

City of Salinas

200 Lincoln Ave., Salinas, CA 93901

www.cityofsalinas.org



Meeting Agenda - Final

Tuesday, March 5, 2024

4:00 PM

SALINAS ROTUNDA

City Council

Mayor Kimbley Craig

Councilmembers:

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

Steve McShane, District 3 - Orlando Osornio, District 4

Andrew Sandoval, District 5 - Anthony Rocha, District 6

Jim Pia, Interim City Manager

Christopher A. Callihan, City Attorney

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

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626 6799 US (Chicago) +1 360 209 5623 US +1 386 347 5053 US**

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PLEDGE OF ALLEGIANCE**ROLL CALL****PROCLAMATION**

American Red Cross Month, March 2024

PUBLIC COMMENT PROCEDURES

If you wish to make a general public comment or comment on a specific agenda item, you are encouraged to attend the City Council meeting in person. Public comment may also be submitted via email at PublicComment@ci.salinas.ca.us and will be entered into the record.

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 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.

ANNOUNCEMENT

City of Salinas 150th Anniversary

PRESENTATION

Councilmember comments on presentations are generally limited to three minutes.

[ID#24-085](#)

City of Salinas Homeless Services**PUBLIC HEARINGS**

[ID#24-077](#)

Second Amendment to Planned Unit Development Permit 1969-003 (PUD 2023-001) located in Las Casitas Units 1 and 2 (Tracts 607 and 615) pursuant to Residential Low Density (R-L-5.5) Zoning District Development Standards

Recommendation: Approve a Resolution finding the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305 and approving a second amendment to Planned Unit Development Permit 1969-009 (PUD 2023-001) to allow residential additions for 124 existing single family detached dwelling units located in Las Casitas Units 1 and 2 (Tracts 607 and 615) pursuant to Residential Low Density (R-L-5.5) Zoning District Development Standards, Design Standards, and Infill Residential Development Regulations.

[ID#24-081](#)

Application to the California Department of Housing and Community Development for the Prohousing Incentive Program Round 2

Recommendation: Approve a Resolution authorizing the submission of a Prohousing Incentive Program (PIP) Round 2 application to the California Department of Housing and Community Development (HCD), and if awarded; the City Manager or designee to accept PIP Round 2 Program funds, and execute all required Agreements and related documents necessary to implement the program; and the establishment of an HCD PIP Program Round 2 appropriation of up to \$1,250,000.

CONSIDERATION

[ID#24-096](#)

Determination of Administrative Site Plan Review for the Hebbbron Family Center

Recommendation: Approve a Resolution determining an administrative Site Plan Review as the alternative review process for the Hebbbron Family Center Project based on finding the Project to be proper and in the interest of the public.

[ID#24-115](#)

Annual Budget Community Sponsorship Policy Draft

Recommendation: Approve a Resolution approving the Annual Budget Community Sponsorship Policy.

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#24-119](#)

Financial Claims

Recommendation: Approve financial claims report.

[ID#24-072](#) Emergency City Hall HVAC System Replacement

Recommendation: Approve a Resolution approving Amendment No. 1 to increase the compensation for the Environmental Systems, Inc. agreement by \$54,414.50 for Emergency City Hall HVAC System Replacement; and approve an amendment to the Agreement terms to extend completion date through December 31, 2024 and authorize the Interim City Manager to enter into the amendment on behalf of the City.

[ID#24-074](#) Bardin Safe Routes to School Improvement Project Acceptance

Recommendation: Approve a Resolution accepting the Bardin Road Safe Routes to School Improvements Project, CIP No. 9218, Federal Project ATPL-5045(031) for maintenance and responsibility.

[ID#24-076](#) Administrative Correction to State Resolution No. 22664

Recommendation: Approve a Resolution authorizing a necessary administrative correction to State Resolution No. 22664 for the California Department of Housing and Community Development (HCD) Emergency Solutions Grant (ESG) Continuum of Care (CoC) Allocation application; and directing staff to submit an updated State Resolution for the HCD 2023-2024 Emergency Solutions Grant Continuum of Care Allocation.

[ID#24-089](#) City Hall Emergency Roof Repair, Project No. 8170

Recommendation: Approve a Resolution authorizing the Interim City Manager execute Contract Change Order No. 13 and Change Order No. 14 to F C & Sons Roofing, Inc. for the City Hall Emergency Roof Repair Project No. 8170 in the amount of \$8,725.00 and \$19,864.00, respectively, and authorize the Interim City Manager to execute all necessary documents related to Contract Change Order No. 13 and No. 14; and authorize 1.5% of the new contract amount for construction contingencies (\$33,655.37) for the City Hall Emergency Roof Repair Project, CIP No. 8170.

[ID#24-097](#) Design Build of Hebbroon Family Center

Recommendation: Approve a Resolution awarding contract for the Design Build of Hebbroon Family Center to Diede Construction, Inc for the base bid in the amount not to exceed \$10,579,600; and approve the reallocation of American Rescue Plan Act funds (ARPA), in the amount of \$2,000,000 from Park Irrigation Upgrades to the Hebbroon Family Center project should additional funding be required; and authorize the Mayor to enter into the Agreement on behalf of the City.

[ID#24-114](#) Agreement with Monterey County Office of Education for Public, Educational, and Governmental Access Services

Recommendation: Approve a Resolution authorizing the Interim City Manager to enter into a Professional Services Agreement with the Monterey County Office of Education for Public, Educational, and Governmental Access Services in an amount not to exceed \$145,000.

[ID#24-125](#) Modification to the Classification- Salary Schedule; Reclassification; Police Hiring Incentive; Over Hires

Recommendation: Approve Resolutions modifying the Classification - Salary Schedule to add the classification of Human Resources Manager and adjust the salary range for the temporary classifications of Public Service Maintenance Aide and Public Service Maintenance Worker I and II; approve the recommended reclassifications for the Human Resources Department reorganization; approve one over hire in Community Development and one over hire in the Police Department; and approve the proposed revised Police Officer hiring incentive and proposed hourly rate adjustment for the Police Recruit classification.

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.

CLOSED SESSION

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

ID#24-124

- a. **Existing Litigation** - California Government Code Section 54956.9, conference with legal counsel regarding, Richard Maldonado vs. City of Salinas, Workers' Compensation Appeals Board Case Number(s): ADJ8724896, ADJ8724897, ADJ8724893 and ADJ9876550.
- b. **Existing Litigation** - California Government Code Section 54956.9, conference with legal counsel regarding, Kyle Daniels vs. City of Salinas, Workers' Compensation Appeals Board Case Number(s): ADJ17096988, ADJ17220366; ADJ13144170.
- c. **Existing Litigation** - California Government Code Section 54956.9, conference with legal counsel regarding, Keith Emery vs. City of Salinas, Workers' Compensation Appeals Board Case Number(s): ADJ15631649.
- d. **Public Employee Appointment** - California Government Code Section 54957(b)(1), City Manager

ADJOURNMENT

Alexis Mejia, Assistant City Clerk

AGENDA MATERIAL / ADDENDUM

Any addendums will be posted within 72 hours of regular meetings or 24 hours of special meetings and in accordance with Californian Government Code Section 54954.2 and 54956. City Council agenda reports and other writings distributed to the legislative body 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 in accordance with California Government Code section 54597.5. 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. Language interpretation may be

requested as soon as possible but by no later than 5 p.m. of the last business day prior to 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 March 1, 2024 in the Salinas Rotunda and City's website.

Meetings are streamed live at <https://salinas.legistar.com/Calendar.aspx>, televised live on Comcast Channel 25 and on <http://www.youtube.com/thesalinaschannel> at 4:00 p.m. on the date of the regularly scheduled meeting and will be broadcast throughout the day on Friday, Saturday, Monday and Wednesday following the meeting. For the most up-to-date Broadcast Schedule for The Salinas Channel on Comcast 25, please visit or subscribe to our Google Calendar located at <http://tinyurl.com/SalinasChannel25>. All past City Council meetings may also be viewed on the Salinas Channel on YouTube at <http://www.youtube.com/thesalinaschannel>.



City of Salinas

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CA 93901
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Legislation Text

File #: ID#24-085, **Version:** 1

City of Salinas Homeless Services



Legislation Text

File #: ID#24-077, Version: 1

Second Amendment to Planned Unit Development Permit 1969-003 (PUD 2023-001) located in Las Casitas Units 1 and 2 (Tracts 607 and 615) pursuant to Residential Low Density (R-L-5.5) Zoning District Development Standards

Approve a Resolution finding the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305 and approving a second amendment to Planned Unit Development Permit 1969-009 (PUD 2023-001) to allow residential additions for 124 existing single family detached dwelling units located in Las Casitas Units 1 and 2 (Tracts 607 and 615) pursuant to Residential Low Density (R-L-5.5) Zoning District Development Standards, Design Standards, and Infill Residential Development Regulations.



CITY OF SALINAS COUNCIL STAFF REPORT

DATE: MARCH 5, 2024

DEPARTMENT: COMMUNITY DEVELOPMENT DEPARTMENT

FROM: LISA BRINTON, DIRECTOR

THROUGH: COURTNEY GROSSMAN, PLANNING MANAGER

BY: THOMAS WILES, SENIOR PLANNER

TITLE: SECOND AMENDMENT TO PLANNED UNIT DEVELOPMENT
PERMIT 1969-003 (PUD 2023-001)

RECOMMENDED MOTION:

A motion to approve a Resolution finding the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305 and approving a second amendment to Planned Unit Development Permit 1969-009 (PUD 2023-001) to allow residential additions for 124 existing single family detached dwelling units pursuant to Residential Low Density (R-L-5.5) Zoning District Development Standards, Design Standards, and Infill Residential Development Regulations.

EXECUTIVE SUMMARY:

Hernan and Armida Perez (Applicant) on behalf of Martina Espino, the property owner of 747 Amarillo Way, have applied for a Second Amendment to Planned Unit Development Permit 1969-003 (PUD 1969-003) to allow residential additions for 124 existing single family detached dwelling units subject to Planned Unit Development Permit 1969-003 pursuant to the Residential Low Density (R-L-5.5) Zoning District Development Standards.

BACKGROUND:

Hernan and Armida Perez (Applicant) on behalf of Martina Espino, the property owner of 747 Amarillo Way, have requested approval to construct a 118 square-foot garage addition and a 148 square foot addition to an existing single-family detached dwelling unit. Proposed plans are provided as an attachment to this report. However, per Condition Number 3 of PUD 1969-003, no building additions are allowed. The proposed Second Amendment to PUD 1969-003 (PUD 2023-001) would allow residential additions to 124 existing single family detached dwelling units located in Las Casitas Units 1 and 2 (Tracts 607 and 615) pursuant to the Residential Low Density (R-L-5.5) Zoning District Development Standards, Design Standards and Infill Residential Development Regulations (see Exhibits “A” and “B” of PUD 2023-001).

Per Zoning Code Section 37-60.080(b), applications involving three (3) or more properties with

different ownerships shall be required to include the signatures of those property owners or their authorized agent's signature who own 51% or more of the total land area in the application project area. Per City records, there are 124 property owners in the area subject to PUD 1969-003. Per Zoning Code Section 37-60.080(b), a minimum of 64 of the 124 property owners or their authorized agents must sign the application. Staff received a list of signatures of property owners and their authorized agents subject to PUD 1969-003 along with the application. Staff reviewed the list and verified 68 signatures (55%), which exceeds the minimum required 64 signatures. Verified signatures are provided as an attachment to this report.

The Salinas City Council approved PUD 1969-003 on October 6, 1969, which authorized development of a 252-lot subdivision and construction of 252 compact homes on 42.25-acres located between Rider Avenue and Natividad Creek. Subsequently, the following Planned Unit Development Permits modified PUD 1969-003:

1. Planned Unit Development Permit 1972-002 (PUD 1972-002); which was approved by the Salinas City Council on April 17, 1972, authorized 58 compact homes on a 9.804-acre southwest portion of the original PUD 1969-003 project area (Las Casitas Subdivision Unit #3);
2. Planned Unit Development Permit 1978-001 (PUD 1978-001); which was approved by the Salinas City Council on April 23, 1979, a First Amendment to PUD 1969-003, authorized development of 65 single-family dwellings on reduced lot area located on a 13.93-acre parcel located to the north of the PUD 1969-003 subject area; and
3. Planned Unit Development Permit 1984-013 (PUD 1984-013); which was approved by the Salinas City Council on January 8, 1985, amended PUD 1978-001 and authorized development of 42 single-family detached zero-lot line homes and 45 condominiums located on the same 13.93-acre parcel.

As a result of the subsequent PUD's, the subject area for PUD 1969-003 was reduced to 124 existing single family detached dwelling units of approximately 18.52-acres (see Exhibits "A" and "B" of PUD 2023-001). All of these dwelling units are located in the Residential Low Density (R-L-5.5) Zoning District.

The following provides an overview of the adjacent land uses and zoning districts of the PUD 2023-001 subject area:

North:	Residential/Residential Low Density (R-L-5.5), Residential Medium Density (R-M-2.9)
South:	Residential/Residential Low Density (R-L-5.5), Residential Medium Density (R-M-2.9)
East:	Residential/Residential Low Density (R-L-5.5)
West:	Residential/Residential Low Density (R-L-5.5)

On February 7, 2024, the Planning Commission recommended that the City Council approve the second amendment to Planned Unit Development Permit 1969-009 (PUD 2023-001) to allow

residential additions for 124 existing single family detached dwelling units pursuant to Residential Low Density (R-L-5.5) Zoning District Development Standards and Design Standards, with a modification requiring Residential Design Review for second story additions (see attached Planning Commission Resolution 2024-01). The Planning Commission expressed concerns with second story additions in the project area and determined that second story additions should be subject to the Residential Design Review (RDR) requirements contained in the Infill Residential Development regulations per Zoning Code Section 37-50.110. Accordingly, staff modified Conditions 1 and 3 of the draft Planned Unit Development Permit to require Residential Design Review (RDR) for second story additions per 37-50.110(c)(2) (Applicability - Infill residential development in the R-L District. In essence, the modification requires submittal and approval of a Conditional Use Permit prior to issuance of a building permit for second story additions in the project area. One of the purposes of Residential Design Review is to ensure that development is compatible in scale and height with the neighboring single-family detached residential dwelling units through the use of similar proportions, level of details, and scale.

ANALYSIS

The attached PUD 1969-003 was approved with no specific development regulations such as minimum lot size, lot area per unit, lot width, usable open space, etc. The proposed development standards for PUD 2023-001, which are pursuant to the R-L-5.5 Zoning District are summarized below.

R-L-5.5 Development Standards

Lot Size	5,500 s.f.
Lot area per unit	N/A
Lot width - minimum	50 ft.
Corner Lots	60 ft.
Lot depth - minimum	75 ft.
Lot frontage - minimum	35 ft.
Yards - minimum	
Front	20 ft.
Side	
Interior	5 ft.
Corner	15 ft.
Rear (ft.)	10 ft.
Distance between structures	6 ft.
Driveway length (from street property line)	20 ft
Maximum height	30 ft.
Maximum nonresidential FAR	.40
Usable open space per dwelling unit.	1,000 sf. (10% of lot area for corner lots with a minimum required 650 sf. and a maximum 1,000 sf.)

Per Zoning Code Section 37-50.070(a), a legally created lot having a width or area less than required for the district in which it is located shall be developed subject to the same property

development regulations as a standard lot. No substandard lot shall be further reduced in area or width. The proposed Planned Unit Development Permit will not increase the density or allow for changes in lot size. If approved, the Amendment would allow affected property owners to expand subject to the applicable zoning regulations. The Amendment will allow affected property owners the same development opportunities as other homeowners in the R-L-5.5 District. The Amendment is not likely to adversely affect the neighborhood because the colors and materials of any addition are required to be consistent with the original PUD approval, those of the existing structure, and the design standards contained in the R-L-5.5 regulations.

Findings:

The City Council may approve an application for the Second Amendment to PUD 1969-003 (PUD 2023-001) if all the findings set forth in the attached proposed City Council Resolution are established.

CEQA CONSIDERATION:

The environmental impacts of the project have been analyzed in accordance with the California Environmental Quality Act (CEQA). The proposed Zoning Code Amendment is categorically exempt (Class 5) from further environmental analysis per CEQA Guidelines Section 15305 (*Minor Alterations in Land Use Limitations*). This is because the site is served by existing utilities and public services and approval of the project does not result in any significant effects relating to traffic, noise, air quality or water quality.

TIME CONSIDERATION:

The project was deemed complete on January 10, 2024. Final action is required by March 10, 2024, pursuant to CEQA Section 15107.

ALTERNATIVES AVAILABLE TO THE CITY COUNCIL:

The City Council has the following alternatives:

1. Affirm the findings set forth in the attached Resolution and approve Planned Unit Development Permit 2023-001 with modifications; or
2. Find that the proposal is not appropriate and establish findings at the public hearing stating the reasons for not approving Planned Unit Development Permit 2023-001

STRATEGIC PLAN INITIATIVE:

This action supports the Council's Strategic Goal of Economic Development and Housing/Affordable Housing by allowing residential additions for 124 existing single family detached dwelling units pursuant to Residential Low Density (R-L-5.5) Zoning District Development Standards.

DEPARTMENTAL COORDINATION:

The Community Development Department and the Public Works Department have coordinated on processing Planned Unit Development Permit 2023-001.

FISCAL AND SUSTABILITY IMPACT:

There are no significant fiscal impacts associated with this Planned Unit Development Permit 2023-001.

ATTACHMENTS:

Proposed City Council Resolution

Draft Planned Unit Development Permit 2023-001 with the following exhibits:

Exhibit “A” - Vicinity Map

Exhibit “B” - Site Plan for area subject to PUD 1969-003

Exhibit “C” – Engineer’s Report dated November 28, 2023

Planning Commission Resolution No. 2024-01

Planning Commission Staff Report dated February 7, 2024 without exhibits.

Unofficial February 7, 2024 Planning Commission Minutes

Signatures for submittal of Planned Unit Development Permit 2023-001

Planned Unit Development Permit 1969-003

Planned Unit Development Permit 1972-002

Planned Unit Development Permit 1978-001

Planned Unit Development Permit 1984-013

Addition plans for 747 Amarillo Way

Cc: Hernan and Armida Perez, Applicant
Marth Espino, Property Owner, 747 Amarillo Way

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Legislation Text

File #: ID#24-081, **Version:** 1

Application to the California Department of Housing and Community Development for the Prohousing Incentive Program Round 2

Approve a Resolution authorizing the submission of a Prohousing Incentive Program (PIP) Round 2 application to the California Department of Housing and Community Development (HCD), and if awarded; the City Manager or designee to accept PIP Round 2 Program funds, and execute all required Agreements and related documents necessary to implement the program; and the establishment of an HCD PIP Program Round 2 appropriation of up to \$1,250,000.



CITY OF SALINAS COUNCIL STAFF REPORT

DATE: MARCH 5, 2024

DEPARTMENT: COMMUNITY DEVELOPMENT

FROM: LISA BRINTON, DIRECTOR

THROUGH: ROD POWELL, ASSISTANT DIRECTOR
FRANCISCO BRAMBILA, ACTING PLANNING MANAGER
LUIS OCHOA, SR. COMMUNITY DEVELOPMENT ANALYST

BY: DAVID VIGIL, ADMINISTRATIVE ANALYST

TITLE: APPLICATION TO THE CALIFORNIA DEPARTMENT OF
HOUSING AND COMMUNITY DEVELOPMENT FOR THE
PROHOUSING INCENTIVE PROGRAM ROUND 2

RECOMMENDED MOTION:

A motion to approve a Resolution authorizing:

1. the submission of a Prohousing Incentive Program Round 2 application to the California Department of Housing and Community Development (HCD), and if awarded;
2. the City Manager or designee to accept Prohousing Incentive Program Round 2 Program funds and execute all required Agreements and related documents necessary to implement the program; and
3. the establishment of an HCD PIP Round 2 appropriation of up to \$1,250,000 for allowable predevelopment, development, acquisition, rehabilitation, and preservation of affordable multifamily, residential live-work, and rental housing as well as assistance to persons who are experiencing or at risk of homelessness.

EXECUTIVE SUMMARY:

On January 23, 2024, the California Department of Housing and Community Development (HCD) released a Notice of Funding Availability (NOFA) and application for its Prohousing Incentive Program (PIP) Round 2 to support the creation and preservation of affordable housing. The PIP intends to increase participation in HCD's Prohousing Designation Program (PDP) by offering designated jurisdictions with opportunities to apply for significant incentive awards based upon a regional geographic categorization and the jurisdiction's PDP application score. Eligible applicants who have not received PIP funding in Round 1 will be given funding priority in PIP Round 2 with any remaining amounts then becoming available to previously awarded jurisdictions. Under PIP Round 1, the City was awarded \$1,650,000. Based upon a PIP Round 2

base amount of \$750,000 for the Central Coast area and the City's prior high PDP score of 58, Salinas could receive an award of up to \$1,250,000.

BACKGROUND:

HCD's PDP originates from the 2019-2020 Budget Act under Assembly Bill 101 Housing Development and Financing. In response to calls for immediate action to address the State's housing crisis, the legislature tasked HCD with establishing and administering a PDP to enable jurisdictions that have adopted local measures, programs and incentives that go beyond existing state law to encourage and facilitate the development of housing within its jurisdiction. The City applied to the PDP on March 8, 2023, and received its designation on April 5, 2023, with a score of 58 point. A minimum score of 50 points was required to receive designation.

HCD's PIP is a complementary initiative to its PDP. Under the PIP, grants are offered for a range of housing and community development-related planning, or implementation activities as described in Health and Safety Code Section 50470(b)(2)(D). Under PIP Round 1, the City was granted \$1,650,000 allocated to two activities: Affordable Housing Program (AHP) and First Time Homebuyer Down Payment Assistance Program (FTHDAP).

In January 2024, HCD released its second PIP NOFA making an additional \$9.5 million in funds available to cities and jurisdictions that have received a Prohousing Designation. HCD has set a deadline of March 15, 2024, for submission of PIP Round 2 applications. Based upon its regional geographic categorization and population, the City is eligible to receive a baseline PIP Round 2 award of \$750,000 plus a bonus award of \$10,000 for each point granted under its PDP application. Although the City scored 58 points on the PDP, HCD has capped the Round 2 bonus award amount at \$500,000, resulting in a potential total award of \$1,250,000. If awarded PIP Round 2 funds, the City's intended application would allocate an additional \$750,000 towards the AHP and the remaining \$500,000 towards programs and services assisting persons who are experiencing or at risk of homelessness, including providing rapid rehousing, rental assistance, navigation centers, emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing. The attached draft PIP Round 2 application provides a summary of proposed activities. PIP Round 2 funds are to be spent by May 2027.

HCD Prohousing Incentive Program Round 2	
1.Affordable Housing Program (AHP)	\$750,000
2.Assisting persons who are experiencing or at risk of homelessness	\$500,000
Total	\$1,250,000

CEQA CONSIDERATION:

Not a Project. The City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378). Page | 3 In addition, CEQA Guidelines Section 15061 includes the general rule that CEQA applies only to activities which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Because the

proposed action and this matter have no potential to cause any effect on the environment, or because it falls within a category of activities excluded as projects pursuant to CEQA Guidelines section 15378, this matter is not a project. Because the matter does not cause a direct or foreseeable indirect physical change on or in the environment, this matter is not a project. Any subsequent discretionary projects resulting from this action will be assessed for CEQA application.

STRATEGIC PLAN INITIATIVE:

Submission of a PIP Program Round 2 application to HCD supports City of Salinas Strategic Plan 2022-2025 Goals and Strategies of *Housing/Affordable Housing* by providing critical funding to increase affordable housing production and supporting those at risk of losing housing.

DEPARTMENTAL COORDINATION:

The HCD PIP Round 2 application has been developed by the Community Development Department (CDD) staff in consultation with the City Attorney.

FISCAL AND SUSTAINABILITY IMPACT:

Acceptance of HCD PIP Round 2 funds, if awarded, will result in the establishment of a HCD PIP Round 2 program fund appropriation and corresponding allocation of up to \$1,250,000. There is no required local match.

ATTACHMENTS:

Resolution – City

Resolution – State

City of Salinas PIP Program Application – Draft



Legislation Text

File #: ID#24-096, **Version:** 1

Determination of Administrative Site Plan Review for the Hebbbron Family Center

Approve a Resolution determining an administrative Site Plan Review as the alternative review process for the Hebbbron Family Center Project based on finding the Project to be proper and in the interest of the public.



CITY OF SALINAS COUNCIL STAFF REPORT

DATE: MARCH 5, 2024

DEPARTMENT: COMMUNITY DEVELOPMENT
LIBRARY AND COMMUNITY SERVICES
PUBLIC WORKS

FROM: LISA BRINTON, DIRECTOR
KRISTAN LUNDQUIST, DIRECTOR
DAVID JACOBS, DIRECTOR

BY: ANA AMBRIZ, REC-PARK SUPERINTENDENT
OSCAR RESENDIZ, ASSOCIATE PLANNER

TITLE: DETERMINATION OF ADMINISTRATIVE SITE PLAN REVIEW
AS THE ALTERNATIVE REVIEW PROCESS FOR THE
HEBBRON FAMILY CENTER

RECOMMENDED MOTION:

It is recommended that the City Council approve a resolution determining an administrative Site Plan Review as the alternative review process for the Hebbbron Family Center Project based on finding the Project to be proper and in the interest of the public.

EXECUTIVE SUMMARY:

The Hebbbron Family Center Project (Project) is located on a 1.32-acre city-owned site containing six (6) separate and adjacent lots at 683 Fremont Street in the public/semipublic and residential low-density zoning districts (Site). The Zoning Code requires different review processes for park and recreation facilities in the Public/Semipublic (PS) District and the Residential Low Density (R-L-5.5) Districts. The PS District requires an administrative Site Plan Review (SPR), while a discretionary Conditional Use Permit (CUP) is required in residential low-density districts. To streamline the entitlement process for the Project it is recommended that the City Council determine an administrative Site Plan Review as the alternative review process for the Hebbbron Family Center based on finding the Project to be proper and in the interest of the public as allowed under Zoning Code Section 37-10.070.

BACKGROUND:

In July of 2019, the Salinas City Council adopted the Parks, Recreation and Libraries Master Plan (PRLMP). The PRLMP represents a community engagement effort that connected with thousands of residents and community leaders over eighteen (18) months. The PRLMP assessed the state of

existing recreation and library facilities and engaged residents to prioritize the maintenance needs. One outcome of the PRLMP was the development of a 20-year Capital Improvements Plan for Park and Facility Projects. The Hebbbron Family Center ranked #1 in terms of needing improvement. Rebuilding the Hebbbron Family Center was also identified by the community as a top priority in the Alisal Vibrancy Plan (AVP) as a vital community resource that was in serious disrepair.

The Hebbbron Family Center Project (Project) is located on a 1.32-acre city-owned site containing six (6) separate and adjacent lots at 683 Fremont Street in the public/semipublic and residential low density zoning districts (Site) as shown on Exhibit A – Zoning Map of Hebbbron Family Center. City staff is currently working with Anderson Brule Architects, Inc (ABA), on the design and the entitlement requirements for the new one-story 7,965 square-foot recreation facility with 43 off-street parking spaces, a mural, and associated site improvements. The Zoning Code requires different review processes for park and recreation facilities in the Public/Semipublic (PS) and the Residential Low Density (R-L-5.5) Districts. Per Zoning Code Section 37-30.390, Table 37-30.170, Park and Recreation Facilities uses require an administrative Site Plan Review (SPR) in the Public/Semipublic (PS) District. However, per Zoning Code Section 37-30.060, Table 37-30.30 a discretionary Conditional Use Permit (CUP) is required in the Residential Low Density (R-L-5.5) District. Pursuant to Zoning Code Section 37-10.070, since the Site is city-owned, the City Council may determine an alternative review process if the Project is found to be proper and in the public's interest. Establishing one administrative review process for the Site will streamline the Project's entitlement.

CEQA CONSIDERATION:

The City of Salinas has determined that the proposed action of determining an administrative SPR as the review process for the Hebbbron Family Center Project is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378). In addition, CEQA Guidelines Section 15061 includes the general rule that CEQA applies only to activities which have the potential for causing a significant effect on the environment.

The Project, which includes the demolition and replacement of existing structures of substantially the same size, purpose, and capacity, qualifies as a Class 2 Categorical Exemption (Section 15302 Replacement or Reconstruction) under CEQA. The City of Salinas has also determined that the Project is of no significant impact under 24 CFR 58.32 – National Environmental Policy Act. No factors were found to be significant on a stand-alone basis.

STRATEGIC PLAN INITIATIVE:

The Hebbbron Family Center Project furthers the City Council's Strategic Plan vision and goals of Infrastructure and Environmental Sustainability, Youth and Seniors and is identified as a PRLMP and AVP priority.

DEPARTMENTAL COORDINATION:

The Public Works, Library & Community Services and Community Development Departments are collaboratively working together to facilitate the entitlement, design, and development of the Project.

FISCAL AND SUSTAINABILITY IMPACT:

There is no direct fiscal impact to the General Fund resulting from this action. The Hebbbron Family Center Project is funded through multiple funding sources including \$8.1 million from the State, just over \$2.816 million HUD CDBG Entitlement Funds, and \$1.5 million American Rescue Plan Act (ARPA) Funds.

ATTACHMENTS:

Resolution: Determination of Review Process for Hebbbron Family Center
Exhibit A - Zoning Map of Hebbbron Family Center



City of Salinas

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

Legislation Text

File #: ID#24-115, **Version:** 1

Annual Budget Community Sponsorship Policy Draft

Approve a Resolution approving the Annual Budget Community Sponsorship Policy.



CITY OF SALINAS COUNCIL STAFF REPORT

DATE: MARCH 5, 2024

DEPARTMENT: FINANCE DEPARTMENT

FROM: JIM PIA, INTERIM CITY MANAGER
SELINA ANDREWS, ASSISTANT FINANCE DIRECTOR

TITLE: ANNUAL BUDGET COMMUNITY SPONSORSHIP POLICY

RECOMMENDED MOTION:

Receive report on Annual Budget Community Sponsorship Policy and adopt Resolution approving said Policy.

EXECUTIVE SUMMARY:

The Sponsorship Policy draft was brought to the Finance Committee for review and discussion on February 6, 2024. The Finance Committee provided comments which have been incorporated in the draft policy. Staff seeks Council adoption of this Policy by the attached Resolution and hopes to implement the Sponsorship Policy in the FY 24-25 Budget process.

BACKGROUND:

City Council has previously demonstrated its support for sponsorship initiatives that provide a public benefit to people who live, work, and spend time in Salinas. As part of the FY 23-24 annual budget, City Council appropriated \$733,200 in community sponsorships and \$375,300 in separate funding agreements. Some of those sponsored events include the Airshow, Rodeo, Community Human Services, Salinas Valley Pride, Community Science Workshop, Salinas Regional Soccer Complex, and Hartnell College Salinas Valley Promise. Although last year's financial support was high, it is certainly not anticipated that this level of support is sustainable at that level every year. The Policy notes a range of between \$0.00 and \$250,000, however, this will ultimately be based on the City's available resources in any given Fiscal Year. It is important to note that the City has significant and ongoing cost drivers that will affect the ultimate number each year, including Department operating budget needs, employee contract Agreements, and required obligations to healthcare, workers' compensation, and employee CalPERS pension benefits.

In an effort to ensure transparency and equal access to government resources and to appropriately review and manage the volume of requests, staff was directed to establish a process for sponsorship of events or programs. Staff has been working to develop a policy and procedures outlining a process and has the attached draft ready for City Council approval. The intent of bringing this

item forward is to obtain City Council approval for this policy so that it may be implemented in the FY 24-25 budget development process.

CEQA CONSIDERATION:

***Not a Project.** The City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378).*

STRATEGIC PLAN INITIATIVE:

Economic Development- Sustain, encourage, and develop a diverse and thriving economy that benefits all Salinas residents and businesses and that contributes to the community's economic health.

DEPARTMENTAL COORDINATION:

This staff report was coordinated with the City Attorney's Office and City Manager's Office.

FISCAL AND SUSTAINABILITY IMPACT:

There is no fiscal impact associated with this item.

ATTACHMENTS:

Sponsorship Policy Draft
Resolution



City of Salinas

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

Legislation Text

File #: ID#24-119, **Version:** 1

Financial Claims

Approve financial claims report.

City of Salinas

Payment Register

From Payment Date: 2/14/2024 - To Payment Date: 2/27/2024

Number	Date	Status	Payee Name	Transaction Amount
General Account - General Account				
<u>Check</u>				
472938	02/15/2024	Open	Adriana Robles	\$812.15
472939	02/15/2024	Open	Alex Alfaro	\$59.00
472940	02/15/2024	Open	Christopher Knapp	\$93.00
472941	02/15/2024	Open	Devin Kile	\$246.00
472942	02/15/2024	Open	Jared Reyes	\$351.00
472943	02/15/2024	Open	Johnny Subia	\$204.75
472944	02/15/2024	Open	Juan Jimenez	\$40.00
472945	02/15/2024	Open	Kent Foster	\$246.00
472946	02/15/2024	Open	Luis Rodriguez	\$1,226.24
472947	02/15/2024	Open	Michael Ellison	\$246.00
472948	02/15/2024	Open	Patrick McBrian	\$246.00
472949	02/15/2024	Open	Susan Rosales-Nava	\$35.00
472950	02/15/2024	Open	72 Hour LLC dba Chevrolet of Watsonville/National	\$171.33
472951	02/15/2024	Open	Ace Hardware	\$57.62
472952	02/15/2024	Open	Acme Car Wash (William Pierce Inc)	\$1,347.36
472953	02/15/2024	Open	Alco Water	\$4,295.44
472954	02/15/2024	Open	Amazon.Com	\$288.71
472955	02/15/2024	Open	American Supply Company	\$286.74
472956	02/15/2024	Open	Aramark Uniform & Career Apparel Group, Inc	\$29.90
472957	02/15/2024	Open	Asap Alisal Signs And Printing	\$191.40
472958	02/15/2024	Open	AT and T	\$298.87
472959	02/15/2024	Open	AT&T Mobility	\$145.00
472960	02/15/2024	Open	AutoZone West Inc	\$161.61
472961	02/15/2024	Open	B&N Motors, LLC dba Toyota Salinas	\$41,129.70
472962	02/15/2024	Open	Bandit Systems Inc dba Bandit Systems	\$1,366.48
472963	02/15/2024	Open	California Water Service	\$1,462.38
472964	02/15/2024	Open	CDW Government LLC	\$4,395.22
472965	02/15/2024	Open	Charlie D. Zarza	\$624.00
472966	02/15/2024	Open	Cintas	\$1,520.30
472967	02/15/2024	Open	Coalition of Homeless Services Providers	\$370.84
472968	02/15/2024	Open	Coast Automotive Warehouse Inc	\$471.56
472969	02/15/2024	Open	Comcast (Business)	\$167.45
472970	02/15/2024	Open	CSC Of Salinas	\$1,979.86
472971	02/15/2024	Open	Davgp, Inc. dba Salinas Valley Tire	\$128.43
472972	02/15/2024	Open	Discount School Supply	\$761.30
472973	02/15/2024	Open	East Bay Tire Company	\$3,329.28
472974	02/15/2024	Open	Edilcia Perez dba Mami Fit	\$104.00
472975	02/15/2024	Open	First Alarm Security & Patrol Inc dba An Allied Un	\$1,477.90
472976	02/15/2024	Open	First Trust Alarm Company Inc	\$313.50
472977	02/15/2024	Open	Granite Rock Co	\$6,040.48
472978	02/15/2024	Open	Home Depot Credit Services	\$10,512.14
472979	02/15/2024	Open	Homer T Hayward Lumber Co dba Hayward Lumber	\$23.64
472980	02/15/2024	Open	Hope Services	\$2,940.00

City of Salinas

Payment Register

From Payment Date: 2/14/2024 - To Payment Date: 2/27/2024

Number	Date	Status	Payee Name	Transaction Amount
General Account - General Account				
<u>Check</u>				
472981	02/15/2024	Open	Interactive Data, LLC dba IDI	\$142.00
472982	02/15/2024	Open	Interstate Battery System Inc	\$1,765.13
472983	02/15/2024	Open	Jahaira Paola Navarro dba Dance Into Fitness with	\$562.25
472984	02/15/2024	Open	Jan Roehl Db a Jan Roehl Consulting	\$2,625.00
472985	02/15/2024	Open	JJR Construction Inc	\$156,711.69
472986	02/15/2024	Open	Johnson Associates	\$158.08
472987	02/15/2024	Open	Johnson Electronics	\$312.00
472988	02/15/2024	Open	Jose Luis Corral dba Salinas Pizza	\$185.85
472989	02/15/2024	Open	Kimley Horn And Assoc Inc	\$22,563.15
472990	02/15/2024	Open	Kosmont & Associates, Inc. dba Kosmont Companies	\$22,556.42
472991	02/15/2024	Open	Michael Spencer dba Tire & Wheel World	\$552.63
472992	02/15/2024	Open	MIS CORP	\$1,050.00
472993	02/15/2024	Open	Monterey County Health Department	\$9,950.94
472994	02/15/2024	Open	Monterey County Recorders	\$28.00
472995	02/15/2024	Open	Monterey Transfer and Storage Inc	\$2,388.56
472996	02/15/2024	Open	Motorola Solutions, Inc	\$1,460.13
472997	02/15/2024	Open	MP Express, Inc	\$2,154.02
472998	02/15/2024	Open	Natividad Medical Foundation	\$1,839.95
472999	02/15/2024	Open	New Image Landscape Company	\$100.00
473000	02/15/2024	Open	O'Reilly Auto Parts	\$1,575.78
473001	02/15/2024	Open	Office Depot Business Service Division	\$799.71
473002	02/15/2024	Open	Omega Industrial Supply Inc	\$2,543.71
473003	02/15/2024	Open	One Workplace L Ferrari, LLC dba Peninsula Busines	\$9,787.52
473004	02/15/2024	Open	Pacific Gas and Electric Company	\$5,471.34
473005	02/15/2024	Open	Peninsula Messenger, LLC	\$630.00
473006	02/15/2024	Open	PNC Equipment Finance, LLC	\$125,142.74
473007	02/15/2024	Open	Pure Gold Forensics, Inc	\$5,735.55
473008	02/15/2024	Open	Pure Water	\$288.00
473009	02/15/2024	Open	Quadient Finance USA, Inc dba NeoFunds/TotalFunds	\$370.00
473010	02/15/2024	Open	Quality Water Enterprises Inc dba Culligan Water	\$86.87
473011	02/15/2024	Open	Quality Water Enterprises Inc dba Culligan Water	\$138.33
473012	02/15/2024	Open	RDO Equipment Company	\$425.67
473013	02/15/2024	Open	Refrigeration Supplies Distributor	\$477.24
473014	02/15/2024	Open	Rent-A-Fence.com, Inc	\$216.23
473015	02/15/2024	Open	Republic Services of Salinas	\$1,604.16
473016	02/15/2024	Open	Republic Services of Salinas	\$629.57
473017	02/15/2024	Open	Republic Services of Salinas	\$664.58
473018	02/15/2024	Open	Safety-Kleen Systems, Inc.	\$285.00
473019	02/15/2024	Open	Safeway Sign Company	\$7,185.33
473020	02/15/2024	Open	Salinas Valley Solid Waste Authority	\$6,000.00
473021	02/15/2024	Open	Salinas Valley Solid Waste Authority	\$1,075.78
473022	02/15/2024	Open	San Jose State University Research Foundation	\$2,359.18
473023	02/15/2024	Open	San Lorenzo Lumber	\$855.93

City of Salinas

Payment Register

From Payment Date: 2/14/2024 - To Payment Date: 2/27/2024

Number	Date	Status	Payee Name	Transaction Amount
General Account - General Account				
<u>Check</u>				
473024	02/15/2024	Open	Saul Ramirez Morales Authorized Matco Tools Dist.	\$25.61
473025	02/15/2024	Open	SettlementOne Screening Corporation dba PeopleFact	\$65.25
473026	02/15/2024	Open	SpeakWrite LLC	\$2,003.69
473027	02/15/2024	Open	Stommel Inc dba Lehr	\$314.64
473028	02/15/2024	Open	Sturdy Oil Company	\$1,096.33
473029	02/15/2024	Open	Sunstar Media	\$25.00
473030	02/15/2024	Open	Target Pest Control	\$50.00
473031	02/15/2024	Open	TechRx Technology Services Corporation	\$5,225.00
473032	02/15/2024	Open	U.S. Bank National Association ND	\$27,851.38
473033	02/15/2024	Open	Underground Service Alert	\$8,517.69
473034	02/15/2024	Open	United Site Services	\$2,448.15
473035	02/15/2024	Open	Universal Doors	\$8,777.00
473036	02/15/2024	Open	Verizon Wireless	\$632.96
473037	02/15/2024	Open	Verizon Wireless	\$1,354.53
473038	02/15/2024	Open	Verizon Wireless	\$571.95
473039	02/15/2024	Open	Verizon Wireless	\$1,304.59
473040	02/15/2024	Open	Verizon Wireless	\$371.60
473041	02/15/2024	Open	W W Grainger Inc	\$11,544.24
473042	02/15/2024	Open	Walmart c/o Capitol One	\$270.25
473043	02/15/2024	Open	Wayne Boyer dba Motoport USA	\$419.36
473044	02/15/2024	Open	WCAF, LLC dba Watsonville Ford	\$406.95
473045	02/15/2024	Open	WCAF, LLC dba Watsonville Ford	\$58,110.53
473046	02/15/2024	Open	WCDJR LLC dba Watsonville Chrysler Dodge Jeep Ram	\$940.80
473047	02/15/2024	Open	Worldpac	\$409.84
473048	02/15/2024	Open	Dacia Rollins	\$40.00
473049	02/15/2024	Open	Evangeline Tremaine	\$22.78
473050	02/15/2024	Open	Priscilla Tran	\$9.51
473051	02/15/2024	Open	Robert Chrisp	\$15,662.29
473052	02/22/2024	Open	Alexander Vallejo	\$228.75
473053	02/22/2024	Open	Blake Ziebell	\$168.50
473054	02/22/2024	Open	Devin Kile	\$246.00
473055	02/22/2024	Open	ESRI	\$1,590.00
473056	02/22/2024	Open	Gabriel Gonzalez	\$122.00
473057	02/22/2024	Open	Hector Guerrero	\$228.75
473058	02/22/2024	Open	Joshua Marmolejo	\$228.75
473059	02/22/2024	Open	Kayshla Lopez	\$252.75
473060	02/22/2024	Open	Kent Foster	\$246.00
473061	02/22/2024	Open	Kevin Coon	\$228.75
473062	02/22/2024	Open	Lorenzo Sanchez	\$213.25
473063	02/22/2024	Open	Michael Ellison	\$246.00
473064	02/22/2024	Open	Monica Flores-Ponce	\$236.77
473065	02/22/2024	Open	Patrick McBrian	\$246.00
473066	02/22/2024	Open	Pierce Manufacturing Inc	\$4,950.00

City of Salinas

Payment Register

From Payment Date: 2/14/2024 - To Payment Date: 2/27/2024

Number	Date	Status	Payee Name	Transaction Amount
General Account - General Account				
<u>Check</u>				
473067	02/22/2024	Open	Randy Casey	\$1,875.93
473068	02/22/2024	Open	Rhonda Combs	\$35.00
473069	02/22/2024	Open	Stephen Craig	\$155.25
473070	02/22/2024	Open	Thomas Melia	\$1,041.45
473071	02/22/2024	Open	Relentless LLC DBA Desert Snow	\$699.00
473072	02/22/2024	Open	72 Hour LLC dba Chevrolet of Watsonville/National	\$158.73
473073	02/22/2024	Open	Alco Water	\$3,751.49
473074	02/22/2024	Open	Alhambra and Sierra Spring DS Waters of America LP	\$99.32
473075	02/22/2024	Open	ALTEC INDUSTRIES, INC.	\$435.88
473076	02/22/2024	Open	Amazon.Com	\$2,417.55
473077	02/22/2024	Open	American Supply Company	\$1,136.80
473078	02/22/2024	Open	American Textile and Supply Inc	\$609.35
473079	02/22/2024	Open	Analgesic Services Inc	\$206.00
473080	02/22/2024	Open	Angel Armor, LLC	\$1,037.97
473081	02/22/2024	Open	Aramark Uniform & Career Apparel Group, Inc	\$1,349.23
473082	02/22/2024	Open	AT&T Mobility	\$278.58
473083	02/22/2024	Open	AT&T Mobility	\$21.99
473084	02/22/2024	Open	BFS Landscape Architects	\$3,500.00
473085	02/22/2024	Open	BKF Engineers	\$5,200.00
473086	02/22/2024	Open	Cagwin & Dorward, LLC	\$1,033.00
473087	02/22/2024	Open	California Association for Local Economic Developm	\$120.00
473088	02/22/2024	Open	California Towing and Transport	\$250.00
473089	02/22/2024	Open	California Water Service	\$324.33
473090	02/22/2024	Open	California Water Service	\$20,131.74
473091	02/22/2024	Open	Cameron Murphy	\$500.00
473092	02/22/2024	Open	Canon Solutions America Inc	\$216.44
473093	02/22/2024	Open	Carl Warren & Company, LLC	\$3,997.50
473094	02/22/2024	Open	CDW Government LLC	\$1,209.24
473095	02/22/2024	Open	Central Coast YMCA	\$14,545.00
473096	02/22/2024	Open	Cintas	\$50.46
473097	02/22/2024	Open	Coast Automotive Warehouse Inc	\$197.27
473098	02/22/2024	Open	Comcast (Business)	\$571.44
473099	02/22/2024	Open	Community Homeless Solutions	\$21,875.38
473100	02/22/2024	Open	Condor Security Of America Inc	\$3,608.01
473101	02/22/2024	Open	CSG Consultants	\$10,296.00
473102	02/22/2024	Open	Darlene Guerra Gonzalez	\$1,000.00
473103	02/22/2024	Open	Dataflow Business Systems Inc	\$67.54
473104	02/22/2024	Open	Direct TV LLC	\$65.31
473105	02/22/2024	Open	Don Chapin Inc	\$2,624.52
473106	02/22/2024	Open	East Bay Tire Company	\$186.91
473107	02/22/2024	Open	Envision Ware Inc	\$1,725.00
473108	02/22/2024	Open	Fastenal Company	\$3,484.49
473109	02/22/2024	Open	First Alarm Security & Patrol Inc dba An Allied Un	\$3,133.44

City of Salinas

Payment Register

From Payment Date: 2/14/2024 - To Payment Date: 2/27/2024

Number	Date	Status	Payee Name	Transaction Amount
General Account - General Account				
<u>Check</u>				
473110	02/22/2024	Open	G2Solutions, Inc	\$391.25
473111	02/22/2024	Open	Gold Star Motors dba Gold Star Buick GMC	\$776.07
473112	02/22/2024	Open	Golden State Truck and Trailer Repair	\$15,241.80
473113	02/22/2024	Open	Granite Rock Co	\$1,650.44
473114	02/22/2024	Open	Green Valley Industrial Supply	\$24.04
473115	02/22/2024	Open	Hadronex Inc dba Smartcover Systems	\$5,490.70
473116	02/22/2024	Open	Harris and Associates	\$61,009.43
473117	02/22/2024	Open	HD Supply White Cap Construction Supply	\$946.84
473118	02/22/2024	Open	Hollister Honda	\$1,532.17
473119	02/22/2024	Open	Home Depot Credit Services	\$8,039.10
473120	02/22/2024	Open	Ingram Book Company	\$585.37
473121	02/22/2024	Open	Johnson Associates	\$639.06
473122	02/22/2024	Open	Kimball Midwest	\$30.59
473123	02/22/2024	Open	Kimley Horn And Assoc Inc	\$40,950.80
473124	02/22/2024	Open	LexisNexis Risk Data Management Inc Accurint Acct	\$231.40
473125	02/22/2024	Open	Life Assist	\$762.41
473126	02/22/2024	Open	Magnet Forensics, LLC	\$33,105.00
473127	02/22/2024	Open	Marina Optometric Center dba Salinas Optometric	\$273.00
473128	02/22/2024	Open	Meyers and Nave	\$6,520.00
473129	02/22/2024	Open	Midwest Tape, LLC dba Midwest Tape	\$181.42
473130	02/22/2024	Open	Monterey County Convention And Visitors Bureau	\$32,254.26
473131	02/22/2024	Open	MV Cheng & Associates Inc.	\$11,786.25
473132	02/22/2024	Open	My Jeep	\$184.59
473133	02/22/2024	Open	National Council for Community Development dba Gro	\$6,250.00
473134	02/22/2024	Open	O'Reilly Auto Parts	\$7.20
473135	02/22/2024	Open	Office Depot Business Service Division	\$248.51
473136	02/22/2024	Open	One Workplace L Ferrari, LLC dba Peninsula Busines	\$17,271.10
473137	02/22/2024	Open	Oriental Trading Company Inc	\$372.52
473138	02/22/2024	Open	OverDrive, Inc.	\$10,000.00
473139	02/22/2024	Open	Pacific Gas and Electric Company	\$4,582.72
473140	02/22/2024	Open	Pacific Gas and Electric Company	\$181,101.23
473141	02/22/2024	Open	Pedro C Estrada Db a Estrada Janitorial Service	\$2,120.00
473142	02/22/2024	Open	Petsmart	\$225.03
473143	02/22/2024	Open	Pure Water	\$48.00
473144	02/22/2024	Open	RDO Equipment Company	\$321.68
473145	02/22/2024	Open	Rent-A-Fence.com, Inc	\$216.32
473146	02/22/2024	Open	Republic Services of Salinas	\$1,510.20
473147	02/22/2024	Open	Robert Marques	\$400.00
473148	02/22/2024	Open	Salinas Valley Ford Inc	\$879.35
473149	02/22/2024	Open	Same Day Shred	\$60.00
473150	02/22/2024	Open	Seed Balls LLC	\$1,400.00
473151	02/22/2024	Open	Shaw HR Consulting Inc	\$1,017.50
473152	02/22/2024	Open	Smartspace Enterprises Inc. dba Smartspace Solutio	\$4,052.52

City of Salinas

Payment Register

From Payment Date: 2/14/2024 - To Payment Date: 2/27/2024

Number	Date	Status	Payee Name	Transaction Amount
General Account - General Account				
<u>Check</u>				
473153	02/22/2024	Open	Star Sanitation Services	\$139.94
473154	02/22/2024	Open	Stryker Sales Corporation	\$9,431.85
473155	02/22/2024	Open	Sturdy Oil Company	\$58,205.45
473156	02/22/2024	Open	Target Pest Control	\$75.00
473157	02/22/2024	Open	Tiffanys Body Shop	\$1,124.45
473158	02/22/2024	Open	Trevor Boreham dba Life Saving Certified LLC	\$840.00
473159	02/22/2024	Open	Tri County Fire Protection	\$100.89
473160	02/22/2024	Open	U.S. Bank National Association dba U.S. Bank Equip	\$344.98
473161	02/22/2024	Open	Wallace Group A California Corporation	\$687.50
473162	02/22/2024	Open	Walmart c/o Capitol One	\$285.63
473163	02/22/2024	Open	WCAF, LLC dba Watsonville Ford	\$1,219.97
473164	02/22/2024	Open	WCDJR LLC dba Watsonville Chrysler Dodge Jeep Ram	\$1,167.74
473165	02/22/2024	Open	Wilbur-Ellis Company	\$7,633.51
473166	02/22/2024	Open	Worldpac	\$130.33
473167	02/22/2024	Open	YourMembership.com.Inc.	\$699.00
473168	02/22/2024	Open	AT&T Services, Inc	\$3,467.69
473169	02/22/2024	Open	AT&T Services, Inc	\$26,865.86
473170	02/22/2024	Open	Safeway/Albertson's	\$10,102.74
Type Check Totals:				\$1,341,990.73

General Account - General Account Totals



City of Salinas

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

Legislation Text

File #: ID#24-072, **Version:** 1

Emergency City Hall HVAC System Replacement

Approve a Resolution approving Amendment No. 1 to increase the compensation for the Environmental Systems, Inc. agreement by \$54,414.50 for Emergency City Hall HVAC System Replacement; and approve an amendment to the Agreement terms to extend completion date through December 31, 2024 and authorize the Interim City Manager to enter into the amendment on behalf of the City.



CITY OF SALINAS COUNCIL STAFF REPORT

DATE: March 5, 2024

DEPARTMENT: PUBLIC WORKS

FROM: DAVID JACOBS, PE, PLS, PUBLIC WORKS DIRECTOR

BY: SEAN SCHMIDT, FACILITIES MAINTENANCE MANAGER
ADRIANA ROBLES, PE, CFM, CITY ENGINEER

TITLE: EMERGENCY CITY HALL HVAC SYSTEM REPLACEMENT

RECOMMENDED MOTION:

A motion to approve a Resolution to:

1. Approve amendment #1 to increase the compensation for Environmental Systems Inc, Agreement by \$54,414.50 for Emergency City Hall HVAC System Replacement; and
2. Approve an amendment to the Agreement terms to extend completion date through December 31, 2024; and
3. Authorize the Interim City Manager to enter into the amendment on behalf of the City.

EXECUTIVE SUMMARY:

During the City Hall Emergency Roof Repair Project and following shut down of the first floor HVAC system, it was discovered that the electrical and ducted work needs to be changed. We have exhausted the 20% contingency and are seeking funds within CIP 8170 to amend the agreement with ESI for an additional \$54,414.50 for the change orders and authorize an extension to the agreement Term to December 2024. The City Hall HVAC system is 50 years old. Parts are no longer readily available, and it has numerous issues that cannot be repaired. In addition, the extra work will put us over the contract term time frame and needs to be extended.

BACKGROUND:

On April 4, 2023, City Council approved Resolution No. 22627 awarding an emergency construction contract for the City Hall Emergency Roof Repair. The project is replacing the existing roof system for a more efficient one, which will seal the roof and prevent roof leaks. The activities required for the roof repair will inevitably disturb the existing asbestos laden fireproofing. Therefore, it became imperative that staff address asbestos abatement as part of the roof repair. Effective July 17, 2023, the main entrance (Lincoln Street) was closed, and staff were relocated out of the first-floor east side of City Hall. This allowed shutdown and inspection of the HVAC system.

Following shutdown of the system on the last week of July 2023, the on-call service contractor, Environmental Systems Inc. (ESI), reported that the first-floor east side air handling unit had failed and was not repairable. The air-handler interior insulation is delaminating causing debris particles to become airborne and blown into the occupied space. The frame/chassis for the air handler are rusted due to on-going heating water leaks. The structural strength of the metal frame is compromised and could collapse. The condensing unit utilizes R-22 refrigerant (no longer manufactured) and is currently low on charge and sitting idle at atmospheric conditions. The effort to repair and recharge the equipment would not be the most cost-effective decision for the City. ESI would install two (2) new air handlers and plenums, one (1) new condensing unit and refrigerant piping, a new hot water heating valve and piping, and add onto the existing Delta Controller temperature, schedules, building pressure controls and OSA CO2 monitoring.

On August 23, 2023, City Council approved Resolution 22775 awarding a contract to ESI in the amount of \$225,972.50 plus \$45,194.40 for contingencies to address the HVAC issues.

As work progressed more issues have been found and change orders have exhausted the contingencies. ESI is estimating another \$54,414.50 is needed to complete the work for a grand total of \$325,581.40.

CEQA CONSIDERATION:

Not a Project. The City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378). In addition, CEQA Guidelines Section 15061 includes the general rule that CEQA applies only to activities which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Because the proposed action and this matter have no potential to cause any effect on the environment, or because it falls within a category of activities excluded as projects pursuant to CEQA Guidelines section 15378, this matter is not a project. Because the matter does not cause a direct or foreseeable indirect physical change on or in the environment, this matter is not a project. Any subsequent discretionary projects resulting from this action will be assessed for CEQA applicability.

STRATEGIC PLAN INITIATIVE:

This project addresses the current City Council's Goals of Operational Efficiency and Public Safety.

DEPARTMENTAL COORDINATION:

The Facilities Maintenance division along with the City Engineer have collaborated to determine the need of the HVAC replacement at City Hall. Continued ongoing partnership between the divisions of Public Works will ensure timely replacement and proper safety protocols are followed. With an approved replacement plan, Facilities Maintenance division will work with those divisions

who the replacement will affect to ensure a smooth transition and have minimal impact on work efficiency.

FISCAL AND SUSTAINABILITY IMPACT:

Funding is available and appropriated in 3911.50.8170.

ATTACHMENTS:

Amendment
Resolution
Agreement



City of Salinas

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

Legislation Text

File #: ID#24-074, **Version:** 1

Bardin Safe Routes to School Improvement Project Acceptance

Approve a Resolution accepting the Bardin Road Safe Routes to School Improvements Project, CIP No. 9218, Federal Project ATPL-5045(031) for maintenance and responsibility.



CITY OF SALINAS COUNCIL STAFF REPORT

DATE: MARCH 5, 2024

DEPARTMENT: PUBLIC WORKS DEPARTMENT

FROM: DAVID JACOBS, PE, PLS, PUBLIC WORKS DIRECTOR

BY: ADRIANA ROBLES, PE, CFM, CITY ENGINEER

TITLE: FINAL ACCEPTANCE OF THE BARDIN ROAD SAFE ROUTES TO SCHOOL IMPROVEMENTS PROJECT, CIP NO. 9218

RECOMMENDED MOTION:

A motion to approve a Resolution accepting the Bardin Road Safe Routes to School Improvements Project, CIP No. 9218, Federal Project ATPL-5045(031) for maintenance and responsibility.

EXECUTIVE SUMMARY:

On November 17, 2020, City Council approved Resolution No. 22000 awarding a construction contract to the Don Chapin Company, Inc. for the Bardin Road Safe Routes to School Improvements, Project No. 9218 in the amount of \$7,941,211.00. Construction began on March 15, 2021, with an assigned 255 working days for project completion. Substantial completion and Relief of Maintenance of completed was issued on January 31, 2023. Plant establishment period ended on July 27, 2023.

BACKGROUND:

The Bardin Road Safe Routes to School Improvements project transformed Bardin Road into a multi-modal “complete street” corridor by improving pedestrian, bicycle, and vehicular facilities along Bardin Road, between Williams Road and Sconberg Parkway. Additionally, the project improved the intersections at Bardin Road/East Alisal Street and at Sconberg Parkway/Alisal Road by constructing a double roundabout system. Allowing a more efficient flow of traffic and a safer school drop off zone. The project added buffered bicycle lanes along Bardin Road, between Williams Road and East Alisal Street, provided pedestrian ramps where none existed, and enhanced crosswalks at key locations within the project limits. The pavement at Bardin Road will be rehabilitated and a segment at East Alisal Street (between Tampa Street and just east of Margaret Street) received slurry seal. The safety for all road users (pedestrians, bicyclists, and drivers) was improved by installing the improvements.

On April 7, 2017, the City of Salinas entered into a professional agreement with Kimley-Horn and Associates Inc. for the design of the Bardin Road Safe Routes to School Improvements Project for \$769,531.13. Construction plans and specifications were approved by the City Engineer on August 5, 2020.

On May 13, 2020, the California Transportation Commission allocated \$3,614,000 of federal funds from the Active Transportation Program for construction of the Bardin Road Safe Routes to School Improvements project. A total of \$4,310,000.00 of federal funds were allocated for the project. Additional project funding was allocated from Measure X, Measure X bonds, SB1, a Rural Surface Transportation Program grant (RSTP) and city sewer funds.

A construction management and inspection contract with MNS Engineers, Inc. was approved on January 19, 2021, for \$1,192,268.00 (Resolution No. 22039).

The construction contract was awarded to the Don Chapin Company for \$7,941,211.00 on November 17, 2020 (Resolution No. 22000). Construction commenced on March 15, 2021, and was substantially completed on January 31, 2023. A total of eighteen (18) Contract Change Orders, totaling a dollar amount of \$1,362,735.47 were issued. Table 1 provides a tabulation of the change orders.

Table 1: Contract Change Order

CCO No.	Amount	Contingency Expended (Cumulative)	Contingency Remaining	New Contract Amount (w/CCOs)
CCO 1	\$ 50,000.00	\$ 50,000.00	\$ 744,121.10	\$ 7,991,211.00
*CCO 2	\$ -	\$ 50,000.00	\$ 744,121.10	\$ 7,991,211.00
CCO 3	\$ 3,500.00	\$ 53,500.00	\$ 740,621.10	\$ 7,994,711.00
CCO 4	\$ 4,000.00	\$ 57,500.00	\$ 736,621.10	\$ 7,998,711.00
CCO 5	\$ 28,675.00	\$ 86,175.00	\$ 707,946.10	\$ 8,027,386.00
CCO 6	\$ 3,800.00	\$ 89,975.00	\$ 704,146.10	\$ 8,031,186.00
CCO 7	\$ 1,889.20	\$ 91,864.20	\$ 702,256.90	\$ 8,033,075.20
CCO 8	\$ 4,970.00	\$ 96,834.20	\$ 697,286.90	\$ 8,038,045.20
CCO 9	\$ 275,244.00	\$ 372,078.20	\$ 422,042.90	\$ 8,313,289.20
CCO 10	\$ 184,478.37	\$ 556,556.57	\$ 237,564.53	\$ 8,497,767.57
CCO 11	\$ 66,486.01	\$ 623,042.58	\$ 171,078.52	\$ 8,564,253.58
CCO 12	\$ 26,106.19	\$ 649,148.77	\$ 144,972.33	\$ 8,590,359.77
CCO 13	\$ 28,173.54	\$ 677,322.31	\$ 116,798.79	\$ 8,618,533.31
CCO 14	\$ 27,657.93	\$ 704,980.24	\$ 89,140.86	\$ 8,646,191.24
CCO 15	\$ 12,748.39	\$ 717,728.63	\$ 76,392.47	\$ 8,658,939.63
CCO 16	\$ 4,393.72	\$ 722,122.35	\$ 71,998.75	\$ 8,663,333.35
CCO 17	\$ 636,567.15	\$ 1,358,689.50	\$ 122,398.75	\$ 9,299,900.50
CCO 18	\$ 4,045.97	\$ 1,362,735.47	\$ 118,352.78	\$ 9,303,946.47

The project was substantially completed and relief of maintenance of non-punch list items was issued on January 31, 2023. The plant establishment period ended on July 27, 2023. The contractor and subcontractors have fulfilled their state and federal labor compliance obligations for the project. Based on the final Disadvantaged Business Enterprise (DBE) report a total of \$1,558,844 of the contract total or 16.75% was paid to DBE subcontractors for the project exceeding the original DBE goal 14.16%.

CEQA CONSIDERATION:

Statutory Exemptions. City of Salinas has determined that the project is exempt from the California Environmental Quality Act (CEQA) Guidelines (Section 15301(c) “Existing facilities”, Class 1) because the project proposes to repair, maintain, and alter existing facilities. Class 1 categorically exempts the repair, maintenance, or minor alteration of existing public facilities involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination. Section 15301(c) of the CEQA Guidelines states that the types of “existing facilities” include, but are not limited to, existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails and similar facilities.

Furthermore, as a result of the federal grant, the project required compliance with the National Environmental Policy Act (NEPA). The State has determined that this project has no significant impacts on the environment as defined by the NEPA, and that there are no unusual circumstances as described in 23 CFR 771.117(b) and in 23 CFR 771.117(c): activity (c)(3).

STRATEGIC PLAN INITIATIVE:

This project relates to the Council’s Goals of Infrastructure and Environmental Sustainability and Public Safety by reconstructing a difficult intersection fronting an elementary school and constructing a double roundabout that safely segregates traffic, provides safer crossings for students and disabled individuals. The project mitigates the roadway stormwater runoff with bioretention basins, provides drought tolerant landscaping, and provides buffered bicycle land and widened sidewalk which encourage residents to walk and cycle to reduce the impact on the environment.

DEPARTMENTAL COORDINATION:

Public Works staff and Finance staff have collaborated on the funding of the Bardin Road Safe Routes to School Improvements Project.

Additionally, design and construction of the project was closely coordinated with the Alisal Union School District and Hartnell College given the impacts the project would have on both facilities.

FISCAL AND SUSTAINABILITY IMPACT:

This action has no impact to the general fund. The project was completed within its CIP budget.

ATTACHMENTS:

- Resolution
- ATPL-5045(031) Completion Report
- Before and after photos



Legislation Text

File #: ID#24-076, **Version:** 1

Administrative Correction to State Resolution No. 22664

Approve a Resolution authorizing a necessary administrative correction to State Resolution No. 22664 for the California Department of Housing and Community Development (HCD) Emergency Solutions Grant (ESG) Continuum of Care (CoC) Allocation application; and directing staff to submit an updated State Resolution for the HCD 2023-2024 Emergency Solutions Grant Continuum of Care Allocation.



CITY OF SALINAS COUNCIL STAFF REPORT

DATE: MARCH 5, 2024

DEPARTMENT: COMMUNITY DEVELOPMENT

FROM: LISA BRINTON, DIRECTOR

THROUGH: ROD POWELL, ASSISTANT DIRECTOR

BY: FRANCISCO BRAMBILA, ACTING PLANNING MANAGER
MARIA CAMBRON, COMMUNITY DEVELOPMENT ANALYST

TITLE: ADMINISTRATIVE CORRECTION TO STATE RESOLUTION NO.
22664

RECOMMENDED MOTION:

A motion to approve a Resolution:

- 1) authorizing a necessary administrative correction to State Resolution No. 22664 for the California Department of Housing and Community Development (HCD) Emergency Solutions Grant (ESG) Continuum of Care (CoC) Allocation application; and
- 2) directing staff to submit an updated State Resolution for the HCD 2023-2024 Emergency Solutions Grant Continuum of Care Allocation.

EXECUTIVE SUMMARY:

On May 16, 2023, the City Council approved a Resolution authorizing the submission of an application for funding and the execution of a grant deed agreement and any amendments thereto for the 2023-2024 California Department of Housing and Community Development (HCD) 2023 Emergency Solutions Grant (ESG) Continuum of Care (CoC) allocation. During HCD's review of the City's recently submitted application, HCD staff identified the need for a minor correction to a date referenced in the State Resolution No. 22664 to accurately reflect the correct Notice of Funding Availability (NOFA) release date. The previously approved State Resolution No. 22664 indicated an initial release date of May 16, 2023; however, due to internal delays, HCD was not able to release the NOFA until July 28, 2023.

BACKGROUND:

On May 16, 2023, the City Council approved Resolution No. 22664, authorizing the submission of an application to HCD for the 2023 CoC ESG program, seeking a total of \$600,000 in funding.

In anticipation of the usual short, 30-day application window, staff proactively initiated the City's internal process to obtain the required Resolutions based upon an initial indication from HCD that it would release its 2023 CoC ESG NOFA in May 2023. Due to internal HCD delays, the NOFA was not released until July 28, 2023.

Following Council's mid-May approval of the original Resolution No. 22664, staff submitted the City's application package to HCD in accordance with the HCD's delayed timeline. As part of HCD's review of applications, staff received notice that an allowable administrative correction to Resolution No. 22664 would be necessary to accurately reflect the applicable NOFA's actual release date and restore the application's compliance.

CEQA CONSIDERATION:

Not a Project. The City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378).

STRATEGIC PLAN INITIATIVE:

HCD CoC ESG program allocations administered by the City allows for the necessary undertaking of a variety of homeless services programs throughout the City and CoC region, furthering established partnerships with public service organizations to specifically address the human service needs of the City's low-income, elderly, and special needs communities. Execution of the necessary date correction supports will enable the City to continue to receive funds to further the City of Salinas Strategic Plan 2022-2025 Goal and Strategy of Housing/Affordable Housing.

DEPARTMENT COORDINATION:

This agenda item is administered by the City's Community Development Department - Housing and Community Development Division in coordination with the City Attorney and Finance Department. External coordination with outside agencies and jurisdictions, such as HCD and CoC CA-506 Leadership Council, has also occurred.

FISCAL AND SUSTAINABILITY IMPACT:

There is no General Fund impact associated with this agenda item as this is an administrative correction only.

ATTACHMENTS:

City Resolution No 22664
City Resolution Authorizing Administrative Correction to Resolution No. 22664
HCD Resolution No. 22664
Updated HCD Resolution for the ESG CoC Allocation Application



Legislation Text

File #: ID#24-089, **Version:** 1

City Hall Emergency Roof Repair, Project No. 8170

Approve a Resolution authorizing the Interim City Manager execute Contract Change Order No. 13 and Change Order No. 14 to F C & Sons Roofing, Inc. for the City Hall Emergency Roof Repair Project No. 8170 in the amount of \$8,725.00 and \$19,864.00, respectively, and authorize the Interim City Manager to execute all necessary documents related to Contract Change Order No. 13 and No. 14; and authorize 1.5% of the new contract amount for construction contingencies (\$33,655.37) for the City Hall Emergency Roof Repair Project, CIP No. 8170.



CITY OF SALINAS COUNCIL STAFF REPORT

DATE: MARCH 5, 2024

DEPARTMENT: PUBLIC WORKS DEPARTMENT

FROM: DAVID JACOBS, P.E., L.S., PUBLIC WORKS DIRECTOR

BY: JONATHAN ESTEBAN, ASSISTANT ENGINEER
ADRIANA ROBLES, PE, CFM, CITY ENGINEER

TITLE: CITY HALL EMERGENCY ROOF REPAIR, PROJECT NO. 8170

RECOMMENDED MOTION:

A motion to approve a Resolution to:

1. Authorize the Interim City Manager to execute Change Order No. 13 and Change Order No. 14 to F C & Sons Roofing, Inc. for the City Hall Emergency Roof Repair Project No. 8170 in the amount of \$8,725 and \$19,864, respectively, and authorize the Interim City Manager to execute all necessary documents related to Change Order No. 13 and Change Order No. 14; and
2. Authorize 1.5% of the new contract amount for construction contingencies (\$33,655.37) for the City Hall Emergency Roof Repair Project, CIP No. 8170.

EXECUTIVE SUMMARY:

On April 4, 2023, City Council awarded an emergency construction contract to F C & Sons Roofing, Inc. for the City Hall Emergency Roof Repair Project, CIP No. 8170 in the amount of \$646,271. On October 10, 2023, Council approved Contract Change Order No. 4 in the amount of \$748,122 and authorized 20% of the new contract total or \$370,332.80 for construction contingencies.

Contract Change Order No. 13 for the use of galvanized painted metal instead of bonderized metal and Change Order No. 14 for an additional roof penetration, reinforcement, and curbs for ductwork in the amount of \$8,725 and \$19,864, respectively, bring the cumulative contingencies over the \$370,332.80 approved by Council.

BACKGROUND:

On April 4, 2023, City Council approved Resolution No. 22627 awarding an emergency construction contract to F C & Sons Roofing, Inc. for the City Hall Emergency Roof Repair Project, CIP No. 8170 in the amount of \$646,271. On October 10, 2023, City Council approved Resolution No. 22810 authorizing approval of Contract Change Order No. 4 in the amount of \$748,122 for removal and replacement of the metal deck and authorized 20% of the new contract total or \$370,332.80 for construction contingencies for the City Hall Emergency Roof Repair Project No. 8170.

Contract Change Order No. 13 requires the use of galvanized painted metal instead of bonderized metal and Change Order No. 14 for an additional roof penetration, reinforcement, and curbs for ductwork in the amount of \$8,725 and \$19,864, respectively, bring the cumulative contingencies over the \$370,332.80 approved via Resolution No. 22810.

City staff recommend authorizing the City Manager to execute Contract Change Order No. 13 and Change Order No. 14 to F C & Sons Roofing, Inc. for the City Hall Emergency Roof Repair Project No. 8170 in the amount of \$8,725 and \$19,864, respectively, authorize the City Manager to execute all necessary documents related to Contract Change Order No. 13 and Change Order No. 14; and authorize 1.5% of the new contract amount for construction contingencies (\$33,655.37) for the City Hall Emergency Roof Repair Project, CIP No. 8170.

Table 1: Construction Cost Request Breakdown

Description	Contract Amount	Total Contract Allocation*
Original Contract	\$646,271.00	\$743,211.65
Change Order No. 1	\$412,031.00	\$1,269,962.40
Change Order No. 2	\$ 22,120.00	
Change Order No. 3	\$ 23,120.00	
Change Order No. 4	\$748,122.00	\$2,221,996.80
Change Order No. 5	\$ 46,708.00	
Change Order No. 6	\$ 67,945.00	
Change Order No. 7	\$ 45,739.00	
Change Order No. 8	\$118,056.40	
Change Order No. 9	\$ 500.00	
Change Order No. 10	\$ 14,338.00	
Change Order No. 11	\$ 12,257.00	
Change Order No. 12	\$ 57,895.00	
Change Order No. 13	\$ 8,725.00	
Change Order No. 14	\$ 19,864.00	\$2,243,694.40
TOTAL	\$2,130,112.40	

*Total Contract Allocation includes contract allocations along with construction contingencies.

CEQA CONSIDERATION:

The City of Salinas has determined that the proposed action is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15301).

STRATEGIC PLAN INITIATIVE:

This project addresses the current City Council's Goals of Operational Efficiency and Public Safety.

DEPARTMENTAL COORDINATION:

The Public Works Department is collaborating with Legal, Administration and Finance Departments.

FISCAL AND SUSTAINABILITY IMPACT:

Funding for Contract Change Order No. 13 and 14 is available and appropriated in 3911.50.8170.

ATTACHMENTS:

Resolution



Legislation Text

File #: ID#24-097, **Version:** 1

Design Build of Hebbbron Family Center

Approve a Resolution awarding contract for the Design Build of Hebbbron Family Center to Diede Construction, Inc for the base bid in the amount not to exceed \$10,579,600; and approve the reallocation of American Rescue Plan Act funds (ARPA), in the amount of \$2,000,000 from Park Irrigation Upgrades to the Hebbbron Family Center project should additional funding be required; and authorize the Mayor to enter into the Agreement on behalf of the City.



CITY OF SALINAS COUNCIL STAFF REPORT

DATE: MARCH 5, 2024

DEPARTMENT: PUBLIC WORKS (PW)
LIBRARY AND COMMUNITY SERVICES (LCS)

FROM: DAVID JACOBS, PW DIRECTOR
KRISTAN LUNDQUIST, LCS DIRECTOR

TITLE: DESIGN BUILD OF HEBBRON FAMILY CENTER

RECOMMENDED MOTION:

A motion to approve a resolution to:

1. Award a contract for the Design Build of Hebbbron Family Center to Diede Construction, Inc for the base bid in the amount not to exceed \$10,579,600;
2. Approve the City's reallocation of American Rescue Plan Act funds (ARPA), in the amount of \$2,000,000 from Park Irrigation Upgrades (3911.55.8191) to the Hebbbron Family Center project (3911.55.9165) should additional funding be required to complete the project; and
3. Authorize the Mayor of Salinas to enter into the Design Build Agreement on behalf of the City.

EXECUTIVE SUMMARY:

A twostep process was used for the selection of a design build entity for the Hebbbron Family Center. The first step was a Request for Qualifications ("RFQ"), which was used to qualify contractors to submit a proposal. The second step was the Request for Proposal (RFP) process where the qualified contractors submit a proposal for the design build project.

On August 8, 2023, a RFQ for the Hebbbron Family Center design build project was published via PlanetBids, an online bidding tool. On September 9, 2023, seven (7) contractors submitted proposals for evaluation. An evaluation committee was formed to review the proposals. The selection Committee qualified four (4) contractors to move on to the proposal process. The qualified contractors were Diede Constructions, Bogard Construction, Dilbeck Construction, and F&H Construction. Inc.

On December 22, 2023, an RFP was issued to the four qualified contractors. On January 26, 2024, one proposal was received from Diede Construction.

BACKGROUND:

In July of 2019, the Salinas City Council adopted the Parks, Recreation and Libraries Master Plan. The Master Plan represents a community engagement effort that connected with thousands of residents and community leaders over eighteen (18) months. The plan assessed the state of our current park, recreation, and library facilities and engaged resident to prioritize the need for maintenance. The Hebbbron Family Center is not only identified in the Master Plan to have “no architectural value” but scored and ranked the highest in priorities due to its current structural conditions as well as community feedback. In addition, the Alisal Vibrancy Plan (AVP) also adopted by the City Council in 2019, is an action-oriented, comprehensive strategy for the City of Salinas’ (City’s) East Salinas (Alisal) neighborhoods. Created with equity at its core, the AVP is a community-driven plan to alleviate and reverse decades of neglect and underinvestment in the 95% Hispanic/Latino Alisal neighborhoods of the City and to improve the quality of life for residents by building upon the social and cultural wealth of the Alisal. Rebuilding the Hebbbron Family Center was identified by the community as a top priority in the AVP as a vital community resource that is in serious disrepair.

The Hebbbron Family Center has served residents since the 1960s, the Center was once a community church and then repurposed as a community center in the 1970s. The center has provided many critical programs and services for the community, including after-school recreation and homework assistance programs, a teen lounge, martial arts training, food bank distribution, citizenship classes, a pre-kinder program, and much more. Unfortunately, the Hebbbron Community Center closed in 2020 due to the ongoing pandemic and critical safety issues such as roof leaks, potential mold, and significant foundation problems.

Following the recommendations of the Master Plan, staff has worked diligently to secure funding sources to rebuild the Hebbbron Family Center. In 2019 and 2020, LCS submitted a Prop 68 application to the Office of Grants and Local Services (OGALS) but was unsuccessful in securing funds for the renovation of the Hebron Family Center. In addition to seeking grant funding, the City submitted a direct request for funds from the State of California through Assemblymember Rivas’ office. The City was notified in September 2021 that the Hebbbron Family Center Revitalization Project would receive \$8.1 Million from the State.

In April 2022, the LCS and PW Departments made an inquiry to the CDD about the availability of HUD CDBG Entitlement Funds to support the project’s pre-development costs. CDD staff reviewed the request in consultation with HUD staff and have deemed the project as an eligible activity to receive CDBG Entitlement Funds as the project satisfies the National Objective of

benefiting a Low Mod Area where 51% of the residents fall within the low- and moderate-income categories. Therefore, CDBG funds to support the Hebbbron Family Center have been allocated.

On May 24, 2022, a Professional Service Agreement was entered into with Griffin Structures for Project Management services for the Hebbbron Family Center. Along with Griffin, the City and community have been working on the development of a final design for this facility.

On April 4, 2023, a contract for the demolition of the old Hebbbron Family Center was awarded to Randazzo Enterprises, Inc.

On August 8, 2023, the demolition project was accepted by City Council.

A twostep process was used for selection of a design build entity for the Hebbbron Family Center. The first step was a Request for Qualifications (“RFQ”), which is used to qualify contractors to submit a proposal. The second step is the Request for Proposal (RFP) process where the selected contractors submit a proposal for the design build project.

On August 8, 2023, a RFQ for the Hebbbron Family Center design build project was published via PlanetBids, an online bidding tool. On September 9, 2023, seven (7) contractors submitted proposals for evaluation. An evaluation committee was formed to review the proposals. The selection Committee qualified four (4) contractors to move on to the proposal process. The qualified contractors were Diede Constructions, Bogard Construction, Dilbeck Construction, and F&H Construction. Inc. In order

On December 22, 2023, an RFP was issued to the four qualified contractors. On January 26, 2024, one proposal was received from Diede Construction. The total bid received was \$11,335,200 which included two add alternatives. The add alternatives were for a carport structure (\$112,000) and a photovoltaic system (\$643,600). To stay within the available budget the add alternatives are being removed which brings the total bid to \$10,579,600.

The proposal has been reviewed by a selection committee. An interview was held with Diede Construction on February 1, 2024. After the interview it was determined that Diede Construction meets all the requirements. The reallocation of ARPA funds in the amount of \$2 million from Park Irrigation Upgrades to the Hebbbron Family Center project will allow the City to bridge the construction cost gap, award a contract to Diede and meet the State required timeline for the \$8.1 million grant. A new Hebron Family Center needs to be open in December of 2025.

CEQA CONSIDERATION:

Categorical Exemption. The City of Salinas has determined that the project is exempt from the California Environmental Quality Act (CEQA) Guideline (Section 15300, Class 2) because it involves replacement and reconstruction of an existing structure.

No Significant Impact. The City of Salinas has determined that the project is of no significant impact under 24 CFR 58.32 – National Environmental Policy Act. No factors were found to be significant on a stand-alone basis.

STRATEGIC PLAN INITIATIVE:

This item relates to the City Council’s Strategic Plan of Infrastructure and Environmental Sustainability as well as Youth and Seniors.

DEPARTMENTAL COORDINATION:

The Public Works Department, Library & Community Services and Community Development Departments worked together to develop the RFQ, the RFP, rate and rank the statements of qualifications, and review and interview the proposals.

FISCAL AND SUSTAINABILITY IMPACT:

Sufficient funds are available and appropriated in 3911.55.9165, 5800.55.9165, 5800.55.9336, and through the reallocation of 3911.55.8191.

ATTACHMENTS:

Resolution
Draft Agreement for Services
Diede Construction, Inc. proposal



City of Salinas

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

Legislation Text

File #: ID#24-114, **Version:** 1

Agreement with Monterey County Office of Education for Public, Educational, and Governmental Access Services

Approve a Resolution authorizing the Interim City Manager to enter into a Professional Services Agreement with the Monterey County Office of Education for Public, Educational, and Governmental Access Services in an amount not to exceed \$145,000.



CITY OF SALINAS COUNCIL STAFF REPORT

DATE: MARCH 5, 2024

DEPARTMENT: ADMINISTRATION

FROM: PATRICIA M. BARAJAS, CITY CLERK

TITLE: AGREEMENT WITH MONTEREY COUNTY OFFICE OF
EDUCATION FOR PUBLIC, EDUCATIONAL, AND
GOVERNMENTAL ACCESS SERVICES

RECOMMENDED MOTION:

A motion to approve a Resolution authorizing the Interim City Manager to enter into a Professional Services Agreement with the Monterey County Office of Education (MCOE) for Public, Educational, and Governmental (PEG) Access Services in an annual amount not to exceed \$145,000.

EXECUTIVE SUMMARY:

The City of Salinas currently contracts with Monterey County Office of Education, Media Center for Art and Technology (MCAET) to support live streaming, pre and postproduction of all City Council, Commission, Board and Committee meetings. In addition to broadcasting meetings, MCOE/MCAET is also committed to providing cultural and educational programming, public service announcements, and use of their equipment and facilities for offsite broadcasting. The agreement with MCOE expired on June 30, 2023, without lapse in service due to the City's longstanding relationship with MCOE and their continued commitment to support. Staff requests the City Council consider approving a new agreement for a period of two years ending June 30, 2025.

BACKGROUND:

The City of Salinas receives public, educational, and governmental (PEG) fees from Video Service Providers, which the city must use exclusively to provide non-commercial public, educational, and government channels. In the City of Salinas there are currently two Video Service Providers, Comcast and AT&T. Currently, the Media Center for Art, Education and Technology (MCAET) of the Monterey County Office of Education (MCOE) provides the recording, production, transmission, and scheduling of PEG programming.

In 2014 the City Council award the contract to the MCOE following a request for proposal process. MCOE has been an ongoing partner with the City of Salinas for well over 40 years broadcasting "Your City, Your Business" in the early 1980's, "Police Line" in the 1990's, "SalinasNow" in

2012, and has helped design, purchase, install and maintain all transmission equipment in the Salinas Rotunda.

MCOE has experienced staff, a depth and breadth of expertise and technology that is already in place, and quality resource and facilities at MCOE. Services are directly supported by experienced MCAET staff. MCAET has an extensive array of educational and professional broadcasting and production equipment and two state-of-the-art television production studios available for use by the City. Currently, MCOE has a connection from the City via a private County network so that they can stream the city council meetings live to the MCOE and then process them through their equipment and out to Comcast for live broadcasting. MCOE/MCAET also manages and supports The Salinas Channel on YouTube livestreaming and online storage.

Additional services to include additional technical and audiovisual support, weekly maintenance audio/video updates, equipment upgrades, and bi-monthly maintenance reports, have been added to the scope of work for the new contract terms. MCOE is well-known and continues to be a trusted service provider for the city, and continues to perform timely, high quality, and reliable service.

CEQA CONSIDERATION:

Not a Project. The City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378).

STRATEGIC PLAN INITIATIVE:

The agreement with MCOE is in line with the City Council Goal of Effective and Culturally Responsive Government. The Council identified strategies that included evaluating technology gaps, effective governance, and transparency.

DEPARTMENTAL COORDINATION:

The City Clerk's Office continues to work in coordination with all department to support the broadcasting of all Commissions, Board and Committee meetings and other community events in efforts to increase public participation and access to local government.

FISCAL AND SUSTAINABILITY IMPACT:

Funding for this agreement in the annual amount of \$145,000 is available and appropriated in 2506.80.8005.

ATTACHMENTS:

Resolution
Agreement



Legislation Text

File #: ID#24-125, **Version:** 1

Modification to the Classification- Salary Schedule; Reclassification; Police Hiring Incentive; Over Hires

Approve Resolutions modifying the Classification - Salary Schedule to add the classification of Human Resources Manager and adjust the salary range for the temporary classifications of Public Service Maintenance Aide and Public Service Maintenance Worker I and II; approve the recommended reclassifications for the Human Resources Department reorganization; approve one over hire in Community Development and one over hire in the Police Department; and approve the proposed revised Police Officer hiring incentive and proposed hourly rate adjustment for the Police Recruit classification.



CITY OF SALINAS COUNCIL STAFF REPORT

DATE: MARCH 5, 2024
DEPARTMENT: ADMINISTRATION
FROM: JIM PIA, INTERIM CITY MANAGER
BY: MARINA HORTA-GALLEGOS, HUMAN RESOURCES DIRECTOR
TITLE: MODIFICATION TO THE CLASSIFICATION-SALARY SCHEDULE;
RECLASSIFICATION; POLICE HIRING INCENTIVE; OVER HIRES

RECOMMENDED MOTION:

It is recommended that the City Council approve Resolutions modifying the Classification – Salary Schedule to 1) add the classification of Human Resources Manager and adjust the salary range for the temporary classifications of Public Service Maintenance Aide and Public Service Maintenance Worker I and II; 2) approve the recommended reclassifications for the Human Resources Department reorganization 3) approve one over hire in Community Development and one over hire in the Police Department; and 4) approve the proposed revised Police Officer hiring incentive and proposed hourly rate adjustment for the Police Recruit classification.

EXECUTIVE SUMMARY:

Staff recommends that the City Council approve the attached Resolutions: modifying the Classification – Salary Schedule to include the classification of Human Resources Manager, approve the recommended reclassifications in the Human Resources Department pursuant to section 3.9 (D) of the Personnel Manual which provides, “Reclassification is generally necessitated through organization modification. Generally, reclassification will result from: 1. Significantly changed duties and responsibilities, necessitating a modification of the pay range and title of the position. 2. Reorganization of a department, or division of a department...”. ; Approving the request for Combination Building Inspector II over hire. ; Approving the proposed revised Police Officer hiring incentive recommendations, hourly rate adjustment for the Police Recruit classification, and approving one over hire Community Service Officer; Lastly, approving the salary range for the temporary Public Service Maintenance Aide and Public Service Maintenance Worker I and II temporary classifications.

BACKGROUND:

Community Development

The Community Development Department requests authorization to over hire one Combination Building Inspector II. The Department currently has one vacancy. Due to the challenges in filling positions in this classification and due to current and anticipated projects, staff request authorization

to over hire one position as soon as a qualified candidate is identified. The Department proposes that the over hire will be absorbed through attrition.

Human Resources

Staff recommend adding the classification of Human Resources Manager and reclassifying the incumbent Senior Human Resources Analysts to this classification. These positions will provide support to the Human Resources Director and assume the day-to-day oversight of staff and division tasks in the core areas of recruitment, classification, benefits administration/payroll, employee onboarding, among others. In addition, staff recommend reclassifying the Human Resources Analyst II to a Senior Human Resources Analyst to assume the more advanced analyst duties currently performed by the Senior analysts.

The Human Resources Department's core functions consisting of recruitment, classification, benefits administration/payroll, and employee onboarding have been shared duties in the Department within the scope of staff job descriptions. Since 2019 the volume of work in these areas has increased and now necessitates a reorganization of the Department with two divisions to be lead each by a Human Resources Manager overseeing the day-to-day activities of the division. The proposed reorganization has been initiated, will not require additional staffing, and is anticipated to provide improved internal and external customer service, streamline workflow, provide day-to-day oversight, and more direct supervision tasks and staff.

Police

Following the recently negotiated Memorandum of Understanding with the Salinas Police Officers Association (POA), the Acting Chief, Personnel & Training staff, Finance staff, Human Resources staff, and the POA President met to review the current hiring incentive for Police Officers and discuss collaborative efforts to address recruitment and retention in the Police Department.

As noted approximately one year ago, Salinas, like many other cities, is experiencing a diminished pool of well-qualified candidates for police officer. The inability to recruit police officers is of increasingly significant concern. Agencies around the state are experiencing the same shortage of police officer candidates and are offering various hiring incentives to attract qualified applicants. Monetary incentives currently range anywhere from \$7,000 to \$50,000 for lateral police officers.

The Police Department is a full-service police department operating twenty-four hours per day with an authorized staffing of 153 sworn positions. The Department currently has 23 sworn vacancies, and we anticipate additional vacancies in the coming months. The Human Resources Department maintains six different continuous Police Officer recruitments. The number of applications received this fiscal year totals approximately 123 up from 77 approximately one year ago. Since last March when the City Council approved a hiring incentive, the City hired nine Police Recruits and four lateral Police Officers. However, during this same time, 15 sworn personnel separated.

Staff will continue to meet, review, and return with additional recommendations; however, as an initial and immediate step, staff propose a hiring incentive of \$40,000 for fifteen lateral Police

Officers, \$20,000 for Police Recruits, and \$2,500 for staff referrals. The incentive would be paid in installments as follows:

Lateral Police Officer

Incentive: \$10,000 upon hire, \$10,000 upon successful completion of the Field Training Officer Program, \$10,000 one year from completion of the Field Training Program, and \$10,000 two years from completion of the Field Training Program.

Police Recruit

Incentive: \$2,500 upon hire, \$5,000 upon successful completion of the Field Training Program, \$6,250 one year from completion of the Field Training Program, and \$6,250 two years from completion of the Field Training Program.

The Police Department will utilize salary savings from budgeted, vacant positions to operate the incentive program for a total of approximately \$800,000.

Additionally, staff recommend increasing the Police Recruit hourly rate of pay from \$32.89 to \$41.67 to be competitive with the local jurisdictions. Police Recruits remain at one hourly rate until promoting to the classification of Police Officer upon graduation from the police academy. The City of Salinas has been historically below market in compensation for this short-term appointment.

Lastly, the Police Department requests authorization to over hire one Community Service Officer. The Department currently has one vacancy and anticipates another vacancy in the coming weeks. The Department has two qualified candidates that have passed the background process. Due to the challenges in filling these positions, staff request authorization to over hire one position. The Department proposes that the over hire will be absorbed through attrition.

Public Works

Staff recommend an adjustment to the salary range for the temporary classifications of Public Service Maintenance Aide, Public Service Maintenance Worker I and II. These are extra help positions that can be utilized in a number of divisions within the Public Works Department. Staff recommend a salary adjustment to assist with recruitment efforts.

CEQA CONSIDERATION:

Not a Project. The City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378).

STRATEGIC PLAN INITIATIVE:

The proposed action meets the Effective and Culturally Responsive Government Council goal.

DEPARTMENTAL COORDINATION:

The above recommendations are a collaborative and coordinated effort between Human Resources and the respective departments.

FISCAL AND SUSTAINABILITY IMPACT:

The Police Officer hiring incentive will be paid over a period of approximately two to two and one-half years from date of hire depending on varying academy schedules and Field Training Officer Program length. The approximate cost of the program in FY 23-24 is anticipated at \$800,000 and will be covered through salary savings.

No fiscal impact is anticipated for the Community Development and Police Department over hires due to salary savings.

No fiscal impact in FY 23-24 is anticipated for the reclassifications in Human Resources due to salary savings. The annual impact of the reclassifications is \$22,000 and will be included in future annual budget appropriation requests.

No fiscal impact in FY 23-24 is anticipated in the Public Works Department for the adjustment to the temporary classifications, currently departments use temporary funds while funds are available.

ATTACHMENTS:

Resolution – Modification to Classification – Salary Schedule

Resolution – Police Hiring Incentive

Exhibit A – Classification-Salary Schedule

EXHIBIT A

Benefit Group	Grade	Position			Step 1 Hourly	Step 1 Monthly	Step 2 Hourly	Step 2 Monthly	Step 3 Hourly	Step 3 Monthly	Step 4 Hourly	Step 4 Monthly	Step 5 Hourly	Step 5 Monthly	Step 6 Hourly	Step 6 Monthly
17		Human Resources Manager			51.0346	8,846	53.7248	9,312	56.4096	9,778	59.2296	10,266	62.1925	10,780	65.3061	11,320
22	22.4036	Police Recruit			41.6738	7,223										
Benefit Group	Grade	Position			Step 1 Hourly	Step 2 Hourly	Step 3 Hourly	Step 4 Hourly	Step 5 Hourly							
29	29.9354	Public Serv Maint Aide			16.8808	17.7238	18.6100	19.5405	19.5405							
29	29.9356	Public Serv Maint Wkr I			17.2961	18.1558	19.0673	20.0193	20.0193							
29	29.9351	Public Serv Maint Wkr II			19.0673	20.0193	21.0231	22.0731	22.0731							



Legislation Text

File #: ID#24-124, Version: 1

- a. **Existing Litigation** - California Government Code Section 54956.9, conference with legal counsel regarding, Richard Maldonado vs. City of Salinas, Workers' Compensation Appeals Board Case Number(s): ADJ8724896, ADJ8724897, ADJ8724893 and ADJ9876550.
- b. **Existing Litigation** - California Government Code Section 54956.9, conference with legal counsel regarding, Kyle Daniels vs. City of Salinas, Workers' Compensation Appeals Board Case Number(s): ADJ17096988, ADJ17220366; ADJ13144170.
- c. **Existing Litigation** - California Government Code Section 54956.9, conference with legal counsel regarding, Keith Emery vs. City of Salinas, Workers' Compensation Appeals Board Case Number(s): ADJ15631649.
- d. **Public Employee Appointment** - California Government Code Section 54957(b)(1), City Manager