

**CITY OF SAN JUAN BAUTISTA
CITY COUNCIL REGULAR MEETING
MAY 15, 2018
MINUTES**

1. CALL TO ORDER – Mayor Jim West called the meeting to order at 6:00 p.m.

A. PLEDGE OF ALLEGIANCE – Council Member Martorana led the pledge of allegiance.

B. ROLL CALL Present: Mayor West, Vice Mayor Freeman, Council Members Boch and Martorana.

Council Member DeVries arrived at 6:02 p.m.

Staff Present: City Manager LaForge, City Attorney Mall

2. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

Wanda Guibert spoke in support of the Nyland Ranch Land Grant which will make range land permanent. Jolene Cosio commented that residents and businesses were not notified about street closures for the San Juan School Run and she felt the event was not approved. Heidi Balz spoke in support of the San Juan School Run and confirmed the event was approved by the City Council.

3. CONSENT ITEMS

A. Approve Affidavit of Posting Agenda

B. Approve Resolution 2018-19 Approving the Report Prepared in Connection With the Fiscal Year 2018-19 Levy of Assessments in Connection With Valle Vista Landscape and Lighting Maintenance Assessment District No. 1

C. Approve Resolution 2018-20 Declaring Its Intention to Levy and Collect Assessments Within Valle Vista Landscape and Lighting Maintenance Assessment District No. 1 for Fiscal Year 2018-19 and Setting the Time and Place for a Hearing on Said Assessment

D. Waive Reading of Ordinances and Resolutions on Tonight's Agenda Beyond Title

E. Approve Resolution 2018-21 Calling a General Municipal Election To Be Held On November 6, 2018, Requesting that County of San Benito Agree to Consolidation of Said Election With the Statewide General Election to be Held on Said Date, and Requesting the County to Render Services in Connection With Said Consolidated Election

F. Approve Resolution 2018-22 for Street Closure for Car Show

G. Approve Appointment of Monica Martinez-Guaracha as Youth Commission Adult Advisor

H. Approve Resolution 2018-XX Approving Update to Personnel Policies

I. Approve Resolution 2018-23 Extending a Contract for City Engineering Services with Harris & Associates

- J. Approve Minutes for February 20, 2018 Meeting**
- K. Approve Minutes for March 20, 2018 Meeting**
- L. Approve Resolution 2018-24 Authorizing the Anzar High School Football and Cheer to Sell Fireworks During the July 4, 2018 Holiday**

City Attorney Mall recommended that Agenda Item 3H be removed from the Consent Items and continued to the next council meeting to allow employees the opportunity to read the proposed Personnel Policies and respond to the City Manager.

A motion was made by Council Member Boch and seconded by Council Member Martorana to approve all items on the consent agenda except Item 3H with Council Member DeVries amending the motion that copies of the proposed Personnel Policies be given to City employees to read and that the resolution be ready for the next City Council meeting. The motion passed unanimously, 5-0.

4. PRESENTATIONS, INFORMATIONAL ITEMS AND REPORTS

A. Recognition of Outgoing Youth Commission Adult Advisor Angela Oliviera

Mayor West presented a plaque and thanked Ms. Oliviera for her work with the Youth Commission.

B. Planning Commission Presentation of Certificates of Recognition for National Preservation Month – Darlene Boyd, Planning Commission Chairperson

Planning Commission Chairperson Boyd presented a Proclamation and a framed photograph to the Texas Lodge for their color pallet and repairs made to their building, which was accepted on their behalf by Mandisa Snodey. Ms. Boyd presented a Proclamation and a framed photograph to Emily Renzel, owner of Casa de Anza Adobe, for the replastering work which will protect the historical integrity of the building.

C. National Public Works Week Proclamation

Mayor West read the Proclamation. City Manager LaForge recognized the City's Public Works employees and said there would be a BBQ with the City Council Members and the Public Works employees.

D. Treasurer's Report

City Treasurer Geiger was absent. City Manager LaForge responded to questions regarding the Warrant List.

E. Monthly Construction Progress Report

City Manager LaForge reported that the developers may build but not occupy due to the water issue. Rancho Vista has taken out 11 permits and Copperleaf, none. Council Member DeVries asked why Copperleaf was dormant. City Manager LaForge responded there was no specific reason; Copperleaf had let their workers go and were waiting for the new well. Both have requested to get permits.

F. Reports from City Council Appointees to Regional Organizations and Committees

Council Member Freeman reported from AMBAG on their 30 year traffic plan, and on the Water Resources Association where they discussed water softeners. Council Member Boch reported from COG and a 1% sales tax proposal for the November ballot,

and that CalTrans reports the Highway 156 project will not start until 2020. Council Member DeVries reported on LAFCO, where they discussed whether annexations should be considered at the start of a development. Council Member Martorana reported the Fire Committee meeting was cancelled and then asked that this be an item for discussed at the next City Council meeting.

G. Strategic Plan Committee Report

Shawna Freels reported that the Strategic Plan Committee would give a report later in the meeting.

5. ACTION ITEMS

A. Planning Commission Appointment per SJBMC Section 2-3-110 – Appointment by Council Member Freeman

Council Member Freeman reported on the selection process of Shirley Brewer to be appointed to the Planning Commission. Council Member DeVries asked questions of Ms. Brewer. She responded she has been involved in the planning process and has experience at a county level. Council Member Freeman made a motion to appoint Shirley Brewer to the Planning Commission. Seconded by Council Member DeVries. Motion passed 5-0.

B. Strategic Planning Committee Annual Work Plan for Fiscal Year 2018-19

Committee Chairperson Shawna Freels made a report. She handed out an additional part of the Work Plan. During public comment, Jolene Cosio commented she was not in favor of cannabis tourism as a part of the Farm-based Tourism Plan. Mandisa Snodey spoke in support of the Cultural Walking Tour. Council Member Freeman made a motion to approve the Strategic Planning Committee Annual Work Plan for Fiscal Year 2018-19. Second by Council Member Martorana. The motion passed 5-0.

6. PUBLIC HEARING ITEMS

A. Consider Changes Made to an Ordinance Adding Chapter “Cannabis Facilities Regulatory Permit” to Title 5 “Public Health, Safety and Welfare” of the San Juan Bautista Municipal Code – New First Reading

City Attorney Mall made a report which included procedures for a City Tax certification by the County Clerk and regulatory approval by the City Council. Mayor West opened public comment. Mandisa Snodey asked questions about the timeline for a tax measure. Victor Gomez responded with details for placing a measure on the ballot. Council Member DeVries also gave input on placing a measure on the ballot. Council Member Boch made a motion to introduce again an Ordinance of the City Council of the City of San Juan Bautista adding Chapter “Cannabis Facilities Regulatory Permit” to Title 5 “Public Health, Safety and Welfare” of the San Juan Bautista Municipal Code. Second by Council Member Freeman. The motion passed 5-0.

7. DISCUSSION ITEMS

A. Cannabis Rules and Regulations

A report was presented by Victor Gomez of Pinnacle Strategy, which included a sample application. Mr. Gomez requested feedback on the application. Following discussion among the Council Members, there was a consensus among the Council Members to add greenhouse gas scoring to the rules and regulations. By consensus of the Council

Members, points on water conservation will be included. There was discussion on odor management. During public comment, Rachel Ponce asked what the three new items are to be added. Mandisa Snodey asked about the language of the tax ordinance and gave feedback on the application. Rachel Ponce spoke in support of the community being protected. Mandisa Snodey spoke again regarding the rules and regulations. A person from Marentis Street spoke that costs to open a business in San Juan Bautista are high and they affect the business climate. City Engineer Patrick Dobbins spoke on the impact cannabis operations can have on the City's sewer system. City Manager LaForge asked that effluent testing be added to the rules and regulations. Council Members continued discussion on the rules and regulations with the City Attorney. City Attorney Mall said that to make the changes, there would have to be another first reading.

B. Draft Wording for Cannabis Ballot Initiative and Consider Timeline

The draft ballot measure was not ready. Council Members DeVries and Martorana, City Manager LaForge, City Attorney Mall and Victor Gomez will meet to discuss the draft wording. Council Member DeVries made a motion based on the recommendation of City staff and the City Attorney to continue this item to the next City Council meeting. Second by Council Member Freeman. The motion passed 5-0.

Whereupon, Council, City Attorney and City Manager went into closed session at 8:19 p.m.

8. CLOSED SESSION

A. Conference with Real Property Negotiator

Approximately 0.8 acre portion of APN 002-055-009

City Negotiator: Michaele LaForge, City Manager

Property Owner Negotiator: Dale Coke

Under Negotiation: Price and Terms

Pursuant to Government Code Section 54956.8

Direction was provided to the City Manager how to proceed with negotiations.

B. Conference with Legal Counsel – Anticipated Litigation

Significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d) of Section 54956.9: (One potential case)

As this involves potential litigation, discussion will remain confidential at this time.

9. COMMENTS

A. City Council

No comments were received.

B. City Manager

No comments were received.

C. City Attorney

No comments were received.

10. ADJOURNMENT