

AGENDA

CITY OF WATSONVILLE

CITY COUNCIL MEETING

Opportunity Through Diversity; Unity Through Cooperation.



The City of Watsonville is dedicated to improving the economic vitality, safety & living environment for the culturally rich Watsonville community, by providing leadership for the achievement of community goals & high quality, responsive public services.

Francisco Estrada, Mayor, District 4
Rebecca J. Garcia, Mayor Pro Tempore, District 5

Felipe Hernandez, Council Member, District 1
Aurelio Gonzalez, Council Member, District 2
Lowell Hurst, Council Member, District 3
Trina Coffman-Gomez, Council Member, District 6
Ari Parker, Council Member, District 7

Matt Huffaker, City Manager
Alan J. Smith, City Attorney
Beatriz Vázquez Flores, City Clerk

City Council Chambers
275 Main Street, Top Floor
Watsonville, CA 95076

Spanish language interpretation is available

Americans with Disabilities Act



The Council Chambers is an accessible facility. If you wish to attend a meeting and you will require assistance in order to attend and/or participate, please call the City Clerk's Office at least five (5) days in advance of the meeting to make arrangements. The City of Watsonville TDD number is (831) 763-4075.

Meetings are streamed live via the City's website and archived thereafter. Meeting are also televised live on Charter Cable Communications Channel 70 and AT&T Channel 99 and re-broadcast on Thursday at 5:00 p.m. and Saturday at 8:00 a.m. the same week of the meeting.

For information regarding this agenda, please call the City Clerk's Office at (831) 768-3040.

[AGENDA PACKET](#)

Attachments: [Agenda Packet](#)

4:30 p.m.**1. CLOSED SESSION**

(City Council Conference Room, 275 Main Street, 4th Floor)

A. [CLOSED SESSION AGENDA](#)

Attachments: [CLOSED SESSION AGENDA](#)

- (a) Public Comments regarding the Closed Session agenda will only be accepted by the City Council at this time.
- (b) Closed Session Announcement
The City Council will now recess to discuss those items listed on the Closed Session Statement attached to the Agenda.

6:30 p.m.

Anyone Addressing the City Council is asked to fill out a blue card and leave it at the podium for recording purposes

(IF YOU CHALLENGE ANY ACTION APPEARING ON THIS AGENDA IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC MEETING DESCRIBED ON THIS AGENDA, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY CLERK PRIOR TO, OR AT, THE PUBLIC MEETING.)

2. INFORMATION ITEMS—Written Report(s) Only**A. [MISCELLANEOUS DOCUMENTS REPORT](#)**

Attachments: [Miscellaneous Documents Report 032619](#)

3. ROLL CALL**4. PLEDGE OF ALLEGIANCE****5. CONSENT AGENDA**

All items appearing on the Consent Agenda are recommended actions which are considered to be routine and will be acted upon as one consensus motion. Any items removed will be considered immediately after the consensus motion. The Mayor will allow public input prior to the approval of the Consent Agenda.

Public Input on any Consent Agenda Item

A. MOTION APPROVING MINUTES OF MARCH 12, 2019

Attachments: [Minutes - March 12, 2019](#)

B. RESOLUTION APPROVING PLANS & SPECIFICATIONS & CALLING FOR BIDS FOR THE WATSONVILLE MUNICIPAL AIRPORT SEAL CRACKS, SLURRY SEAL, & REMARK RUNWAY 9-27 & TAXIWAYS B & C PROJECT, NO. AP-19-02 (ESTIMATED COST OF \$504,650: \$454,185 (90%) WILL BE FUNDED FROM THE FEDERAL AVIATION ADMINISTRATION (FAA) AIRPORT IMPROVEMENT GRANT, \$22,709 (5% OF THE FAA GRANT) FROM THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) AND \$27,756 FROM THE AIRPORT ENTERPRISE FUND

Requested by: Airport Director Williams

Attachments: [Call Bids for Crack/Slurry Seal Runway 9-27 - Report](#)
[Call Bids for Cracks/Slurry Runway 9-27 - Resolution](#)

C. RESOLUTION AWARDDING CONTRACT TO CSG CONSULTANTS, INC., FOR CONSTRUCTION MANAGEMENT SERVICES FOR THE GREEN VALLEY ROAD PAVEMENT PRESERVATION PROJECT NO. ST-18-02, IN AN AMOUNT NOT TO EXCEED \$191,200

Requested by: Public Works & Utilities Director Palmisano

Attachments: [Award Contract to CSG for GV Pavement Project - Report](#)
[Award Contract to CSG for GV Pavement Project - Resolution](#)

D. NEW JOB CLASSIFICATIONS & DESCRIPTIONS FOR THE PUBLIC WORKS AND UTILITIES DEPARTMENT

Requested by: Public Works & Utilities Director Palmisano

Attachments: [New Job Descriptions for PW Dept - Report](#)
[Comm Enviro Outreach Coordinator - Resolution](#)
[Comm Enviro Outreach Manager - Resolution](#)

- 1) Resolution Approving & Authorizing New Job Classification & Job Description for Communications & Environmental Outreach Coordinator (Mid-Management Unit) at Established Salary Range of \$28.49 - \$38.18 Per Hour

- 2) Resolution Approving & Authorizing New Job Classification & Job Description for Communications & Environmental Outreach Manager (Management Unit) at Established Salary Range of \$39.27 - \$52.63 Per Hour

E. [RESOLUTION APPOINTING WAYNE HAYASHIBARA TO THE CITY OF WATSONVILLE PARKS & RECREATION COMMISSION \[DISTRICT 7\]](#)

Attachments: [Application for Parks & Rec Commission \(District 7\)](#)
[Appointment to Parks Rec Commission Dist 7 - Resolution](#)

6. ITEMS REMOVED FROM CONSENT AGENDA

7. REPORTS TO COUNCIL -- No Action Required

A. [ECOLOGY ACTION PRESENTATION ABOUT THE WATERLINK PROGRAM FUNDED BY DEPARTMENT OF WATER RESOURCES GRANT TO PROVIDE WATER CONSERVATION DEVICES TO WATSONVILLE BUSINESSES & LOW-INCOME CUSTOMERS \(10 MINUTES\)](#)

Requested by: Public Works & Utilities Director Palmisano

8. PRESENTATIONS & ORAL COMMUNICATIONS

(This time is set aside for members of the general public to address the Council on any item not on the Council Agenda, which is within the subject matter jurisdiction of the City Council. No action or discussion shall be taken on any item presented except that any Council Member may respond to statements made or questions asked, or may ask questions for clarification. All matters of an administrative nature will be referred to staff. All matters relating to Council will be noted in the minutes and may be scheduled for discussion at a future meeting or referred to staff for clarification and report. Any Council Member may place matters brought up under Oral Communications on a future agenda. ALL SPEAKERS ARE ASKED TO FILL OUT A BLUE CARD & LEAVE IT AT THE TABLE DESIGNATED NEAR THE PODIUM, GO TO THE PODIUM AND ANNOUNCE THEIR NAME AND ADDRESS IN ORDER TO OBTAIN AN ACCURATE RECORD FOR THE MINUTES.

A. [ORAL COMMUNICATIONS FROM THE PUBLIC & CITY COUNCIL](#)

B. [REPORT OUT OF CLOSED SESSION](#)

9. PUBLIC HEARINGS, ORDINANCES, & APPEALS

A. [ADOPTION OF URGENCY ORDINANCE RELATING TO CANNABIS EQUITY PROGRAM & RESOLUTION AUTHORIZING CITY MANAGER TO SUBMIT GRANT APPLICATION TO STATE FOR FUNDING](#)

Requested by: City Attorney Smith

Attachments: [Urgency Ordinance adopting Cannabis Equity Program - Report](#)
[Cannabis Equity Program Article](#)
[WMC 5-49 Cannabis Equity Program - Ordinance](#)
[Grant Submittal Equity Act Funds - Resolution](#)

- 1) Staff Report
- 2) City Council Questions
- 3) Public Hearing
- 4) City Council Discussion
- 5) Adoption of Urgency Ordinance Adding New Chapter 49 (Cannabis Equity Program) to Title 5 (Public Welfare, Morals, & Conduct) of Watsonville Municipal Code to Provide Local Guidelines for Administering a Cannabis Equity Program in the City of Watsonville
- 6) Resolution Authorizing & Directing Submittal of Application to State of California, Department of Consumer Affairs, Bureau of Cannabis Control for Equity Act Grant Funds; & Appropriating Such Funds to Cannabis Equity Grant Fund

JOINT CITY COUNCIL/SUCCESSOR HOUSING AGENCY

10. NEW BUSINESS

A. [CONSIDERATION OF FUNDING COMMITMENT IN THE AMOUNT OF \\$1,800,000 TO MIDPEN HOUSING CORPORATION TO ASSIST IN THE CONSTRUCTION OF A 61 UNIT MULTI-FAMILY AFFORDABLE HOUSING DEVELOPMENT AT 139-161 MILES LANE & KIMBERLY LANE](#)

Requested by: Community Development Director Merriam
Attachments: [139-161 Miles Lane Loan Commitment - Report](#)
[139-161 Miles Lane Loan Commitment - Resolution](#)

- 1) Staff Report
- 2) MidPen Report
- 3) City Council Questions

- 4) Public Input
- 5) City Council Discussion
- 6) Joint Resolution of City Council & City Council In Its Capacity As Successor to the Housing Assets & Functions of Former Redevelopment Agency (1) Approving Funding Commitment in the Amount Of \$1,800,000 to MidPen Housing Corporation to Assist in Construction of 61 Unit Multi-Family Affordable Housing Development Located at 139-161 Miles Lane & 201 Kimberly Lane), (2) Authorizing & Directing City Manager to Negotiate & Execute Loan Agreement; & (3) Authorizing Budget Appropriation of \$1,000,000 from Successor Housing Agency Fund & \$800,000 from the Inclusionary Housing Fund

B. CONSIDERATION OF APPROVAL OF (1) THE SALE OF THE AFFORDABLE HOUSING PROJECT AT 500 MAIN STREET (JEFSEN HOTEL TO CHIPTHUY500 LLC ("BUYER"), (2) ENTRY INTO AN ASSIGNMENT & ASSUMPTION AGREEMENT CONSENTING TO SALE OF PROPERTY, & (3) ENTRY INTO A SUBORDINATION AGREEMENT REQUIRED IN CONNECTION WITH THE BUYER'S ACQUISITION FINANCING

Requested by: Community Development Director Merriam

Attachments: [Sale of 500 Main Street \(Jefsen Hotel\) - Report](#)
[Sale of 500 Main Street \(Jefsen Hotel\) - Resolution](#)
[Letter Endorsing Chip Kirchner as Buyer for Jefsen Building](#)

- 1) Staff Report
- 2) City Council Questions
- 3) Public Input
- 4) City Council Discussion
- 5) Resolution of City Council in its Capacity as Successor to Housing Assets & Functions of Former Redevelopment Agency Approving: (1) The Sale of Property Located at 500 Main Street (Commonly Known as the Jefsen Hotel) from Green Valley Corporation to ChipThuy500 LLC, (2) Certain Assignment & Assumption of Affordability Agreement Among City, Green Valley Corporation, & ChipThuy500 LLC, & (3) Certain Subordination Agreement Among City, ChipThuy500 LLC, & [Bank (TBD)]

CITY COUNCIL

NEW BUSINESS (Continued)**C. [CONSIDERATION OF 5-YEAR AGREEMENT WITH AXON FOR THE PURCHASE OF BODY WORN CAMERA \(BWC\) EQUIPMENT & EVIDENCE.COM DIGITAL MEDIA STORAGE](#)**

Requested by: Police Chief Honda

Attachments: [Sole Source Purchase of Body Worn Cameras - Report](#)
[Sole Source Purchase of Body Worn Cameras - Resolution](#)

- 1) Staff Report
- 2) City Council Questions
- 3) Public Input
- 4) City Council Discussion
- 5) Resolution Authorizing Sole Source Purchase with Axon Enterprise, Inc., for 75 Axon Body Worn Cameras, Equipment Updates at 2.5 & 5 Years & Commitment for 5 Years to Axon's Evidence.Com Digital Media Storage Solution, in an Amount not to Exceed \$471,727.18

D. [CITY OF WATSONVILLE HOUSING PROGRAMS WHITE PAPER REPORT](#)

Requested by: Community Development Director Merriam

Attachments: [City's Housing Programs White Paper Report](#)

- 1) Staff Report
- 2) City Council Questions
- 3) Public Input
- 4) City Council Discussion
- 5) Motion Accepting Report on the City of Watsonville Housing Programs White Paper & directing staff continue to work to meet the City's Housing Goals, as Outlined in the White Paper Report

11. EMERGENCY ITEMS ADDED TO AGENDA**12. REQUESTS & SCHEDULING FUTURE AGENDA ITEMS****13. ADJOURNMENT**

Pursuant to Section 54954.2(a)(1) of the Government Code of the State of California, this agenda was posted at least 72 hours in advance of the scheduled meeting at a public place freely accessible to the public 24 hours a day and on the City of Watsonville website at www.cityofwatsonville.org.

Materials related to an item on this Agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office (275 Main Street, 4th Floor) during normal business hours. Such documents are also available on the City of Watsonville website at www.cityofwatsonville.org subject to staff's ability to post the document before the meeting.