



MINUTES REGULAR CITY COUNCIL MEETING

August 25, 2020

City of Watsonville
Teleconference/Remote

4:32 p.m.

1. CLOSED SESSION

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

(a) Public Comments regarding the Closed Session agenda were accepted by the City Council at that time.

(b) Closed Session Announcement

The City Council recessed the regular Council Meeting to discuss those items listed on the Closed Session Statement attached to the Agenda.

1.A. CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION

(Government Code Section 54956.9)

a) Name of case: City of Watsonville v Joe Martinez, et al - Santa Cruz County Superior Court (Case No. 20 CV 01529) [21 Arthur Rd Receivership]

b) Name of case: Casey Clark v Beatriz Vásquez Flores, et al - Santa Cruz County Superior Court (Case No. 20 CV 01727)

1.B. CONFERENCE WITH LABOR NEGOTIATOR

(Government Code Section 54957.6)

1. Agency negotiators: Mayor's Ad Hoc Committee (Councilmembers Estrada, Parker and Mayor Pro Tempore Coffman-Gomez)

Unrepresented employee: City Attorney

1.C. PERSONNEL MATTERS §54957

PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Title: City Attorney

6:32 p.m.

2. ROLL CALL

Mayor García, Mayor Pro Tempore Coffman-Gomez and Council Members Gonzalez, Hernandez, Hurst, and Parker were present via teleconference through Zoom Webinar. Member Estrada was absent.

Staff members present via teleconference through Zoom Webinar were City Manager Huffaker, City Attorney Smith, City Clerk Vázquez Flores, Public Works & Utilities Director Palmisano, Police Chief Honda, Fire Chief Lopez, Deputy City Managers Manning and Vides, Administrative Services Director Czerwin, Airport Director Williams, Community Development Director Merriam, Interim Library Director Martinez, Information Technology Director Boyes, Parks & Community Services Director Calubaquib, Assistant Public Works & Utilities Directors Rodriguez and Di Renzo, Housing Manager Landaverry, Principal Planner Meek, Assistant City Clerk Ortiz, and Interpreters Vazquez-Quintero and Landaverry.

3. PLEDGE OF ALLEGIANCE

4. INFORMATION ITEMS

4.A. REPORT OF DISBURSEMENTS

In answering Member Hurst, Administrative Services Director Czerwin stated she would investigate potential duplicate payment of LAFCO.

4.B. MISCELLANEOUS DOCUMENTS REPORT

4.C. WRITTEN REPORTS BY COUNCIL MEMBERS REGARDING ACTIONS TAKEN ON THEIR REGIONAL COMMISSIONS/BOARD MEETINGS THAT MAY AFFECT THE CITY OF WATSONVILLE (None)

5. PRESENTATIONS & ORAL COMMUNICATIONS

5.A. ORAL COMMUNICATIONS FROM THE PUBLIC

Elizabeth Atilano listed the reasons she opposed the Zoom Webinar setup for the City Council Meeting. She asked Council to create a more open medium for public participation.

Dr. Nancy A. Bilicich, on behalf of Pájaro River Floor Risk Reeducation Finance and Governance Committee, stated they had secured Federal Government funding as well as State funding for levee improvements. She added they were discussing ways to raise funding from the community.

Raeid Farhat spoke negatively about management by City Manager Huffaker and Community Development Director Merriam. He asked Council to reconsider their employment.

Fernie asked the City to protect agricultural workers from poor air quality resulting from California wildfires.

Rosa Noriega Rocha asked Council to enable the chat feature on the Zoom Webinar. She asked the Council to better protect agricultural workers from COVID-19 and wildfire smoke.

5.B. ORAL COMMUNICATIONS FROM THE COUNCIL

Mayor Pro Tempore Coffman-Gomez asked the public to participate in Communities Organized for Relational Power in Action (COPA) meetings to assist those affected by COVID-19 and wildfires.

Member Hernandez spoke about events he attended over the previous weeks. He stated free encroachment permits for outdoor dining or displays were available at the Community Development Department. He asked the public to complete the Census and spoke about efforts to protect farmworkers.

Member Hurst congratulated Member Estrada on the birth of his daughter. He thanked those battling wildfires and asked the public to work with Council to address community concerns.

Member Gonzalez asked for unity of the community in order to surpass the many challenges presented during the year. He stated County of Monterey had helped agricultural workers within their jurisdiction with personal protective equipment, and the City would work to help local agricultural workers. He asked the public to organize independently from public meetings, as it could be disruptive for others.

Member Parker spoke about the many challenges the community was facing as a result of the COVID-19 Pandemic. She invited the public to Pájaro River Floor Risk Reeducation Finance and Governance Committee meetings.

Mayor Garcia listed the many meetings she participated in over the previous weeks. She updated the public on the selection process of the Committee on Policing and Social Equity. She invited the public to COPA meetings.

5.C. MAYOR'S PROCLAMATION RECOGNIZING FEDERICO CASTAÑEDA FOR HIS MANY YEARS OF INVALUABLE WORK FOR THE STUDENTS OF PVUSD AND HIS CONTRIBUTIONS TO THE COMMUNITY AS A WHOLE AND EXPRESSING OUR DEEPEST SYMPATHY FOR HIS PASSING

5.D. MAYOR'S PROCLAMATION CELEBRATING 100 YEARS OF WOMEN'S SUFFRAGE AND RECOGNIZING SANTA CRUZ COUNTY CLERK GAIL PELLERIN FOR HER INVALUABLE WORK WITHIN HER DEPARTMENT, ESPECIALLY DURING ALL ELECTIONS

5.E. MAYOR'S PROCLAMATION DECLARING SEPTEMBER AS CHILDHOOD CANCER AWARENESS MONTH IN THE CITY OF WATSONVILLE AND COMMENDING JACOB'S HEART CHILDREN'S CANCER SUPPORT SERVICES FOR 22 YEARS OF OUTSTANDING SUPPORT TO OUR COMMUNITY

5.F. REPORT OUT OF CLOSED SESSION

City Attorney Smith reported that Council received reports on all items listed on the Closed Session Statement, but took no final action.

6. REPORTS TO COUNCIL

6.A. CITY MANAGER'S UPDATE REPORT

1) Oral Presentation

The report was given by City Manager Huffaker.

2) City Council Clarifying & Technical Questions

Member Hernandez asked that City staff include shipping and growing companies, Farm Bureau, Strawberry Commission, and County of Santa Cruz in conversations regarding agricultural worker protections. He also asked that efforts to assist agricultural workers communicated to the public.

Member Hurst spoke about the positive work City Manager Huffaker had done for the community.

Member Gonzalez commended City Manager Huffaker, staff, and the community for their work to help others during the COVID-19 Pandemic.

Member Parker spoke about the challenges the City was facing and the efforts by Council and staff to work through the COVID-19 Pandemic.

In answering Mayor Garcia, City Manager Huffaker explained how the County of Santa Cruz COVID-19 Pandemic monitoring list worked.

3) Public Input

Rosa Noriega stated aid for agricultural workers had been limited and overdue.

Elizabeth Atilano asked Council and staff to collaborate with her to further efforts to assist agricultural workers.

Leah Samuels, executive director at Human Care Alliance, thanked the City for efforts to assist the community and asked the public to shop local.

7. CONSENT AGENDA

City Manager Huffaker, in answering Mayor Garcia, spoke about City responses to the Civil Grand Jury Reports.

Public Input on any Consent Agenda Item

Steve Trujillo stated there was an excessive amount of Consent Agenda items and asked that staff be more thoughtful when placing items on the agenda. He asked that half of the items be considered at a future meeting.

Dr. Nancy A. Bilicich spoke in support of appointing Violet Lucas as the Non-Voting Appointee for the Santa Cruz County Flood Control and Water Conservation District, Zone 7.

Elizabeth Atilano stated there was an excessive amount of Consent Agenda items and asked that staff be more thoughtful when placing items on the agenda. She asked that items be considered at a future agenda.

MOTION: It was moved by Member Hurst, seconded by Member Gonzalez and carried by the following vote to approve the Consent Agenda:

AYES:	MEMBERS:	Coffman-Gomez, Gonzalez, Hernandez, Hurst, Parker, García
NOES:	MEMBERS:	None
ABSENT:	MEMBERS:	Estrada

- 7.A. MOTION APPROVING MINUTES OF JULY 7 & 28, 2020**
- 7.B. MOTION ACCEPTING INVESTMENT REPORT FOR APRIL 2020 THROUGH JUNE 2020**
- 7.C. MOTION DESIGNATING COUNCIL MEMBER FOR VOTING DELEGATE & ALTERNATE FOR LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE ON OCTOBER 7-9, 2020, LONG BEACH**
- 7.D. MOTION ACCEPTING & AUTHORIZING SUBMITTAL RESPONSE PACKET TO THE SANTA CRUZ COUNTY CIVIL GRAND JURY'S INVESTIGATION ASSESSING THE CITY OF WATSONVILLE RISK MANAGEMENT, HOMELESSNESS, FIRE & SAFETY INSPECTIONS, & THE CITY'S WEBSITE**
- 7.E. RESOLUTION NO. 137-20 (CM):**
RESOLUTION AWARDING \$386,561 BID TO MCNABB CONSTRUCTION, INC., DBA DK ENVIRONMENTAL, FOR WATSONVILLE PLAZA RESTROOMS PROJECT NO. PK-20-02, & AUTHORIZING \$86,561 BUDGET APPROPRIATION FROM THE PARK DEVELOPMENT FUND (ESTIMATED COST OF \$400,000: \$386,561 WILL BE FUNDED FROM COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS, \$86,561 WILL BE FUNDED FROM THE PARK DEVELOPMENT FUND)
- 7.F. RESOLUTION NO. 138-20 (CM):**
RESOLUTION APPROVING CONTRACT CHANGE ORDER NO. 3 WITH GRANITE ROCK COMPANY FOR THE MONTEREY BAY SANCTUARY SCENIC TRAIL SEGMENT 18 - OHLONE PARKWAY TO WATSONVILLE SLOUGH TRAIL TRAILHEAD PROJECT NO. CT-19-02 FOR LIME TREATMENT OF ONSITE SOILS IN AN AMOUNT NOT TO EXCEED \$273,190 & AUTHORIZING A BUDGET APPROPRIATION OF \$337,920 FROM THE ACTIVE TRANSPORTATION PROGRAM (ATP) GRANT TO THE SPECIAL GRANTS FUND
- 7.G. RESOLUTION NO. 139-20 (CM):**
RESOLUTION APPROVING PURCHASE FROM SADA SYSTEMS, INC., FOR GOOGLE G SUITE ENTERPRISE LICENSES, FOR \$82,500 PER YEAR FOR THREE YEARS FOR AN AMOUNT NOT TO EXCEED \$247,500 TO BE FUNDED FROM THE INNOVATION AND TECHNOLOGY INTERNAL SERVICES FUND
- 7.H. RESOLUTION NO. 140-20 (CM):**
RESOLUTION APPROVING SOLE SOURCE PURCHASE FROM POLYDYNE, INC., DBA SNF POLYDYNE, INC., FOR THE PURCHASE OF FLOCCULANT & COAGULANT CHEMICALS USED BY THE CITY'S WASTEWATER DIVISION FOR ONE CALENDAR YEAR BEGINNING JANUARY 1, 2021 THROUGH DECEMBER 31, 2021, IN AN AMOUNT NOT TO EXCEED \$350,000 FROM THE WASTEWATER ENTERPRISE FUND
- 7.I. RESOLUTION NO. 141-20 (CM):**
RESOLUTION APPROVING PURCHASE OF ANNUAL MAINTENANCE & LICENSING OF ENTERPRISE RESOURCE PLANNING (ERP) SYSTEM & PURCHASE OF PLANNED

ANNUAL CONTINUING EDUCATION (PACE) PROGRAMMING WITH TYLER TECHNOLOGIES, INC. A CORPORATION, IN AN AMOUNT NOT TO EXCEED \$379,300, FOR FY 2020-21 THROUGH FY 2022-23 TO BE PAID FROM THE GENERAL FUND & ENTERPRISE FUNDS

7.J. RESOLUTION NO. 142-20 (CM):
RESOLUTION AUTHORIZING INCREASE TO PURCHASE ORDER WITH GRANITE ROCK COMPANY, IN AN AMOUNT NOT TO EXCEED \$225,000, ENDING ON DECEMBER 31, 2020, FOR THE PURCHASE OF BUILDING MATERIAL & SERVICES FOR THE CITY'S WATER MAIN REPLACEMENT PLAN

7.K. RESOLUTION NO. 143-20 (CM):
RESOLUTION APPROVING FIRST AMENDMENT TO CONTRACT WITH HARRIS & ASSOCIATES, INC., FOR ENVIRONMENTAL CONSULTANT SERVICES FOR THE LEE ROAD TRAIL PROJECT NO. CT-19-01, IN AN AMOUNT NOT TO EXCEED \$42,879.50 & EXTENDING THE CONTRACT TERM FROM JUNE 30, 2021 TO DECEMBER 31, 2021

7.L. RESOLUTION NO. 144-20 (CM):
RESOLUTION APPROVING CONTRACT WITH TELSTAR INSTRUMENTS, FOR PROGRAMMABLE LOGIC CONTROLLER (PLC) UPGRADES AT WELL 19 & THE CORRALITOS FILTER PLANT, IN AN AMOUNT NOT TO EXCEED \$257,682 (WILL BE FUNDED FROM THE ELECTRICAL/INSTRUMENTATION CAPITAL IMPROVEMENT PROJECT FUND)

7.M. RESOLUTION NO. 145-20 (CM):
RESOLUTION APPROVING AGREEMENT TO CONTINUE WASTE DISPOSAL SERVICES WITH MONTEREY REGIONAL WASTE MANAGEMENT DISTRICT (MRWMD) FOR A TERM OF THIRTY YEARS, TO ACCEPT THE DELIVERY OF WASTE GENERATED & COLLECTED IN THE CITY OF WATSONVILLE, IN AN APPROXIMATE AMOUNT OF \$1,440,000 FOR 2020; THE ANNUAL COST WILL VARY BASED ON THE CITY'S ANNUAL TONNAGE & RATE PER TON

7.N. RESOLUTION NO. 146-20 (CM):
RESOLUTION APPROVING FIRST AMENDMENT TO LEASE WITH IN SOOK YUM, AN INDIVIDUAL, DBA TOP USA CO, INC., FOR THE USE OF CITY OWNED PROPERTY COMMONLY KNOWN AS WATSONVILLE BEACH STREET PARKING GARAGE UNITS, 21, 27, AND 31 WEST BEACH STREET

7.O. RESOLUTION NO. 147-20 (CM):
RESOLUTION APPROVING STATE OF CALIFORNIA GOVERNOR'S OFFICE OF EMERGENCY SERVICES (OES) DESIGNATION OF APPLICANT'S AGENT RESOLUTION FOR NON-STATE AGENCIES; AUTHORIZING THE CITY MANAGER, OR ADMINISTRATIVE SERVICES DIRECTOR, OR ASSISTANT FINANCE DIRECTOR TO APPLY FOR REIMBURSEMENT FOR ALL OPEN AND FUTURE DISASTERS

7.P. RESOLUTION NO. 148-20 (CM):
RESOLUTION APPROVING FINAL SUBDIVISION MAP FOR JENNA TOWNHOMES SUBDIVISION, TRACT NO. 1601 LOCATED AT 655 RODRIGUEZ STREET

7.Q. RESOLUTION NO. 149-20 (CM):
RESOLUTION APPROVING PUBLIC & ON-SITE IMPROVEMENT AGREEMENT WITH DEVELOPER BETWEEN THE CITY OF WATSONVILLE AND SHAWKI DEYN

**PROPERTIES, LLC., FOR THE JENNA TOWNHOMES SUBDIVISION, TRACT NO. 1601,
LOCATED AT 655 RODRIGUEZ STREET**

- 7.R. RESOLUTION NO. 150-20 (CM):
RESOLUTION APPROVING INITIAL STUDY WITH MITIGATED NEGATIVE
DECLARATION FOR THE ROACHE ROAD WELL PROJECT LOCATED AT 154
ROACHE ROAD (WELL 4), IN COMPLIANCE WITH CALIFORNIA ENVIRONMENTAL
QUALITY ACT (CEQA)**
- 7.S. RESOLUTION NO. 151-20 (CM):
RESOLUTION APPROVING TEMPORARY FEE WAIVER FOR BUSINESS LICENSE
LATE FEES FOR FISCAL YEAR 2020-21 UNTIL JANUARY 2021**
- 7.T. RESOLUTION NO. 152-20 (CM):
RESOLUTION AUTHORIZING SUBMITTAL OF PROPOSAL OF \$765,000 TO THE
CALIFORNIA DEPARTMENT OF WATER RESOURCES FOR AN INTEGRATED
REGIONAL WATER MANAGEMENT PROPOSITION 1 GRANT FOR THE UPPER
STRUVE SLOUGH WATERSHED ENHANCEMENT AND PUBLIC ACCESS PROJECT &
APPROPRIATING SUCH FUNDS TO THE SPECIAL GRANTS FUND**
- 7.U. RESOLUTION NO. 153-20 (CM):
RESOLUTION ACCEPTING \$5,500 GRANT FROM THE CALIFORNIA STATE LIBRARY
TO EXTEND BIBLIOVAN SERVICES IN WATSONVILLE & APPROPRIATING SUCH
FUNDS TO THE SPECIAL GRANTS FUND**
- 7.V. RESOLUTION NO. 154-20 (CM):
RESOLUTION SUPPORTING ASSEMBLY BILL NO. 2782 (M. STONE) AS INTRODUCED
ON FEBRUARY 20, 2020, & AMENDED ON AUGUST 14, 2020, ON MANUFACTURED
HOME PARKS: CHANGE OF USE: RENT CONTROL; WOULD CORRECT
INCONSISTENCIES IN & CLARIFY & STRENGTHEN CALIFORNIA'S MANUFACTURED
HOME PARK CLOSURE & CONVERSION STATUTES & ELIMINATE CURRENT
EXEMPTION THAT 12-MONTH MANUFACTURED HOME PARK RENTAL
AGREEMENTS HAVE TO LOCAL RENT CONTROL ORDINANCES**
- 7.W. RESOLUTION NO. 155-20 (CM):
RESOLUTION APPROVING DISSOLUTION OF THE LOCAL MEDICAL FACILITIES
FINANCING AUTHORITY III**
- 7.X. RESOLUTION NO. 156-20 (CM):
RESOLUTION APPOINTING FRANK BARBA TO THE CITY OF WATSONVILLE PARKS
AND RECREATION COMMISSION [DISTRICT 6]**
- 7.Y. RESOLUTION NO. 157-20 (CM):
RESOLUTION APPOINTING VERONICA DORANTES-PULIDO TO THE CITY OF
WATSONVILLE PLANNING COMMISSION [DISTRICT 4]**
- 7.Z. RESOLUTION NO. 158-20 (CM):
RESOLUTION NOMINATING VIOLET LUCAS FOR APPOINTMENT BY THE SANTA
CRUZ COUNTY BOARD OF SUPERVISORS FROM DISTRICT 7 TO REPRESENT THE
CITY AS THE NON-VOTING APPOINTEE FOR THE SANTA CRUZ COUNTY FLOOD
CONTROL AND WATER CONSERVATION DISTRICT, ZONE 7**

7.AA. RESOLUTION NO. 159-20 (CM):

RESOLUTION NO. 5-20 (SHA):

**JOINT RESOLUTION OF THE CITY COUNCIL, ACTING AS THE SUCCESSOR
HOUSING AGENCY ADOPTING THE WATSONVILLE AFFORDABLE HOUSING
PROGRAM 2020 INCOME, RENT AND SALES PRICE LIMITS FOR THE CITY'S
AFFORDABLE HOUSING PROGRAM AND ESTABLISHING THE WATSONVILLE
MEDIAN SALES PRICE AT \$645,000**

7.AB. RESOLUTION NO. 160-20 (CM):

RESOLUTION NO. 6-20 (SHA):

RESOLUTION NO. 2-20 (SA):

**JOINT RESOLUTION OF THE CITY COUNCIL, THE CITY COUNCIL IN ITS CAPACITY
AS THE SUCCESSOR TO THE HOUSING ASSETS & FUNCTIONS, & THE SUCCESSOR
AGENCY OF THE FORMER REDEVELOPMENT AGENCY AUTHORIZING INVESTMENT
OF MONIES IN THE LOCAL AGENCY INVESTMENT FUND & APPROVING OFFICERS
AUTHORIZED TO TRANSACT BUSINESS WITH THE LOCAL AGENCY INVESTMENT
FUND**

7.AC. ORDINANCE NO. 1408-20 (CM):

**FINAL ADOPTION OF ORDINANCE AMENDING CHAPTER 2 (PENALTY PROVISIONS)
OF TITLE 1 (GENERAL PROVISIONS) OF THE WATSONVILLE MUNICIPAL CODE BY
AMENDING SECTION 1-2.07 REGARDING AUTHORITY TO ISSUE CITATIONS**

8. ITEMS REMOVED FROM CONSENT AGENDA

9. NEW BUSINESS

**9.A. CONSIDERATION OF EMERGENCY MORATORIUM TO PREVENT COVID-19 CAUSED
EVICTIONS & DIRECTION TO STAFF TO DEVELOP A COVID RELATED RENTAL
ASSISTANCE PROGRAM**

1) Staff Report

The report was given by Housing Manager Landaverry.

2) City Council Clarifying & Technical Questions

Community Development Director Merriam, in answering Member Hurst spoke about education efforts and outreach to educate the community about the Moratorium and rental assistance program.

Housing Manager Landaverry answered questions from Member Gonzalez regarding outreach to the community, community partnerships, and management of the rental assistance program.

In answering Member Parker, Housing Manager Landaverry spoke about ways tenants could qualify for eviction protections, efforts by staff to collaborate with local organizations, and fund raising for rental assistance. She spoke about the need to balance tenant and landlord rights.

Housing Manager Landaverry and City Manager Huffaker answered questions from Mayor Pro Tempore Coffman-Gomez regarding demand rental assistance, demand for eviction protections, requirements for qualifying for rental assistance, reasons the

previous ordinance was allowed to expire, and options for setting an expiration date for the proposed moratorium.

In answering Member Hernandez, Housing Manager Landaverry explained requirements for qualifying for eviction protections.

In answering Mayor Garcia, Housing Manager Landaverry explained requirements for qualifying for eviction protections, options for landlords and tenants to negotiate repayment of deferred rent, and options for landlords in danger of foreclosure.

3) Public Input

Victor Gomez, government affairs director at Santa Cruz County Association of Realtors, asked that the proposed ordinance sunset in November, require proof of hardship to qualify for eviction protections, and asked Council to approve the rental assistance program.

Clint Bonds, Court Appointed Special Advocates, asked Council to approve the proposed moratorium.

Steve Trujillo spoke in support of the proposed moratorium and asked that it sunset at the end of the year.

Emily Ham, Monterey Bay Economic Partnership, spoke in support of staff recommendation.

John Subranni, Watsonville Law Center, spoke in support of staff recommendation. He asked that landlords be required to notify tenants of rights under the moratorium and allow for submission of documentation to defer rent. He also asked that the moratorium remain effective through the end of the year.

4) MOTION: It was moved by Member Gonzalez, seconded by Member Hernandez and carried by the following vote to introduce and adopt the ordinance listed below and direct staff to develop an emergency rental assistance program to assist tenants affected by COVID-19:

City Manager Huffaker answered questions from Member Parker regarding efforts by the State to aid landlords.

Mayor Pro Tempore Coffman-Gomez stated she would not support a moratorium without an expiration date. City Manager Huffaker answered questions from Mayor Pro Tempore Coffman-Gomez regarding funding source for the rental assistance program. She asked that the ordinance include language requiring tenants to produce proof of hardship within days of notice.

MOTION TO AMEND (Failed): It was moved by Member Parker, seconded by Member Gonzales and failed by the following vote to amend the initial motion to include an expiration date of January 15, 2021, for the moratorium:

AYES: MEMBERS: Gonzalez, Parker
NOES: MEMBERS: Hernandez, Hurst, Garcia
ABSENT: MEMBERS: Coffman-Gomez, Estrada

MOTION: The above motion carried by the following vote:

AYES: MEMBERS: Gonzalez, Hernandez, Hurst, Garcia
NOES: MEMBERS: Parker
ABSENT: MEMBERS: Coffman-Gomez, Estrada

The ordinance failed because it required five (5) affirmative votes.

(a) **FAILED:**

**ORDINANCE NO. FINAL ADOPTION OF UNCODIFIED URGENCY
ORDINANCE ENACTING A TEMPORARY MORATORIUM ON EVICTIONS
DUE TO NONPAYMENT OF RESIDENTIAL RENT FOR TENANTS WHERE
THE FAILURE TO PAY RENT RESULTS FROM INCOME LOSS
RESULTING FROM THE NOVEL CORONAVIRUS (COVID 19) [Urgency
Ordinance Requires 5 Affirmative Votes]**

(b) **MOTION DIRECTING STAFF TO DEVELOP AN EMERGENCY RENTAL
ASSISTANCE PROGRAM TO ASSIST TENANTS AFFECTED BY COVID-
19**

Council Member Hurst asked the Mayor for reconsideration of the ordinance. Mayor Garcia said it was time to move to the next item.

10. PUBLIC HEARINGS, ORDINANCES, & APPEALS

10.A. CONSIDERATION OF TIME EXTENSION (PP2020-113) OF TENTATIVE MAP TRACT NO. 1607 & ASSOCIATED SPECIAL USE PERMIT WITH DESIGN REVIEW & SPECIFIC DEVELOPMENT PLAN (PP2017-116) FOR A PERIOD OF ONE YEAR TO ALLOW CONSTRUCTION OF 150 DWELLING UNITS ON INDIVIDUAL PARCELS, CONSISTING OF 23 SINGLE-FAMILY UNITS, 40 DUPLEX-STYLE TOWNHOUSE UNITS AND 87 ROW-STYLE TOWNHOUSE UNITS ON A 13± ACRE SITE LOCATED AT 511 OHLONE PARKWAY (APNS: 018-372-14 AND 018-381-01) – Item moved after Item 10.B.

10.B. CONSIDERATION OF ADOPTION OF URGENCY ORDINANCE ADDING CHAPTER 12 (ENFORCEMENT OF PUBLIC HEALTH ORDERS) TO TITLE 4 (PUBLIC SAFETY) OF THE WATSONVILLE MUNICIPAL CODE TO PROVIDE LOWER LEVEL REMEDIES FOR VIOLATION OF PUBLIC HEALTH ORDERS

1) Staff Report

The report was given by City Attorney Smith.

2) City Council Clarifying & Technical Questions

In answering Mayor Garcia, City Attorney Smith stated the ordinance would remain in effect until Council decided to rescind it.

City Attorney Smith and City Manager Huffaker answered questions from Mayor Pro Tempore Coffman-Gomez regarding fines for violations, who would be subject to the fines, plans to enforce the ordinance, and how funds from fines would be administered.

3) Public Hearing

Mayor García opened the public hearing.

Steve Trujillo stated the fines would be a hindrance to the community, especially low income families. He asked that officers distribute masks instead of fines.

After checking if anyone in the teleconference wanted to speak on the matter, hearing none, Mayor García closed the public hearing.

4) MOTION: It was moved by Member Hernandez, seconded by Member Gonzalez and carried by the following vote to introduce and adopt the ordinance listed below:

AYES: MEMBERS: Coffman-Gomez, Gonzalez, Hernandez, Hurst
Parker, Garcia
NOES: MEMBERS: None
ABSENT: MEMBERS: Estrada

ORDINANCE NO. 1409-20 (CM):

**FINAL ADOPTION OF URGENCY ORDINANCE ADDING CHAPTER 12
(ENFORCEMENT OF PUBLIC HEALTH ORDERS) TO TITLE 4 (PUBLIC SAFETY)
OF THE WATSONVILLE MUNICIPAL CODE TO PROVIDE LOWER LEVEL
REMEDIES FOR VIOLATION OF PUBLIC HEALTH ORDERS**

10.A. CONSIDERATION OF TIME EXTENSION (PP2020-113) OF TENTATIVE MAP TRACT NO. 1607 & ASSOCIATED SPECIAL USE PERMIT WITH DESIGN REVIEW & SPECIFIC DEVELOPMENT PLAN (PP2017-116) FOR A PERIOD OF ONE YEAR TO ALLOW CONSTRUCTION OF 150 DWELLING UNITS ON INDIVIDUAL PARCELS, CONSISTING OF 23 SINGLE-FAMILY UNITS, 40 DUPLEX-STYLE TOWNHOUSE UNITS AND 87 ROW-STYLE TOWNHOUSE UNITS ON A 13± ACRE SITE LOCATED AT 511 OHLONE PARKWAY (APNS: 018-372-14 AND 018-381-01)

1) Staff Report

The report was given by Principal Planner meek

2) City Council Clarifying & Technical Questions

At Mayor Pro Tempore Coffman-Gomez', developer Lisa Li and project manager John Fry gave a report on the merits of the project and reasons they were requesting time extensions.

Principal Planner Meek and Community Development Director Merriam answered questions from Mayor Pro Tempore Coffman-Gomez regarding reasons the project's permit had expired, ability for staff to process permits, ability for developer to complete the project, and reasons for lack of new housing in many years.

In answering Member Hernandez, Principal Planner Meek and Community Development Director Merriam spoke about timeline for development of large housing projects.

In answering Member Hurst, Principal Planner Meek spoke about potential housing development locations.

Member Gonzalez spoke about challenges the City had faced with developer and listed reasons he would not support the development under current management.

Principal Planner Meek answered questions from Member Parker regarding request for time extension for entitlements by the developer.

Mr. Fry answered questions from Mayor Garcia regarding reasons the project had not advanced toward completion.

3) Public Hearing

Mayor García opened the public hearing.

Shaz Roth asked Council to approve the requested time extension for the project.

Steve Trujillo asked Council to approve the requested time extension for the project.

Noriko Akiyama Ragsac asked Council to deny requested time extension for the project and listed her reasons.

Bob Culbertson asked Council to deny requested time extension for the project and listed the reasons.

After checking if anyone in the teleconference wanted to speak on the matter, hearing none, Mayor García closed the public hearing.

4) MOTION: It was moved by Member Hernandez and seconded by Member Hurst to approve the resolution listed below:

RESOLUTION NO. 161-20 (CM):

RESOLUTION APPROVING TIME EXTENSION (PP2020-113) OF TENTATIVE MAP TRACT NO. 1607 FOR TWO YEARS (EXPIRING AUGUST 27, 2022) AND SPECIAL USE PERMIT WITH DESIGN REVIEW (PP2017-116) FOR ONE YEAR (EXPIRING AUGUST 27, 2021) FOR 150 LOT SUBDIVISION ON 13± ACRE SITE (APNS 018-372-14 AND 018-381-01) AT 511 OHLONE PARKWAY, WATSONVILLE

Member Gonzalez stated the developer was irresponsible and the homes being built were not good quality. He asked Council to deny requested time extensions.

Mr. Fry answered questions from Mayor Garcia regarding reasons the developer had not met with neighbors to discuss the project and receive feedback.

MOTION: The above motion carried by the following vote:

AYES:	MEMBERS:	Coffman-Gomez, Hernandez, Hurst, Parker
NOES:	MEMBERS:	Gonzalez, Garcia
ABSENT:	MEMBERS:	Estrada

MOTION: It was moved by Member Gonzalez, seconded by Member Hernandez to reconsider Emergency Moratorium to Prevent Covid-19 Caused Evictions:

Mayor Pro Tempore Coffman-Gomez asked that the item be considered at a future meeting due to the public being under the impression that it failed and would not be acted upon that night.

MOTION: The above motion carried by the following vote:

AYES:	MEMBERS:	Gonzalez, Hernandez, Hurst, Parker, Garcia
NOES:	MEMBERS:	Coffman-Gomez
ABSENT:	MEMBERS:	Estrada

9.A. CONSIDERATION OF EMERGENCY MORATORIUM TO PREVENT COVID-19 CAUSED EVICTIONS & DIRECTION TO STAFF TO DEVELOP A COVID RELATED RENTAL ASSISTANCE PROGRAM (Continued)

MOTION: It was moved by Member Hernandez, seconded by Member Gonzalez and carried by the following vote to introduce and adopt the following ordinance with a sunset date of January 15, 2021:

AYES:	MEMBERS:	Gonzalez, Hernandez, Hurst, Parker, Garcia
NOES:	MEMBERS:	Coffman-Gomez
ABSENT:	MEMBERS:	Estrada

ORDINANCE NO. 1410-20 (CM):

UNCODIFIEDURGENCY ORDINANCE ENACTING A TEMPORARY MORATORIUM ON EVICTIONS DUE TO NONPAYMENT OF RESIDENTIAL RENT FOR TENANTS WHERE THE FAILURE TO PAY RENT RESULTS FROM INCOME LOSS RESULTING FROM THE NOVEL CORONAVIRUS (COVID 19)

11. EMERGENCY ITEMS ADDED TO AGENDA

12. REQUESTS & SCHEDULING FUTURE AGENDA ITEMS (None)

Mayor Pro Tempore Coffman-Gomez asked for a discussion item to consider removing option for reconsidering items on the same night after they fail.

13. ADJOURNMENT

The meeting adjourned at 11:20 p.m.

DocuSigned by:



REBECCA J. GARCIA, MAYOR

ATTEST:

DocuSigned by:



Beatriz Vazquez Flores, City Clerk