

**CITY OF SAN JUAN BAUTISTA
REGULAR CITY COUNCIL MEETING
JULY 16, 2019
MINUTES**

1. CALL TO ORDER –Mayor Flores called the meeting to order at 6:00 P.M.

PLEDGE OF ALLEGIANCE – Council Member DeVries led the Pledge of Allegiance.

ROLL CALL Present: Mayor Flores, Vice Mayor Edge, Council Members DeVries, Freeman and Jordan

Staff Present: City Manager Reynolds, City Attorney Mall, City Clerk Cent, Associate Planner Kennedy

2. PUBLIC COMMENT

Valerie Eglund spoke on taking a stance on protection for the immigrant population. Jolene Cosio commented on the Car Show two weeks ago and problems with blocking the streets.

3. CONSENT ITEMS

A. Approve Affidavit of Posting Agenda

B. Approve Affidavit of Posting Public Hearing Notice – Cannabis Item

C. Approve Affidavit of Posting Public Hearing Notice – Meritage Dev. Agmt. Item

D. Approve Minutes for September 18, 2018 Regular Meeting

E. Approve Minutes for April 16, 2019 Regular Meeting

F. Approve Minutes for April 30, 2019 Special Meeting

G. Approve Resolution 2019-32 for Street Closures – Arts & Crafts Festival, Rib Cook Off, Chicken Festival, and Car Show

H. Adopt Ordinance 2019-03 Amending Section 2-8-050 Increasing Solicitation Thresholds in Accordance with New Thresholds Set by the State (Relative to the Bid Process) (Second Reading)

I. Waive Reading of Ordinances and Resolutions on Tonight’s Agenda Beyond Title

Council Member Jordan had questions about the check-off lists and maps for the Special Events applications. Associate Planner Kennedy responded that these applications have check-off lists and maps. Council Member Jordan moved to approve all matters in 3. Consent Items in one motion. Second by Vice Mayor Edge. Motion passed 5-0.

4. PRESENTATIONS, INFORMATIONAL ITEMS AND REPORTS

A. Legislative Update by State Assemblymember Robert Rivas

Assemblymember Rivas was unable to attend the meeting so no update was given.

B. Presentation on Plastics – Council Member DeVries

City Manager Reynolds provided an introduction. Council Member DeVries introduced a video on plastics. Council members and staff discussed the item. City Attorney Mall can bring an ordinance back, for the September meeting. Margo Tankersley, of Margo’s Ice Cream commented that her business is a green business and there will be a green business event at St. Francis Retreat tomorrow. Council Member DeVries asked Bob

Quaid of the San Juan Bautista Community Business Association if local businesses had been surveyed.

C. Presentation on Smoke Testing in City Sewer – Pat Conway, California Rural Water Association

After introducing himself, Pat Conway made a slide presentation about conducting sewer smoke testing. Council members asked questions of Mr. Conway, including the cost, which would be \$10,000. There was no public comment.

At this time Mayor Flores added Item 7A to Item 4D.

**D. Update by San Juan Bautista Sesquicentennial Committee on the Event
7A. Consider Licensing the Donated Sip and Stroll Logo for Future Events**

Ann Fritch of the Sesquicentennial Committee gave an update on the upcoming event and had hand-outs that included an event flyer, set up at Abbe Park and the parade route. Shawna Freels, of the Sip and Celebrate Beer & Wine Stroll, reviewed her memo. She requested permission to donate the proceeds to the non-profit organizations which participated in the event. City Attorney Mall advised that the donations not go through the City. City Manager Reynolds recommended that the funds already on deposit with the City be turned over to the San Juan Committee for distribution to the non-profits. He also recommended allowing licensing to other organizations that want to run the event in the future including the logo designed and donated by Schipper Design. City Attorney Mall recommended adopting a resolution at a future meeting giving the logo away. There was no public comment.

E. Monthly Financial Statements

City Manager Reynolds asked if there were any questions. Mayor Flores stated water should be the number one priority in spending. There was no public comment.

F. City Manager's Report

City Manager Reynolds presented his report. He went over Well #6, the waste water treatment plant, mentioned Julie Behzad, PE, the City Engineer, and working on hiring a Deputy City Manager to oversee Community Development or Public Works. Other items included meeting with the Rancho Vista and Copperleaf developers, cannabis, Community Hall rental policy and the Sip and Celebrate event. He asked what the Council's feelings were about him doing a monthly report for the Mission Village Voice. The Council consensus was in support of City Manager Reynolds contributing to the Mission Village Voice. There was no public comment.

G. Building and Planning Report

Associate Planner Kennedy reported the draft Housing Element update was back from the consultant. There will be a Planning Commission workshop on the draft Housing Element about mid-August. The Planning Commission would then recommend the draft Housing Element to the City Council. Due to the length Mayor Flores requested a paper copy before in the future. Associate Planner Kennedy reported on the new process for vetting special event applications. Council members asked questions and offered comments. There was no public comment.

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

Council Member Freeman reported there were no meetings in July. He met with Jeff Cattaneo of the San Benito County Water District, Supervisor Anthony Botelho and City Manager Reynolds in City Manager Reynolds' office to discuss the issue with the waste

water treatment plant effluent. Mayor Flores reported that COG appointed 11 members to the Measure G Oversight Committee. There was no public comment.

I. Strategic Plan Committee Report

Strategic Plan Committee Secretary Kennedy reported that the Strategic Plan Committee has not met. There will be a Special Meeting of the Strategic Plan Committee on July 18, 2019. Mayor Flores asked if the Farmers' Market is part of the Strategic Plan. Associate Planner Kennedy responded it has been discussed. Bob Quaid spoke regarding updating the Parks Master Plan.

5. PUBLIC HEARING ITEMS

A. Introduce an Ordinance to Amend the Rancho Vista Development Agreement to Address Ambiguities and Resolve a Dispute About Interpretation. This is the First Reading of the Ordinance.

City Manager Reynolds presented his staff report. Emily Renzel spoke in favor of keeping pressure on the Rancho Vista developer to retain wetlands. Council Member Freeman made a motion to introduce an Ordinance to Amend the Rancho Vista Development Agreement to Address Ambiguities and Resolve a Dispute About Interpretation. Second by Council Member DeVries. Motion passed 4-1 with Vice Mayor Edge voting no.

B. Introduce an Ordinance Amending Section 11-02-050 of the San Juan Bautista Municipal Code to Allow Cannabis Facilities in Industrial Zoning Districts by Conditional Use Permit. Exempt from CEQA Guidelines Sections 15061 and 15378. This is the First Reading of the Ordinance.

Associate Planner Kennedy presented his staff report. Council members asked questions and made comments. There was no public comment. Council Member DeVries made a motion to Introduce an Ordinance Amending Section 11-02-050 of the San Juan Bautista Municipal Code to Allow Cannabis Facilities in Industrial Zoning Districts by Conditional Use Permit. Second by Council Member Freeman. Motion passed 5-0.

6. ACTION ITEMS

A. Consider Letter Stating City's Position on the San Benito County Zone Changes Implementing the Commercial Regional Land Use Designation and Approve Resolution 2019-33 Approving a Letter in Opposition to Amendment of the San Benito County Code

At 7:46 P.M. Council Member DeVries recused himself and left the Chamber. City Attorney Mall reported that Assistant City Attorney Rathie wrote the letter. Mayor Flores read proposed Resolution 2019-33 in its entirety. Valerie Eglund spoke in opposition to the Council sending a letter in opposition to the zone changes. Bob Quaid spoke in agreement with Ms. Eglund and asked that the Council not send the letter. Emily Renzel spoke in favor of sending the letter. Vice Mayor Edge made a motion to Approve Resolution 2019-33 Approving a Letter in Opposition to Amendment of San Benito County Code, Title 25 "Zoning Code" to Add a New Zoning District to be Designated as the Regional Commercial (C-3) Zoning District. Second by Council Member Jordan. Motion passed 4-0-1 with Council Member DeVries recused. Council Member DeVries returned to his seat at the dais at 8:05 P.M.

B. Approve Resolution 2019-34 Establishing the Annual Special Tax for Community Facilities District No. 2018-01 for Fiscal Year 2019-2020

City Manager Reynolds reviewed his staff report. There was no public comment. Vice Mayor Edge made a motion to Approve Resolution 2019-34 Levying the Annual Special

Tax for Community Facilities District No. 2018-01 for Fiscal Year 2019/20. Second by Council Member Jordan. A roll call vote was taken and the motion passed unanimously, 5-0.

C. Renew Agreement with Level 1 for Security Services

City Manager Reynolds presented his staff report. There was discussion between council members and staff. There was no public comment. Council Member DeVries made a motion to Authorize the City Manager to Execute a New Contract with Level 1 Private Security. Second by Council Member Freeman. Motion passed 5-0.

D. Adjust the Development Impact Fees for Accessory Dwelling Units and Approve Resolution 2019-35

City Manager Reynolds reviewed his report. There was no public comment. Vice Mayor Edge made a motion to Adopt Resolution 2019-35 Confirming the Development Impact Fee Schedule and Its Applicability to Auxiliary Dwelling Units. Second by Council Member Jordan. Motion passed 5-0.

E. Approve Resolution 2019-36 Authorizing Changes to the Designated Signers on the City's Bank Accounts at Union Bank

City Manager Reynolds reviewed the staff report. There was no public comment. Council Member Freeman made a motion to Adopt Resolution 2019-36 Authorizing Changes to the Designated Signers on the City's Bank Accounts at Union Bank. Second by Vice Mayor Edge. Motion passed 5-0.

F. Approve Resolution 2019-37 Appointing Don Reynolds as a Representative to the PARSAC Board of Directors

City Manager Reynolds reviewed the staff report. There was no public comment. Vice Mayor Edge made a motion to Adopt Resolution 2019-37 Appointing Trish Paetz as a Director on the PARSAC Board of Directors and Don Reynolds as Alternate Director. Second by Council Member DeVries. Motion passed 5-0.

7. DISCUSSION ITEMS

A. Consider Licensing the Donated Sip and Stroll Logo for Future Events

This item was presented and discussed earlier in the meeting along with Item #4D.

B. Rules and Regulations for Cannabis Facilities

Associate City Planner Kennedy presented his staff report. Staff answered questions from council members. City Manager Reynolds listed the items that need to take place to implement the rules and regulations.

C. Potential Options to Tax Short Term Room Rentals – Council Member John Freeman

Council Member Freeman began the discussion on implementing a transient occupancy tax on AirB&B and VRBO rentals. Staff and council members had discussion. City Attorney Mall will research if such a tax will need to go on the ballot to the voters and return with information.

8. COMMENTS

A. City Council

Council Member DeVries brought up the old San Juan Bautista Fire Engine being stored outside and exposed to the elements, rather than safely stored and refurbished. Vice Mayor Edge requested City Attorney Mall to research a policy requiring owners to maintain older buildings and also preventing homes from being boarded up. Bob Quaid

requested that the orange netting be taken down from around the Brewery property. Mayor Flores reported that the Farmers' Market is being worked on. Vice Mayor Edge thanked City Manager Reynolds for the good job he is doing.

B. City Manager

No comments received.

C. City Attorney

No comments received.

9. ADJOURNMENT

A motion to adjourn was made by Council Member Jordan. Second by Vice Mayor Edge. Motion carried 5-0. The meeting was adjourned at 8:44 P.M.



César E. Flores, Mayor

ATTEST:



Laura Cent, City Clerk