

AGENDA
CITY OF WATSONVILLE
CITY COUNCIL MEETING

Opportunity Through Diversity; Unity Through Cooperation.



Working with our community to create positive impact through service with heart.

Rebecca J. Garcia, Mayor, District 5
Trina Coffman-Gomez, Mayor Pro Tempore, District 6

Felipe Hernandez, Council Member, District 1
Aurelio Gonzalez, Council Member, District 2
Lowell Hurst, Council Member, District 3
Francisco Estrada, Council Member, District 4
Ari Parker, Council Member, District 7

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

Zoom Webinar from their computer, tablet or smartphone: <https://zoom.us/j/92706609937>
or iPhone one-tap : US: +16699009128,,92706609937# or +1213388477,,92706609937#

Spanish language interpretation is available



Americans with Disabilities Act

The City of Watsonville, in complying with the Americans with Disabilities Act ("ADA"), requests individuals who require special accommodations to access and/or participate in City Council meetings, please call the City Clerk's Office at least three (3) days in advance of the meeting to make arrangements. The City of Watsonville TDD number is (831) 763-4075.

Meetings are 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 or interpretation services, please call the City Clerk's Office at (831) 768-3040.

Notice of Remote/Teleconferencing Meeting

This meeting is being held in accordance with the Brown Act as currently in effect under the State Emergency Services Act, the Governor's Emergency Declaration related to COVID-19, the Santa Cruz County Health Officer Extended and Modified Shelter in Place Orders, and the Governor's Executive Orders N-25-20 and N-29-20, that allows attendance by members of the City Council, City staff, and the public to participate and the Council to conduct the meeting by teleconference, videoconference, or both.

HOW TO VIEW THE MEETING: There is no physical location from which members of the public may observe the meeting. Please view the meeting which is being televised at Channel 70 (Charter) and Channel 99 (AT&T), video streamed at <https://watsonville.legistar.com/Calendar.aspx>, and Facebook Live.

HOW TO PARTICIPATE BEFORE THE MEETING: Members of the public are encouraged to submit written comments through the City's Council Meeting portal at <https://watsonville.legistar.com> by clicking e-Comment or by emailing citycouncil@cityofwatsonville.org. All comments will be part of the meeting record. Emails received two hours before the meeting will not be uploaded to the Agenda and may not be seen by the Council or staff. They will be added to the agenda the day after the meeting.

HOW TO PARTICIPATE DURING THE MEETING: Members of the public are encouraged to join the meeting through Zoom Webinar from their computer, tablet or smartphone: <https://zoom.us/j/92706609937> or iPhone one-tap : US: +16699009128,,92706609937# or +12133388477,,92706609937# or Telephone: Dial(for higher quality, dial a number based on your current location): US: +1 669 900 9128 or +1 213 338 8477 or +1 669 219 2599 Webinar ID: 927 0660 9937

*You will access the meeting as an attendee; when you are ready to make a public comment, if joining by computer audio, please click on the "Raise Hand" button and the Clerk will unmute your microphone; by phone please press *9 on your keypad. If you want to enable your camera, please let the Clerk know when you start speaking. You may also register to speak until two hours before the meeting at <https://watsonville.legistar.com/Calendar.aspx>*

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Spanish interpretation services will be available through Zoom by toggling language audio options to the Spanish channel.

Servicios de interpretación en español estarán disponible en Zoom al elegir el botón Spanish.

3:30 p.m.

AGENDA PACKET

Attachments: [Agenda Packet](#)

AGENDA EN ESPAÑOL

Attachments: [Agenda en español](#)

(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 TWO HOURS BEFORE THE MEETING OR DURING THE PUBLIC MEETING.)

1. CLOSED SESSION

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

[CLOSED SESSION ANNOUNCEMENT](#)

[PUBLIC COMMENTS REGARDING THE CLOSED SESSION AGENDA WILL ONLY BE ACCEPTED BY THE CITY COUNCIL AT THIS TIME.](#)

Attachments: [Porter Building Correspondence](#)

The City Council of the City of Watsonville will recess to Closed Session to discuss the matters that follow:

A. PERSONNEL MATTERS §54957

PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Title: City Manager & City Clerk

B. CONFERENCE WITH LABOR NEGOTIATOR (Government Code Section 54957.6)

1. *Agency negotiator: Nathalie Manning and Matt Huffaker*

Employee organizations: Clerical Technical, Operating Engineers Local Union No. 3 for employees in the Public Works Unit, Public Safety Mid-Management Unit

C. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code § 54954.5 and 54956.8)

1. *Property: 280 Main Street (APN: 017-182-16)*

Negotiating parties: Tamara Vides (for City as Landlord)

Pajaro Valley Arts, as tenant and WatsNews, LLC, as tenant

Under Negotiation: Price and terms of Lease

5:30 p.m.

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. INFORMATION ITEMS

A. [REPORT OF DISBURSEMENTS](#)

Attachments: [Report of Disbursements 11_3_20](#)

B. [MISCELLANEOUS DOCUMENTS REPORT](#)

Attachments: [Miscellaneous Documents Report November 10, 2020](#)

C. WRITTEN REPORTS BY COUNCIL MEMBERS REGARDING ACTIONS TAKEN ON THEIR REGIONAL COMMISSIONS/BOARD MEETINGS THAT MAY AFFECT THE CITY OF WATSONVILLE (IF ANY)**5. 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. ALL SPEAKERS ARE ASKED TO ANNOUNCE THEIR NAME AND ADDRESS IN ORDER TO OBTAIN AN ACCURATE RECORD FOR THE MINUTES.

A. [ORAL COMMUNICATIONS FROM THE PUBLIC \(3 MINUTES EACH\)](#)**B. [ORAL COMMUNICATIONS FROM THE COUNCIL \(2 MINUTES EACH\)](#)****C. [MAYOR'S PROCLAMATION CONGRATULATING ESPERANZA DEL VALLE ON THEIR 40TH ANNIVERSARY & COMMENDING THEM FOR THEIR DEDICATION IN FOSTERING INTEREST & INVESTMENT IN THE MEXICAN ARTS IN OUR COMMUNITY, & WISHING THEM MANY MORE YEARS OF CONTINUED SUCCESS](#)****D. [MAYOR'S PROCLAMATION RECOGNIZING NOVEMBER 2020 AS NATIONAL AMERICAN INDIAN HERITAGE MONTH & PATRICK OROZCO, TRIBAL CHAIRMAN OF THE PÁJARO VALLEY OHLONE INDIAN COUNCIL, FOR HIS CONTINUOUS WORK IN FAVOR OF THE LOCAL INDIGENOUS PEOPLE & THE COMMUNITY AS A WHOLE](#)****E. [MAYOR'S PROCLAMATION RECOGNIZING HAL HYDE FOR HIS LIFETIME OF DEDICATION & CONTRIBUTIONS TO THE COMMUNITY & EXPRESSING OUR DEEPEST SYMPATHY FOR HIS PASSING](#)****F. REPORT OUT OF CLOSED SESSION**

6. REPORTS TO COUNCIL -- No Action Required

- A. CITY MANAGER'S UPDATE
- B. PRESENTATION BY MAGGY IVY FROM VISIT SANTA CRUZ COUNTY (5 MINUTES)
- C. [REPORT ON HOUSING FOR A HEALTHY SANTA CRUZ: A STRATEGIC FRAMEWORK FOR ADDRESSING HOMELESSNESS IN SANTA CRUZ COUNTY - A THREE YEAR PLAN - BY RANDY MORRIS HUMAN SERVICES DEPARTMENT DIRECTOR - \(15 MINUTES\)](#)

Attachments: [Strategic Framework Presentation](#)

7. 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 OCTOBER 27, 2020](#)

Attachments: [MINUTES](#)

- B. [RESOLUTION AWARDING \\$619,567 BID TO MAGGIORA BROS. DRILLING, INC., FOR CONSTRUCTION OF WATER WELL NO. 4 PROJECT NO. WA-20-14557 LOCATED AT 154 ROACHE ROAD \(\\$619,567 WILL BE FUNDED FROM THE WATER ENTERPRISE FUND\)](#)

Requested by: Public Works & Utilities Director Palmisano

Attachments: [Award Bid for Water Well #4 Project - Report](#)
[Award Bid for Water Well #4 Project - Resolution](#)

- C. [RESOLUTION APPROVING FIRST AMENDMENT TO CONTRACT WITH ES ENGINEERING SERVICES, LLC, FOR LANDFILL CLOSURE SERVICES FOR THE CITY'S LANDFILL, BY AN AMOUNT NOT TO EXCEED \\$98,596](#)

Requested by: Public Works & Utilities Director Palmisano

Attachments: [1st Amendment to Contract ES Engineering - Report](#)
[1st Amendment to Contract ES Engineering - Resolution](#)

D. ACCEPTANCE OF \$20,000 CARES ACT GRANTS FROM THE COMMUNITY HEALTH TRUST OF PAJARO VALLEY

Requested by: Assistant City Manager Vides

Attachments: [Acceptance of CARES Act Grants - Report](#)
[Grant Acceptance Campesino Caravan - Resolution](#)
[Grant Acceptance COVID Messaging Project - Resolution](#)

- 1) RESOLUTION ACCEPTING \$15,000 CARES ACT GRANT FROM THE COMMUNITY HEALTH TRUST OF PAJARO VALLEY ON BEHALF OF THE WATSONVILLE CAMPESINO APPRECIATION CARAVAN TO SUPPORT COVID-19 OUTREACH AMONG AGRICULTURAL WORKERS & APPROPRIATING SUCH FUNDS TO THE SPECIAL GRANTS FUND
- 2) RESOLUTION ACCEPTING \$5,000 CARES ACT GRANT FROM THE COMMUNITY HEALTH TRUST OF PAJARO VALLEY TO SUPPORT COVID-19 MESSAGING EFFORTS IN SOUTH SANTA CRUZ COUNTY & APPROPRIATING SUCH FUNDS TO THE SPECIAL GRANTS FUND

E. RESOLUTION FORMALLY APOLOGIZING FOR THE ACTIONS TAKEN BY THE CITY'S RESIDENTS AGAINST THE FILIPINOS IN WATSONVILLE, PARTICULARLY IN THE 1920S & 1930S, & COMMENDING THESE FILIPINO NATIONALS & THEIR CHILDREN, THE FILIPINO AMERICANS FOR THEIR NOTABLE ACCOMPLISHMENTS & CONTRIBUTIONS TO THE PÁJARO VALLEY

Requested by: Mayor Garcia

Attachments: [Apology to Filipino & Filipino Americans - Resolution](#)

F. JOINT RESOLUTION OF SUCCESSOR HOUSING AGENCY/COUNCIL (1) APPROVING A FUNDING COMMITMENT IN THE AMOUNT OF \$1,000,000 TO EDEN HOUSING, INC., TO ASSIST IN THE CONSTRUCTION OF A 53-UNIT MULTI-FAMILY AFFORDABLE HOUSING DEVELOPMENT LOCATED AT 1482 FREEDOM BOULEVARD CONTINGENT UPON THE APPROVAL OF PROJECT ENTITLEMENTS; (2) AUTHORIZING AND DIRECTING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A LOAN AGREEMENT WHICH WILL CONTAIN TERMS OF THE USE OF THE LOAN FOR THE PROJECT; & (3) AUTHORIZING A BUDGET APPROPRIATION OF \$1,000,000 FROM THE CITY'S SUCCESSOR HOUSING AGENCY FUND

Requested by: Community Development Director Merriam

Attachments: [Eden Housing Loan 1482 Freedom - Report](#)
[Eden Housing Loan 1482 Freedom - Resolution](#)
[Consent Agenda Item 7F Correspondence](#)

8. ITEMS REMOVED FROM CONSENT AGENDA

9. PUBLIC HEARINGS, ORDINANCES, & APPEALS

A. [CONSIDERATION OF COMMUNITY DEVELOPMENT BLOCK GRANT CONSOLIDATED PLAN FOR FISCAL YEARS 2020-2024, ANNUAL 2020-2021 ACTION PLAN, & SUBSTANTIAL AMENDMENT TO THE 2019-2020 ACTION PLAN TO THE U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT](#)

Requested by: Community Development Director Merriam

Attachments: [CDBG Consolidated Plan & Action Plan 2020 - Report](#)
[CDBG Consolidated Plan Action Plan 2020 - Resolution](#)
[Substantial Amendments to Plans - Resolution](#)

- 1) Staff Report by Housing Manager Landaverry
- 2) City Council Clarifying & Technical Questions
- 3) Public Hearing
- 4) Motion Whether to Approve Staff Recommendation
- 5) City Council Deliberation on the Motion
- 6) RESOLUTION APPROVING FIVE YEAR COMMUNITY DEVELOPMENT BLOCK GRANT ("CDBG") CONSOLIDATED PLAN FOR JULY 1, 2020, THROUGH JUNE 30, 2024, WHICH INCLUDES THE 2020-2021 ANNUAL ACTION PLAN
- 7) RESOLUTION APPROVING CITY OF WATSONVILLE SUBSTANTIAL AMENDMENTS TO THE FIVE YEAR COMMUNITY DEVELOPMENT BLOCK GRANT ("CDBG") CONSOLIDATED PLAN FOR JULY 1, 2015, THROUGH JUNE 30, 2019, WHICH INCLUDES THE 2019-2020 ANNUAL ACTION PLAN

B. [CONSIDERATION OF WATSONVILLE PARKLET PROGRAM \(CONTINUED FROM OCTOBER 27, 2020, MEETING\)](#)

Requested by: Public Works & Utilities Director Palmisano

Attachments: [Pilot Parklet Program - Report](#)
[WMC 7-19 Parklets Ordinance](#)
[Adoption of Pilot Parklet Program - Resolution](#)

- 1) Staff Report by Public Works & Utilities Director Palmisano
- 2) City Council Clarifying & Technical Questions
- 3) Public Hearing
- 4) Motion Whether to Approve Staff Recommendation
- 5) City Council Deliberation on the Motion
- 6) ORDINANCE INTRODUCTION ADDING CHAPTER 19 (PARKLETS) TO TITLE 7 (PUBLIC WORKS) OF WATSONVILLE MUNICIPAL TO ALLOW FOR PARKLETS WITHIN THE PUBLIC RIGHT OF WAY
- 7) RESOLUTION ESTABLISHING & ADOPTING PILOT PARKLET PROGRAM TO PROVIDE MORE PEDESTRIAN FRIENDLY OUTDOOR SPACES IN COMMERCIAL OR BUSINESS AREAS; & DIRECTING STAFF TO SET-UP UP TO TWO CITY-SPONSORED PILOT LOCATIONS

C. [CONSIDER MODIFICATION \(APP #601\) OF SPECIAL USE PERMIT WITH DESIGN REVIEW \(PP2016-52\) TO REDUCE TOTAL NUMBER OF PARKING SPACES FROM 133 TO 132 TO ACCOMMODATE ACCESSIBLE PARKING SPACES & ALLOW CONSTRUCTION OF 49 TOWNHOMES LOCATED AT 221 AIRPORT BOULEVARD](#)

Requested by: Community Development Director Merriam

Attachments: [221 Airport Boulevard Modification - Report](#)
[221 Airport Blvd SUP Modification - Resolution](#)

- 1) Staff Report by Principal Planner Meek
- 2) City Council Clarifying & Technical Questions
- 3) Public Hearing

- 4) Motion Whether to Approve Staff Recommendation

- 5) City Council Deliberation on the Motion

- 6) RESOLUTION APPROVING MODIFICATION (APP #601) OF SPECIAL USE PERMIT WITH DESIGN REVIEW (PP2016-52) TO REDUCE TOTAL NUMBER OF PARKING SPACES FROM 133 TO 132 TO ACCOMMODATE ACCESSIBLE PARKING SPACES & ALLOW CONSTRUCTION OF 49 TOWNHOMES (48 NEW TOWNHOME UNITS & RELOCATE & REHABILITATE THE EXISTING ROACHE SCHOOL BUILDING INTO A RESIDENTIAL UNIT) ON A 2.65± ACRE SITE LOCATED AT 221 AIRPORT BOULEVARD (APN: 015-371-01)

10. EMERGENCY ITEMS ADDED TO AGENDA

11. REQUESTS & SCHEDULING FUTURE AGENDA ITEMS

12. 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 <https://watsonville.legistar.com/Calendar.aspx>.

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 <https://watsonville.legistar.com/Calendar.aspx> subject to staff's ability to post the document before the meeting.