Enactment No: RES 23092

[ID#24-496](#)

Industrial Wastewater Pump Station Improvements at Airport Blvd. Project, CIP 9009 - Bid Rejection

Upon motion made by Councilmember Barrera, seconded by Councilmember Osornio, resolution rejecting all bids received for the Industrial Wastewater

Pump Station Improvements at Airport Blvd. Project, CIP 9009 was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Gonzalez, Councilmember Osornio, Councilmember Rocha, Councilmember Sandoval, Councilmember Valenzuela and Mayor Craig

Enactment No: RES 23093

[ID#24-498](#)

Direct Purchase of Police Vehicles

Upon motion made by Councilmember Barrera, seconded by Councilmember Osornio, resolution authorizing the direct purchase of eight vehicles for use by Police Department employees for a total cost not to exceed \$394,517.10 was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Gonzalez, Councilmember Osornio, Councilmember Rocha, Councilmember Sandoval, Councilmember Valenzuela and Mayor Craig

Enactment No: RES 23094

[ID#24-499](#)

Approval to Seek Funding for Upgrades to the Police Mobile Command Vehicle

Upon motion made by Councilmember Barrera, seconded by Councilmember Osornio, resolution authorizing the Police Department to seek funding to support the modification and upgrade of the Mobile Command Vehicle was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Gonzalez, Councilmember Osornio, Councilmember Rocha, Councilmember Sandoval, Councilmember Valenzuela and Mayor Craig

Enactment No: RES 23095

[ID#24-502](#)

2024 Pavement Improvements on Various Streets Project, CIP No. 9981 Contract Change Order No. 5

Upon motion made by Councilmember Rocha, seconded by Councilmember Sandoval, resolution authorizing the transfer of \$181,825.60 from Traffic Calming Improvement Project CIP 9163 to Slurry Seal Improvements Project CIP 9981 and authorizing the City Manager to approve Contract Change Order No. 5 in an amount not to exceed \$181,825.60 was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Gonzalez, Councilmember Osornio, Councilmember Rocha, Councilmember Sandoval, Councilmember Valenzuela and Mayor Craig

Enactment No: RES 23096

[ID#24-504](#)

Agreement for Services to provide Security Services at the Emergency Motel Program for FY 2024-2025

Upon motion made by Councilmember Barrera, seconded by Councilmember Osornio, resolution authorizing the City Manager or designee to negotiate and execute an Agreement for Services with Good Guard Security Services, Inc., in

an amount not to exceed \$372,765 to provide security services at the Emergency Motel Program from November 1, 2024 to June 30, 2025. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Gonzalez, Councilmember Osornio, Councilmember Rocha, Councilmember Sandoval, Councilmember Valenzuela and Mayor Craig

Enactment No: RES 23097

[ID#24-507](#)

Conditional Funding Commitment Letter to the Housing Authority of the County of Monterey for the Development of the Division Street Properties (921 E. Market Street and 115-151 Division Street)

Upon motion made by Councilmember Osornio, seconded by Councilmember Barrera, resolution authorizing the City Manager, or designee, to finalize, execute and issue a Conditional Funding Commitment Letter to the Housing Authority of the County of Monterey (HACM) for the development of a proposed one-hundred percent affordable multifamily rental housing project at the Division Street properties (921 E. Market St. and 115-151 Division St); and the commitment of \$1,380,000 in appraised land value of the Division Street properties and \$1,700,000 from the LHTF Program funds for project predevelopment and construction cost; and authorizing the appropriation of a FY 24-25 LHTF budget in the amount of \$1,700,000. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Gonzalez, Councilmember Osornio, Councilmember Rocha, Councilmember Sandoval, Councilmember Valenzuela and Mayor Craig

Enactment No: RES 23098

[ID#24-524](#)

Conflict of Interest Code - Biennial Review

Upon motion made by Councilmember Barrera, seconded by Councilmember Osornio, ordinance amending Salinas City Code Chapter 1, Article 3, updating the City's Conflict of Interest Code was adopted. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Gonzalez, Councilmember Osornio, Councilmember Rocha, Councilmember Sandoval, Councilmember Valenzuela and Mayor Craig

Enactment No: ORD 2680

[ID#24-526](#)

Modification to Classification - Salary Schedule and Workforce Allocation Adjustment

Upon motion made by Councilmember Barrera, seconded by Councilmember Osornio, resolution to amend the Classification - Salary Schedule to include the classifications of Deputy Fire Marshal, Retired Annuitant - Deputy Fire Marshal, Project Coordinator, and Investigative Specialist and to correct the hourly rate for three Public Works temporary classifications; and the workforce for the Community Development Department reflect the reclassification of one vacant Community Development Analyst - Limited Term to Administrative Analyst I - Limited Term was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Gonzalez, Councilmember Osornio, Councilmember Rocha, Councilmember Sandoval, Councilmember Valenzuela and Mayor Craig

Enactment No: RES 23099

6:00 P.M. CLOSED SESSION

Prior to adjourning to closed session, Mayor Craig recused herself from Item 24-511, Rent Stabilization and Tenant Protection; Introduction of Ordinances, due to a conflict of interests as she owns a rental property. Councilmember Valenzuela also recused himself due to his collaboration with advocacy groups that are in support of the item. At 5:58 p.m. both Mayor Craig and Councilmember Valenzuela left the meeting.

The City Council recessed t closed session at 5:58 p.m.

[ID#24-525](#)

- a. **Real Property Negotiations** - California Government Code section 54956.8, conference with real property negotiators City Manager Rene Mendez, City Attorney Christopher A. Callihan, and Community Development Director Lisa Brinton, to discuss the terms and sale of real properties located 23, 25 & 29 Soledad Street (APN 002-191-026; APN 002-191-015 and APN 002-191-027), 20 & 26 Soledad Street (APN: 002-194-018; and APN 002-194-019), 14 & 16 Soledad Street (APN: 002-194-006), 106 E. Lake Street (APN 002-194-013), Salinas, California 93901.
- b. **Existing Litigation** - California Government Code section 54956.9(a), conference with legal counsel regarding, Matthew Maldonado vs. City of Salinas, Workers' Compensation Appeals Board Case Number(s): ADJ15793255; ADJ 1579354.

THE CITY COUNCIL RECONVENED IN THE ROTUNDA AT 7:00 P.M.

PUBLIC DISCLOSURE

Pursuant to California Government code section 54957.1 there were no reportable actions on closed session matters.

7:00 P.M. CONSIDERATION

[ID#24-511](#)

Rent Stabilization and Tenant Protection; Introduction of Ordinances

Councilmember Valenzuela recused himself from participating on this item and left the meeting at 7:01 p.m.

Received report from City Attorney Christopher Callihan regarding the introduction of ordinances for adoption on September 24, 2024 regarding Rent Stabilization, Tenant Protection and Just-Cause Eviction, and Tenant Anti-Harassment. On August 20, 2024, a presentation was given to the City Council on three draft ordinances: Rent Stabilization, Tenant Protection and Just Cause Eviction, and Tenant Anti-Harassment. After receiving the presentation and receiving testimony from the public, the City Council members present unanimously directed staff to update the draft ordinances consistent with the City

Council's direction and present the updated draft ordinances to the City Council for introduction on September 10, 2024, and adoption on September 24, 2024. Report filed with the City Clerk as the official record.

The following members of the public in attendance and on Zoom commented on the report:

Gary Pybas

David Maisonneuve

Luis Xago Juarez, Building Healthy Communities

Genesis Mojica, Center for Community Advocacy

Jesus Estrada (Translation via J.A.V. Language Solutions)

Manuel Garcia, Center for Community Advocacy

Unidentified audience member, Chatina Community (Translation via J.A.V. Language Solutions)

Nidia Soto, Building Healthy Communities

Sabino Lopez, Center for Community Advocacy (Translation via J.A.V. Language Solutions)

Unidentified audience member

Senora de la Meza (Translation via J.A.V. Language Solutions)

Maricela Ramirez, Centro Binacional del Desarrollo Indígena Oaxaqueño (Translation via J.A.V. Language Solutions)

Anastacio Perez Ruiz (Translation via J.A.V. Language Solutions)

Rosa Gonzalez

Maria Magdalena (Translation via J.A.V. Language Solutions)

Suzanne Dershowitz, Public Advocates

Maria Salazar (Translation via J.A.V. Language Solutions)

Natalie Herendeen, Center for Community Advocacy

Clarissa Reyes Becerra, Centro Binacional del Desarrollo Indígena Oaxaqueño

Victor, Monterey Bay Central Labor Council

Maria Chavez (Translation via J.A.V. Language Solutions)

Berthia Rodin (Translation via J.A.V. Language Solutions)

Adriana Molina, Center for Community Advocacy (Translation via J.A.V. Language Solutions)

Linda Ramos

Graciela Gonzalez, Center for Community Advocacy (Translation via J.A.V. Language Solutions)

Maria Romero (Translation via J.A.V. Language Solutions)

Robin

Liz Camacho

Alma Loreda, Building Healthy Communities (Translation via J.A.V. Language Solutions)

Adam Pinteris, Monterey County Renters Association

Amy Salmina

Estela Hernandez, Centro Binacional del Desarrollo Indígena Oaxaqueño (Translation via J.A.V. Language Solutions)

MOTION - RENT STABILIZATION ORDINANCE

Upon motion by Councilmember Rocha, seconded by Councilmember Gonzalez, the City Council introduced the Rent Stabilization Ordinance with the correction of including Council direction of one increase per 12-month period, 2.75% or 75% of CPI, whichever is lower, and retroactive to December 31, 2023, for adoption on September 24, 2024. The motion carried by the following vote:

Ayes: 5 - Councilmember Barrera, Councilmember Gonzalez, Councilmember Osornio, Councilmember Rocha and Councilmember Sandoval

Recused: 2 - Councilmember Valenzuela and Mayor Craig

MOTION - TENANT PROTECTION AND JUST CAUSE EVICTION ORDINANCE

Upon motion by Councilmember Rocha, seconded by Councilmember Gonzalez, the City Council introduced Tenant Protection and Just Cause Eviction Ordinance for adoption on September 24, 2024. The motion carried by the following vote:

Ayes: 5 - Councilmember Barrera, Councilmember Gonzalez, Councilmember Osornio, Councilmember Rocha and Councilmember Sandoval

Recused: 2 - Councilmember Valenzuela and Mayor Craig

MOTION - TENANT ANTI-HARASSMENT ORDINANCE

Upon motion by Councilmember Rocha, seconded by Councilmember Gonzalez, the City Council introduced the Tenant Anti-Harassment Ordinance, for adoption on September 24, 2024. The motion carried by the following vote:

Ayes: 5 - Councilmember Barrera, Councilmember Gonzalez, Councilmember Osornio, Councilmember Rocha and Councilmember Sandoval

Recused: 2 - Councilmember Valenzuela and Mayor Craig

COUNCILMEMBERS' REPORTS, APPOINTMENTS AND FUTURE AGENDA ITEMS

Councilmember Rocha attended the Salinas Valley Recycles Executive Committee and the Housing and Land Use Committee meeting. He stated he will be attending the Salinas Groundwater Sustainability, Community Human Services, and the Salinas Valley Recycles meetings.

Councilmember Gonzalez thanked the Neighborhood Services division for facilitating the District 1 Clean Up.

Councilmember Barrera attended the District 2 Clean Up and thanked Republic Services and the Neighborhood Services division for their assistance.

Councilmember Osornio announced upcoming events throughout the month of September which include El Grito Parade and Festival, Artists Ink Block Party, and Siempre Latino event.

Mayor Pro-Tem Sandoval thanked City staff for their support with the Laurelwood Park meeting. Mayor Pro-Tem requested staff address the re-planting of 200 trees city-wide.

ADJOURNMENT

Meeting adjourned at 8:59 p.m.