



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

Steve McShane, District 3 - Orlando Osornio, District 4

Christie Cromeenes, District 5 - Anthony Rocha, District 6

Steven S. Carrigan, City Manager

Christopher A. Callihan, City Attorney

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

Tuesday, October 4, 2022

4:00 PM

SALINAS ROTUNDA

PUBLIC NOTICE

PLEDGE OF ALLEGIANCE

ROLL CALL

- Present:** 5 - Councilmember Tony Barrera
Councilmember Christie Cromeenes
Councilmember Orlando Osornio
Councilmember Anthony Rocha
Mayor Kimbley Craig
- Absent:** 2 - Councilmember Carla Viviana Gonzalez
Councilmember Steve McShane

PROCLAMATION

The City Council proclaimed:

Salinas Police Department 150th Anniversary
Code Enforcement Officer Appreciation Week
Fire Prevention Week

GENERAL PUBLIC COMMENTS

Received public comment.

PRESENTATION

California Welcome Center

Executive Director Craig Kaufman provided an update regarding the California Welcome Center operations at their new location in Salinas. He shared a marketing video developed to promote all California Welcome Center locations throughout the region. Board Member McGrath Massie stated that the board is committed to making Salinas a destination for visitors.

PUBLIC HEARINGS[ID#22-536](#)**Home Investment Partnership American Rescue Plan Allocation Plan**

Received report from Planning Manager Rod Powell regarding the City of Salinas' HUD entitlement allocation of \$2,918,774 of one-time HOME American Recovery Plan (HOME-ARP) funding from the U.S. Department of Housing and Urban Development (HUD). As part of the American Rescue Plan Act of 2021, the funding is specifically earmarked to perform four key activities: production and preservation of affordable housing, tenant-based rental assistance, provision of supportive services such as homeless prevention and housing counseling; and acquisition and development of non-congregate shelter. As described in HUD Notice CPD-21-10: Requirements of the Use of Funds in the HOME-American Rescue Plan Program, HOME ARP funds are designated to assist four defined qualifying populations including those who are homeless, those currently housed and at risk of homelessness, those fleeing or attempting to flee domestic violence, sexual assault, stalking or human trafficking populations, and those at greatest risk of housing instability and where providing support services or assistance would prevent homelessness. Staff recommends approval of a Resolution approving the proposed HOME Investment Partnership Program – American Rescue Plan Allocation Plan.

Upon motion by Councilmember Barrera, seconded by Councilmember Osornio, Resolution approving the proposed HOME Investment Partnership Program - American Rescue Plan Allocation Plan and authorize its submittal to the United States Department of Housing and Urban Development for final approval was approved. The motion carried by the following vote:

Ayes: 5 - Councilmember Barrera, Councilmember Cromeenes, Councilmember Osornio, Councilmember Rocha and Mayor Craig

Absent: 2 - Councilmember Gonzalez and Councilmember McShane

Enactment No: RES 22486

CONSIDERATION[ID#22-529](#)**Developer Selection for 855 E. Laurel Drive Request for Qualifications for the Design and Development of a Proposed 100% Affordable Multifamily Rental Housing Project**

Received report from Planning Manager Rod Powell regarding the City of Salinas and the County of Monterey jointly released Request for Qualifications (RFQ) seeking qualified developers for the design and development of a 100% Affordable Multifamily Rental Housing Project at 855 E. Laurel Drive consistent with the 2021 Memorandum of Understanding executed by both jurisdictions. The City and County received eight (8) proposals, and following an extensive rating and interview process, Eden Housing Inc. (Developer) unanimously emerged as the most qualified and experienced developer for the Project. Following City and County direction, City, County and the Developer will engage in negotiations to enter into an Exclusive Negotiating Agreement (ENA), modifications to the existing MOU, and the potential allocation of funds to support the predevelopment costs of the Project. Upon completion, the County and Developer will negotiate and enter into a Ground Lease for the proposed County-owned Project site.

Upon motion by Councilmember Rocha, seconded by Councilmember Cromeenes, Resolution jointly selecting, with the County of Monterey, Eden

Housing Inc. as the developer for the 855 E. Laurel Drive Request for Qualifications for the design and development of a proposed 100% Affordable Multifamily Rental Housing Project; and authorizing the City Manager or designee to continue to work with the County in negotiating and drafting an Exclusive Negotiating Agreement and modifying the City/County MOU to clarify development responsibilities, funding, and the equitable split of the Project's developed housing units applicable to each jurisdiction's Regional Housing Needs Allocation for future Board of Supervisor and City Council consideration was approved. The motion carried by the following vote:

Ayes: 5 - Councilmember Barrera, Councilmember Cromeenes, Councilmember Osornio, Councilmember Rocha and Mayor Craig

Absent: 2 - Councilmember Gonzalez and Councilmember McShane

Enactment No: RES 22487

ADMINISTRATIVE REPORTS

[ID#22-526](#)

Alisal Street Complete Streets Before and After Study

Received report from Traffic Engineer Andrew Easterling regarding the Alisal Street reconfiguration of the street from four (4) lanes to three (3) lanes from Front Street to Blanco Road. The project made safety improvements, installed dedicated bike lanes, enhanced crosswalks, and provided protected left turn phases at the traffic signals. The City collected traffic data before and after the project to analyze the effects of the Downtown Complete Streets Project along Alisal Street.

No action. This was an informational report to the City Council regarding the Alisal Street Complete Streets Before and After Study.

CONSENT AGENDA

[ID#22-549](#)

Minutes

Tabled minutes of September 6, 2022, September 13, 2022, and September 20, 2022.

[ID#22-518](#)

Monterey-Salinas Transit (MST) Bus Stops Red Zones

Upon motion by Councilmember Osornio, seconded by Councilmember Cromeenes, Resolution establishing a total of approximately 140 feet of bus stop red zones along Van Buren Avenue south of Russell Road and Van Buren Avenue north of Eisenhower Street was approved. The motion carried by the following vote:

Ayes: 5 - Councilmember Barrera, Councilmember Cromeenes, Councilmember Osornio, Councilmember Rocha and Mayor Craig

Absent: 2 - Councilmember Gonzalez and Councilmember McShane

Enactment No: RES 22488

[ID#22-519](#)

No Parking Bike Lanes on Sconberg Parkway and Freedom Parkway

Upon motion by Councilmember Osornio, seconded by Councilmember Cromeenes, Resolution approving the No Parking Bike Lanes Plan on Sconberg

Parkway and Freedom Parkway was approved. The motion carried by the following vote:

Ayes: 5 - Councilmember Barrera, Councilmember Cromeenes, Councilmember Osornio, Councilmember Rocha and Mayor Craig

Absent: 2 - Councilmember Gonzalez and Councilmember McShane

Enactment No: RES 22489

ID#22-520

S. Filice Street Job Order Contract (JOC) Sidewalk Repairs; COS-2022-9720-01 Job Order Completed Under the On-Call JOC for Sidewalk Improvements; CIP 9720

Upon motion by Councilmember Barrera, seconded by Councilmember Osornio, Resolution to accept the S. Filice Street JOC Sidewalk Repairs; COS-2022-9720-01 under CIP 9720, On-Call Job Order Contract for Sidewalk Improvements, for maintenance and responsibility was approved. The motion carried by the following vote:

Ayes: 5 - Councilmember Barrera, Councilmember Cromeenes, Councilmember Osornio, Councilmember Rocha and Mayor Craig

Absent: 2 - Councilmember Gonzalez and Councilmember McShane

Enactment No: RES 22490

ID#22-527

Advanced Planning and Current Planning Services On-Call List

Upon motion by Councilmember Osornio, seconded by Councilmember Cromeenes, Resolution establishing the Advanced Planning and Current Planning Services On-Call List for a three-year period was approved. The motion carried by the following vote:

Ayes: 5 - Councilmember Barrera, Councilmember Cromeenes, Councilmember Osornio, Councilmember Rocha and Mayor Craig

Absent: 2 - Councilmember Gonzalez and Councilmember McShane

Enactment No: RES 22491

ID#22-528

FEMA FY 2021 Assistance to Firefighters Grant (AFG) Award Acceptance

Upon motion by Councilmember Osornio, seconded by Councilmember Cromeenes, Resolution authorizing the City Manager or designee to accept the FY 2021 Federal Emergency Management Agency (FEMA) Assistance to Firefighters Grant (AFG) in the amount of \$29,225.37, for the procurement of 5 QRAE3 gas exposure monitors, and to appropriate \$2,922.54 (10%) of required matching funds and execute all required agreements and related documents necessary to receive the funds was approved. The motion carried by the following vote:

Ayes: 5 - Councilmember Barrera, Councilmember Cromeenes, Councilmember Osornio, Councilmember Rocha and Mayor Craig

Absent: 2 - Councilmember Gonzalez and Councilmember McShane

Enactment No: RES 22492

[ID#22-532](#) **Amended Professional Service Agreement with Wallace Group for Sanitary Sewer Master Plan Update**

This item was continued to October 18, 2022.

No action. Continued to October 18, 2022.

[ID#22-535](#) **ARPA/PRK Motel Program Master Lease with Marina Hotels Ci, LLC and Agreement for Services with Benitez Security Services, Inc.**

Upon motion by Councilmember Osornio, seconded by Councilmember Cromeenes, Resolution authorizing the Mayor to execute a Master Lease Agreement with Marina Hotels Ci, LLC and execute an Agreement for Services with Benitez Security Services, Inc related to the City's Project Roomkey Program was approved. The motion carried by the following vote:

Ayes: 5 - Councilmember Barrera, Councilmember Cromeenes, Councilmember Osornio, Councilmember Rocha and Mayor Craig

Absent: 2 - Councilmember Gonzalez and Councilmember McShane

Enactment No: RES 22493

[ID#22-537](#) **Ratify and Amend Emergency Agreements with Environmental Systems, Inc.**

Upon motion by Councilmember Osornio, seconded by Councilmember Cromeenes, Resolution ratifying (3) and amending (2) Emergency Agreements with Environmental Systems Inc. (ESI) for the replacement and repair of 2 Heating, Ventilation and Air Conditioning (HVAC) Systems and 1 Heating System was approved. The motion carried by the following vote:

Ayes: 5 - Councilmember Barrera, Councilmember Cromeenes, Councilmember Osornio, Councilmember Rocha and Mayor Craig

Absent: 2 - Councilmember Gonzalez and Councilmember McShane

Enactment No: RES 22494

[ID#22-538](#) **Side Letter Agreement with SEIU LOCAL 521 Blue Collar Unit**

Upon motion by Councilmember Osornio, seconded by Councilmember Cromeenes, Resolution authorizing the City manager to execute and implement a Side Letter Agreement with Service Employees International Union (SEIU) Local 521 Blue Collar was approved. The motion carried by the following vote:

Ayes: 5 - Councilmember Barrera, Councilmember Cromeenes, Councilmember Osornio, Councilmember Rocha and Mayor Craig

Absent: 2 - Councilmember Gonzalez and Councilmember McShane

Enactment No: RES 22495

COUNCILMEMBERS' REPORTS, APPOINTMENTS AND FUTURE AGENDA ITEMS

Councilmember Osornio reported that he attended the swearing-in ceremony for the new Salinas Police Officer and wished them success. He reported that he attended the March for Peace at Closter Park in honor of the those who lost their lives to violence and also

attended the Joe Kapp, former NFL player celebration. In closing, he announced the planning efforts for the 2022 Holiday Parade of Lights are underway.

Councilmember Barrera also reported he attended the Peace March at Cesar Chavez Park in honor of victims of violence and Debbie Aguilar.

Councilmember Rocha reported that he attended the first annual Pride Flag raising in the City of Soledad in support of the LGBTQ+ community.

Councilmember Cromeenes invited the Community to attend the District 5 community meeting.

Mayor Craig reported that she attended a number of community events including the end of season event hosted by George and Mimi Niesen in support of the farmworker community and it was a successful event.

CLOSED SESSION

The City Council recessed to closed session at 6:54 p.m.. Closed session items, a, b, d, and e were canceled.

ID#22-550

- a. **Pending Litigation** - California Government Code Section 54956.9(d)(1), conference with legal counsel regarding, Santa Rita Union High School District, et al. v. City of Salinas et al., Monterey County Superior Court Case No. 20CV000242.
- b. **Pending Litigation** - California Government Code Section 54956.9(d)(1), conference with legal counsel regarding, Alisal Union School District, et al. v. City of Salinas, et al., Monterey County Superior Court Case No. 20CV00340.
- c. **Real Property Negotiations** - California Government Code Section 54956.8, conference with real property negotiators City Manager Steven S. Carrigan, City Attorney Christopher A. Callihan, Community Development Director Megan Hunter, and Assistant Community Development Director Lisa Brinton, to discuss the terms and sale of real properties located at 219 Salinas Street (APN 002242029000, Parking Lot 1); 210 Salinas Street (APN TNPAPN 000142, Parking Lot 8); 122 Lincoln Avenue (APN 002245008000, Parking Lot 12), 128 Lincoln Avenue (APN 002245007000, Parking Lot 12), 118 Lincoln Avenue (APN 002245005000, Parking Lot 12), 120 Lincoln Avenue (APN 0022458006000, Parking Lot 12), 112 Lincoln Avenue (APN 002245004000, Parking Lot 12).
- d. **Performance Evaluation and Labor** - California Government Code §54957 and §54957.6, public employee performance evaluation and labor relations with unrepresented employee (City Manager).
- e. **Performance Evaluation and Labor** - California Government Code §54957 and §54957.6, public employee performance evaluation and labor relations with unrepresented employee (City Attorney).

PUBLIC DISCLOSURE

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

ADJOURNMENT

APPROVED:

Mayor/Chair

ATTEST:

City Clerk/Secretary