



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, June 11, 2024

4:00 PM

SALINAS ROTUNDA

OATH OF OFFICE

The Oath of Office was administered to Appointed Councilmember Jesus Valenzuela, District 3, by Alicia Metters.

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

GENERAL PUBLIC COMMENTS

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

PUBLIC HEARINGS

[ID#24-299](#)

Planned Unit Development (PUD) Permit 2020-002, Conditional Use Permit (CUP) 2020-030, Tentative Map (TM) 2022-001, and Environmental Review (ER) 2020-018 for the following: request for a PUD for a seven phase conceptual master site plan with alternative development standards for a Mixed Use Development of a 22.74 acre site; request for a CUP for Mixed Use Development and development of an Extended Stay Hotel; request for a Tentative Map (TM); and an Environmental Review (ER) for an Initial Study- Mitigated Negative Declaration (IS-MND) for the Mixed Use Development located southeast of the John Street and Abbott Street

intersection in the CO-FG-4 (Commercial Office - Abbott Street Focused Growth Overlay) and IG (Industrial - General) Zoning District

Received report from Associate Planner Robert Latino regarding a mixed use development project located on a 22.74-acre site located southeast of the John Street and Abbott Street intersection. The project would involve construction of a 70,000 square-foot Extended Stay Hotel with 111 guest rooms, approximately 232,800 square feet of residential uses (197 units), 107,900 square feet of retail use, and 30,900 square feet of office use for a total of 478,800 square feet of new development. The project would be constructed in seven phases over an estimated 9 to 10 years. The 14 lots that make up the project site would be reconfigured into 9 lots with the Tentative Map. Construction of the proposed Extended Stay Hotel would occur in the first phase. Future development in remaining phases would include multi-story mixed-use buildings, retail and office buildings, and multi-family residential buildings subject to subsequent administrative Site Plan Review processes. Prior to building/grading permit approval of any phase, the applicant shall provide a sanitary sewer capacity study that demonstrates adequate capacity in the sanitary sewer main along Abbott. Environmental impacts of the project have been analyzed in accordance with the California Environmental Quality Act (CEQA), and an Initial Study - Mitigated Negative Declaration (IS-MND) has been prepared for the project. Based on the environmental document, the project will not have a significant effect on the environment, with incorporation of mitigation measures. Report filed with the City Clerk as the official record.

The following audience members commented on the report:

Michael Harrington, Applicant

David Maisonneuve

Jose Guerra

Malcom Mejia

Margaret Serna Bonetti

Robin

Upon motion by Councilmember Barrera, seconded by Councilmember Osornio, Resolution affirming the findings and adopting the proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program pursuant to section 15074 of the CEQA Guidelines; approving Planned Unit Development Permit 2020-002 for a seven-phase Master Site Plan and alternative development standards; approving Conditional Use Permit 2022-030 for the Mixed Use Development and the Extended Stay Hotel; and approving Tentative Map 2022-001 to reconfigure 14 lots into 9 lots 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 22978

CONSIDERATION

[ID#24-255](#)

Fiscal Year 2024-25 Operating Budget and Capital Improvement Program and Annual Appropriations Limit

Received report from Finance Director Selina Andrews regarding the Proposed FY 24-25 Operating Budget and Capital Improvement Program developed to continue efforts to address the highest community and organizational priorities. Guided by City Council's 2022-2025 strategic priorities, the Proposed Budget prioritizes and reallocates the City's

limited General Funds and other fund resources towards community safety, addressing homelessness, and cleaning up Salinas' neighborhoods, while continuing work with other community services to address deferred infrastructure. Report filed with the City Clerk as the official record.

The following members of the public commented on the report:

Malcome Mejia

Jose Guerra

Anthony Cruz, Community Science Workshop

Unidentified audience member, Community Science Workshop

Unidentified audience member, Community Science Workshop

Jose Cruz, Community Science Workshop

Evelyn San Juan Ortiz, Community Science Workshop

Dulce Maria Cruz, Community Science Workshop

Diego O, Community Science Workshop

Eric Petersen, Support Community Science Workshop

Alipina Cruz, Community Science Workshop

Maria Chavez, Community Science Workshop

Michelle McCarty

Juanita Aguilar, Community Science Workshop

Mary Ann Worden

Margaret Serna Bonetti

Luis Xago Juarez

Valeria Hernandez, Salinas Regional Sports Authority

Robin

Jonathan De Anda, Regional Sports Authority

Matt Huerta

MOTION

Councilmember Barrera moved to approve the FY 24-25 Operating Budget and Capital Improvement Program as presented. Motion was second by Councilmember Sandoval

FRIENDLY AMENDMENT

Councilmember Rocha requested an amendment to change the proposed "eliminated" positions in the budget to "frozen/unfunded." Amendment was accepted by the makers of the motion.

Upon motion by Councilmember Barrera, seconded by Councilmember Sandoval, Resolution adopting the Fiscal Year 2024-25 Proposed Operating Budget for the City of Salinas and Successor Agency to the former Salinas Redevelopment Agency; the Fiscal Year 2024-25 Capital Improvement Program for the City of Salinas; and a Resolution establishing the appropriations limit for Fiscal Year 2024-25 at \$324,459,809 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 22979; 22980; SA 44

[ID#24-332](#)

Annual Billings of Wastewater Sewer Charges: Agreements related to Collection of Special Taxes, Fees, and Assessments

Received report from Assistant City Manager Jim Pia and City Attorney Christopher Callihan regarding the County of Monterey and Monterey One Water (M1W)

memorandums of understanding (MOUs) related to annual billings of wastewater sewer charges and the collection of special taxes, fees, and assessments. Report filed with the City Clerk as the official record.

Upon motion by Councilmember Barrera, seconded by Councilmember Sandoval, Resolution approving an agreement with the County of Monterey and a memorandum of understanding with Monterey One Water (M1W) related to annual billings of wastewater sewer charges and the collection of special taxes, fees, and assessments, and authorizing the City Manager to enter into an agreement with the County of Monterey and memorandum of understanding with M1W on behalf of the City of Salinas; and request to conduct an analysis to evaluate the potential impacts to residents and property owners in one (1) year 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 23004

CONSENT AGENDA

[ID#24-346](#)

Minutes

Upon motion by Councilmember Barrera, seconded by Councilmember Osornio, minutes of May 14, 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#24-331](#)

Financial Claims

Upon motion 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#24-209](#)

Public Utility Easement at 791 Work Street

Upon motion by Councilmember Barrera, seconded by Councilmember Osornio, Resolution accepting a Public Utility Easement described in the Grant Deed for a portion of Lot 15 of the "Ottone Business Park No. 2" filed for record in Volume 20 of Cities and Towns at page 28 (791 Work Street, Tract No. 1328) 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 22981

[ID#24-260](#)

Mills Act Program

Upon motion by Councilmember Barrera, seconded by Councilmember Osornio, Ordinance amending Chapter 3 of the Salinas Municipal Code making minor edits and updates and approve a Resolution establishing a permanent Mills Act Program for qualified historic properties 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 2679; RES 22982

[ID#24-280](#)

SB1 Road Repair and Accountability Act - FY 2024/25 Projects

Upon motion by Councilmember Barrera, seconded by Councilmember Osornio, Resolution adopting a list of projects for Fiscal Year 2024-25 funded by SB 1, Road Repair and Accountability Act of 2017 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 22983

[ID#24-286](#)

Agreements for Professional Services for Permit and Code Enforcement Services

MOTION

Motion was made by Councilmember Barrera to approve staff recommendation authorizing an on-call list for permit and code enforcement services and authorizing the execution of on-call and project specific Professional Services Agreements, and authorizing the City Manager and City Attorney to finalize and execute a Funding Agreement with Scannell Properties to reimburse the City for augmentation of plan review and inspection services. Motion was second by Councilmember Osornio.

SUBSTITUTE MOTION

Motion made by Councilmember Rocha to take a seprate vote on staff recommendation for items 1-3 and and items 4 and 5. Motion was second by Councilmember Barrera.

COUNCIL ACTION

Motion by Councilmember Rocha, second by Councilmember Barrera, the City Council approved: 1) a three-year On-Call list for permit and code enforcement professional services to include True North Compliance Services, Shums Coda Associates, TRB and Associates, 4LEAF, CSG Consultants, and Willdan Engineering; 2) Authorized the City Manager to execute On-Call Agreements for Professional Services for permit services with True North Compliance Services, Willdan Engineering, Shums Coda Associates, and 4LEAF for Fiscal Years 2024-25, 2025-26 and 2026-27 with an individual agreement total compensation amount not to exceed \$150,000 for FY 2024-25; and 3) authorized the City Manager to execute an On-Call Agreement for Professional Services for code enforcement services with Willdan Engineering for Fiscal Years 2024-25, 2025-26 and 2026-27 with a total compensation amount not to exceed \$250,000 for FY 2024-25.

AYES: Councilmembers: Barrera, Gonzalez, Osornio, Rocha, Sandoval, Valenzuela, and Mayor Craig.

NOES: None.

ABSTAIN: None.

Upon motion by Councilmember Rocha, seconded by Councilmember Barrera, Resolution approving item 4) authorizing the City Manager to execute an Agreement for Professional Services with TRB and Associates effective June 11, 2024, to June 30, 2026, for an amount not to exceed \$600,000 to facilitate the permitting of a proposed new warehouse/logistics facility; and item 5) authorizing the City Manager and City Attorney to finalize, and the City Manager to execute a Funding Agreement with Scannell Properties, the developer of the proposed new warehouse/logistics facility project, to reimburse the City for augmentation of plan review and inspection services incurred for this project was approved. The motion carried by the following vote:

Ayes: 6 - Councilmember Barrera, Councilmember Gonzalez, Councilmember Osornio, Councilmember Sandoval, Councilmember Valenzuela and Mayor Craig

Noes: 1 - Councilmember Rocha

Enactment No: RES 22984; RES 22985

[ID#24-294](#)

Set Public Hearing date for Levying Annual Assessments for the Landscape and Maintenance Assessment Districts

Upon motion by Councilmember Barrera, seconded by Councilmember Osornio, Resolution(s) initiating the proceedings for the annual levy of assessments, declaring the intention to levy and collect an assessment and set a public hearing date for August 6, 2024, and preliminarily approving the Engineer's Reports for the landscape maintenance districts 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: ROI 647-652; RES 22986-22997

[ID#24-296](#)

Amendment No. 3 to the Professional Services Agreement with R3 Consulting Group

Upon motion by Councilmember Barrera, seconded by Councilmember Osornio, Resolution approving Amendment No. 3 to the Professional Services Agreement between the City of Salinas and R3 Consulting Group, Inc. (R3) to increase the maximum compensation by \$51,000 for a not to exceed amount of \$150,000 and authorizing the City Manager to enter into the Amendment on behalf of the City 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 22998

[ID#24-300](#)

Industrial Wastewater Treatment Facility Emergency Pump Repair Agreement

Upon motion by Councilmember Barrera, seconded by Councilmember Osornio, Resolution ratifying the emergency agreement with Industrial Machine Shop for

emergency pump repairs at the Industrial Wastewater Treatment Facility in an amount not to exceed \$42,145, which includes a 5% contingency 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 22999

[ID#24-301](#)

Active Transportation Program Cycle 7 Grant Application

Upon motion by Councilmember Barrera, seconded by Councilmember Osornio, Resolution authorizing the submission of an application for the Active Transportation Program (ATP) Cycle 7 Grant Program, and if awarded authorizing the City Manager or designee to accept award and to execute all required Agreements and related documents necessary to implement the identified projects 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 23000

[ID#24-303](#)

Surplus Vehicles and Equipment for Disposal

Upon motion by Councilmember Barrera, seconded by Councilmember Osornio, Resolution pursuant to Salinas Municipal Code section 12-15 declaring vehicles and equipment surplus and authorizing their disposal 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 23001

[ID#24-304](#)

Sponsor Agreement with the California Conservation Corps (CCC)

Upon motion by Councilmember Barrera, seconded by Councilmember Osornio, Resolution approving a Sponsor Agreement between the City of Salinas and California Conservation Corps (CCC) for the Urban and Community Forestry Grant Program in the Amount of \$62,400 and authorizing the City Manager to execute all documents pertaining to the Agreement 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 23002

[ID#24-317](#)

CINTAS Uniform Services Agreement Extension

Upon motion by Councilmember Barrera, seconded by Councilmember Osornio, Resolution authorizing the City Manager to enter into the extension of an agreement with Cintas Uniform Incorporated to continue services for a one-year

term in an amount not to exceed \$89,750 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 23003

[ID#24-325](#)

Response to 2023-2024 Monterey County Civil Grand Jury Final Report

Received public comment from Margaret Serna Bonetti.

Upon motion by Councilmember Barrera, seconded by Councilmember Sandoval, motion authorizing the Mayor to sign a letter responding to the findings and the recommendations in the 2023-2024 Monterey County Civil Grand Jury Final Report regarding "Monterey County's Response to Community Members Experiencing a Mental Health Crisis" 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#24-333](#)

Extension of Agreement for Services for Workers' Compensation Third Party Claim Adjuster

Upon motion by Councilmember Barrera, seconded by Councilmember Osornio, Resolution delegating authority to the City Manager to negotiate and execute a two-year extension of the contract between the City of Salinas and CorVel Enterprise Comp, Inc. ("CorVel") for the administration of the City's Workers' Compensation Program in an amount not to exceed \$452,994 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 23005

[ID#24-334](#)

Modification to Classification - Salary Schedule and Reclassification

Upon motion by Councilmember Barrera, seconded by Councilmember Osornio, Resolution modifying the Classification - Salary Schedule to include the classifications of Fire Inspector I and Fire Inspector II; approve the reclassification of incumbent Fire Inspectors to Fire Inspector II and retitle Fire Inspector to Fire Inspector I; correct the salary range for the Administrative Fire Captain classification to reflect the approved salary range set before shifting the classification from the Fire Supervisors Association (FSA) to the International Association of Fire Fighters (IAFF) together with corresponding 2024 salary adjustment; and retitle the Library Automation Services Coordinator classification 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 23006

[ID#24-344](#)**Renewal of Microsoft Assurance Licensing**

Upon motion by Councilmember Barrera, seconded by Councilmember Osornio, Resolution authorizing the Purchasing Agent to complete the purchase and renewal of Microsoft Assurance from CDW-G LLC., in an amount not to exceed \$84,000 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 23007

COUNCILMEMBERS' REPORTS, APPOINTMENTS AND FUTURE AGENDA ITEMS**CLOSED SESSION**[ID#24-348](#)

- a. **Existing Litigation** - California Government Code Section 54956.9(a), conference with legal counsel regarding, Kurtis Matthews vs. City of Salinas, Workers' Compensation Appeals Board Case Number(s): Unassigned; ADJ15374627.
- b. **Existing Litigation** - California Government Code Section 54956.9(a), conference with legal counsel regarding, Ryan Keating vs. City of Salinas, Workers' Compensation Appeals Board Case Number(s): ADJ16748305; ADJ 17035798.
- c. **Existing Litigation** - California Government Code Section 54956.9(a), conference with legal counsel regarding, Jorge Ernesto Alvarado (Dec'd) vs. City of Salinas, Workers' Compensation Appeals Board Case Number(s): ADJ18271242.
- d. **Real Property Negotiations** - California Government Code Section 54956.8, conference with real property negotiators City Manager Rene Mendez, Assistant City Manager Jim Pia, City Attorney Christopher A. Callihan, Community Development Director Lisa Brinton, to discuss the terms and sale of real properties located at 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).
- e. **Public Employee Performance Evaluation** - California Government Code Section 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 not reportable actions on closed session matters.

ADJOURNMENT

Meeting adjourned at 8:47 p.m.

APPROVED:

Mayor/Chair

ATTEST:

City Clerk/Secretary