



FINAL MINUTES
CITY OF SEASIDE
CITY COUNCIL

REGULAR MEETING
Council Chamber
Thursday, February 21, 2019
7:00 PM

1. CALL TO ORDER

Mayor Oglesby called the meeting to order at 7:10 PM.

2. ROLL CALL – ESTABLISHMENT OF QUORUM

PRESENT: Campbell, Kisperskey, Oglesby, Pacheco, Wizard
ABSENT: None

3. INVOCATION AND PLEDGE OF ALLEGIANCE

Pastor Murray provided the invocation. Council Member Wizard led the Pledge of Allegiance.

4. REVIEW OF AGENDA

The Agenda was reordered to hear item 10B as the first business item.

5. PUBLIC COMMENT

Mayor Oglesby invited comments from the public.

- Silvia Shee thanked the City Council for hosting the Community Listening Session regarding the potential homeless shelter and cited it as leadership.
- A member of the Delta Sigma Theta informed the Council of an event on March 10th at 11 am at the Oldemeyer Center to honor seniors who have contributed to the peninsula.
- Elton Bradston residents of the over 55 trailer park he said that one of the residents passed away expressed frustration regarding predatory investors, and requested the Council to assist to keep it a family owned park. He thanked the public safety for those that service a high needs community.
- Amy Takatomo spoke as a former Planning Commissioner citing her observations for Seaside to rebrand itself from and noted that employees and the Council have worked hard to change public perceptions. She thanked the Council and encouraged them to keep up the good work.
- Brian Roberts from Madison and Bears towing requested the City Council to change the zoning to be able to tow cars within five miles of the City limits and to direct staff to look into the possibly of accessing land on Fort Ord for this purpose.
- Dave Lesikar spoke to Seaside being inclusive, fair and just but some young people, of all colors do lack some privileges.
- Alan Cass asked that the Council consider restricting public speakers who do not

- live in Seaside to less time than residents.
- Virginia House spoke to the disappointment in the condition of the streets, including weeds and requested the council consider fixing the pot holes.
- Guada Perez corrected statements from the last meeting regarding demographic percentages in Seaside noting the highest demographic is Hispanic at 45% and this will impact future election outcomes.

6. **PUBLIC AGENCY COMMUNICATIONS**

Police Chief Pridgen reported on the Community Listening Session where questions were answered about the staffing at the Department, and discussions occurred about the increase of youth use of marijuana and what collaboration is happening with the School District as well as social justice training for all Seaside police officers.

7. **PRESENTATIONS**

A. **PROCLAMATION DECLARING MARCH AS AMERICAN RED CROSS MONTH**

Mayor Oglesby presented Fire Chief Dempsey and Red Cross Board Member Dennis Alexander with the proclamation recognizing March 2019 as American Red Cross month in the City of Seaside.

B. **PROCLAMATION DECLARING FEBRUARY 2018 AS BLACK HISTORY MONTH IN THE CITY OF SEASIDE**

Mayor Ian Oglesby presented Ms. Lisa Mitchell, the Vice President of the NAACP with the proclamation for Black history Month in the City of Seaside.

C. **PRESENTATION OF THE FEBRUARY 2019 HOUSE OF THE MONTH**

Neighborhood Improvement Commissioner Lanny Olis presented the House of the Month award for the winners for February 2019.

D. **WEST BROADWAY REHABILITATION PROJECT EARNS AMERICAN PUBLIC WORKS ASSOCIATION 2019 PUBLIC WORKS PROJECT OF THE YEAR AWARD AND TRANSPORTATION AGENCY OF MONTEREY COUNTY 2018 TRANSPORTATION EXCELLENCE AWARD**

City Engineer Riedl informed to the Council and the public of the awards that were received for the infrastructure improvements on Lower Broadway Avenue.

8 **CONSENT AGENDA**

There were no items pulled by the Council, 8 B and 8E were pulled from the consent by members of the public. Mayor Oglesby invited comments from the public and had no requests to speak.

On motion by Mayor Pro Tem Dave Pacheco and seconded by Council Member Jason Campbell

and passed by the following vote the City Council approved the Consent Agenda with the exception of items 8B and 8E.

RESULT: **Approved**

AYES: *Ian Oglesby, Dave Pacheco, Jason Campbell, Jon Wizard, Alissa Kispersky*

NOES: *None*

A. APPROVE MINUTES FROM FEBRUARY 7, 2019

Action: Approved

B APPROVE AND FILE CITY CHECKS

Mitt Sawhney questioned the payment for forensic audit services which began in October. He questioned when it would be made public and asked if the City is overpaying because of delays.

City Attorney Freeman responded that the City has a complete report, it is currently being reviewed by an outside agency and no additional charges are being incurred for delays. The Accounting firm has completed their tasks in its entirety. Council Member Wizard clarified that the Council has not yet seen the report.

On motion by Council Member Jason Campbell and seconded by Mayor Pro Tem Dave Pacheco and passed by the following vote the City Council approved the item as presented.

RESULT: **Approved**

AYES: *Ian Oglesby, Dave Pacheco, Jason Campbell, Jon Wizard, Alissa Kisper*

NOES: *None*

C. APPROVE MAYOR'S YOUTH FUND CONTRIBUTION REQUEST FROM SEASIDE HIGH SCHOOL CHEERLEADING TEAM

Action: Approved

D. APPROVE CO-SPONSORSHIP AND WAIVE ALL FEES RELATED TO THE 2019 SUSTAINABLE SEASIDE 8TH ANNUAL SEASIDE EARTH DAY CELEBRATION AT SEASIDE CITY HALL LAWN ON APRIL, 28 2019

Action: Approved

E APPROVE ANNUAL REPORTING TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) AND THE OFFICE OF PLANNING AND RESEARCH (OPR)

Lisa Anne Sawhney questioned why no development has progressed in our city and asked if something that can be done to move development forward to increase the tax base.

Mayor Oglesby first explained his recent meeting with Governor Newsome to discuss the

delinquency of our housing element and how to come into compliance. Seaside was delinquent because a third party organization sued one of our water purveyors which required us to re-update our EIRS and delayed the adoption of our housing element.

He then spoke to the fact that the City needs need water for developments to occur. City manager Malin reiterated water has been and continues to be an issue. He reported that on March 21st the City Council will have a housing strategy study session to discuss how to make great gains on providing affordable housing in Seaside. Within the next 90 days, the City Council will be considering approval of the Campus Town and Main Gate projects which proposed 1,500 additional housing units. We are poised to make extraordinary progress on housing. Council Member Campbell clarified that during this reporting period, there were no large development projects so there were no opportunities to make any progress on adding housing.

On motion by Council Member Jason Campbell and seconded by Mayor Pro Tem Dave Pacheco and passed by the following vote the City Council approved the annual report as presented.

RESULT: **Approved**

AYES: Ian Oglesby, Dave Pacheco, Jason Campbell, Jon Wizard, Alissa Kisper

NOES: None

F. ADOPT A RESOLUTION APPROVING A CONTRACT WITH RINCON CONSULTANTS, INC. TO COMPLETE CEQA REVIEW OF THE FIFTH CYCLE AND FOUR YEAR HOUSING ELEMENT UPDATES IN THE AMOUNT OF \$39,589 WITH A 10% CONTINGENCY AND AUTHORIZE THE CITY FINANCE DIRECTOR TO MAKE THE APPROPRIATE BUDGET ADJUSTMENTS.

Action: Adopted Resolution 19-13

G. AUTHORIZE THE RELEASE OF A REQUEST FOR STATEMENTS OF QUALIFICATIONS FOR THE FACILITATION OF EXECUTIVE EVALUATION SERVICES

Action: Authorized

H. AUTHORIZE EXPENDITURES FOR CITY COUNCIL MEMBERS TO ATTEND THE MONTEREY CHAMBER OF COMMERCE ANNUAL AWARDS DINNER

Action: Authorized

9. BUSINESS ITEMS

A. PROVIDE DIRECTION ON SHORT-TERM RENTAL ENFORCEMENT

This item was continued to a future meeting.

B. RECEIVE UPDATE AND DISCUSS POTENTIAL HEAP GRANT APPLICATIONS INCLUDING POTENTIAL HOMELESS SHELTER LOCATION(S)

City Manager Craig Malin presented the report. He started by outlining statistics about homelessness on the peninsula and spoke to the litany of challenges that are identified to attempt to assist with the issue of homelessness. He then explained the idea of the HEAP grant, Homeless Emergency Aid program that has been provided by the State. There is approximately \$10 million available for potential targets, and the grant application and funding is being facilitated by the Coalition of Homeless Service Providers. The \$10 million is likely to be allocated to items such as Capital projects, service related projects, rental assistance/rapid rehousing, unaccompanied homeless youth and Category 3 homeless youth.

Mr. Malin then explained that this was the first discussion that the City Council has had regarding the HEAP application and there has been only one City Council discussion regarding a potential shelter at which the City Council received the County's proposal and responded with a letter that said they are interested in exploring the option. He did inform the public that the City Council had approved a change in zoning in May of 2018 which includes this specific location, owned by Monterey County. Mr. Malin summarized the public comments provided at the community town hall meeting hosted by Council Members Wizard and Pacheco and then informed the public that two community organizations have also presented letters of interest proposing to operate a shelter at that location. Copies of each letter were available for the public, neither of which were vetted by the Council.

In closing, Mr. Malin tried to frame the discussion on a series of questions to get direction from the Council. The questions posed included the following:

- Do something or do nothing
- Do it with partners or do it alone
- Do we consider a shelter; focus on another solution or shelter and another solution including safe parking, rental assistance, housing vouchers, tiny homes, food & clothing etc
- Do we focus on HEAP funds because there is funding or do we focus beyond the HEAP program
- What aspect of the spectrum do we focus on? Full spectrum of services or focus on subgroups (children, women, families, veterans, short term vs long term, addition, etc.)
- Do we undertake them or support them?
- Do we identify funding source or limit? The City of Seaside has budget challenged currently, if he had to, could we? It's not in the budget as we speak.
- Do we accept the county building/not accept the county building / try to block it as a shelter or help or request they move the county building?
- Do we involve the Homeless Committee/ Council only discussion/Joint Homeless Committee Council Meeting/Generate a task force and can it all be done by April 1st?
- Do we choose one of the two organizations at have stepped up or do we establish a process for selection?

In closing, he said that the City cannot stop them from a zoning perspective if they want to. However The County made it clear that if the City does not want it to be used as a shelter, that carries a lot of weight with County officials. He also noted another discussion will be had at the Council level in the near future because the City's ordinance on sleeping in public is not currently enforceable.

The Council discussed the above questions. Council Member Kispersky indicated that she is in favor of doing something yet her concern is that a shelter is a band aid for an underlying problem that people don't have houses to live in and would prefer a long term housing solution . Council Member Wizard asked questions about the calls for service from public safety for the places in the community that currently operate as shelters in Seaside to which the Fire Chief and Police cited statistics verifying there have been very little need to respond to those locations and that calls equate to less than .5% of their calls for services.

Council Member Campbell supported activating the homeless committee but cited challenges due to the timing of the Grant. On question staff responded that the shelter could serve between 35 to 75 people and would be considered an emergency shelter. Council member Pacheco spoke to the City of Seaside's lack of experience operating a shelter. He expressed concern that there was not enough notification about this to the adjacent property owners and businesses.

Council Member Wizard spoke to previous shelters that have relocated to Marina as well as noted that a portion of the current adopted General Plan housing element reads that the City will encourage housing and services to struggling individuals though public private partnerships and local community services.

Mayor Oglesby spoke to the delineation of funding for the HEAP grant and encouraged not leaving any money on the table and asked the Council to establish priorities for this funding, including areas separate from a shelter such as opportunities to help youth in this community including programs targeting youth who are at risk of being homeless, rental assistance , prevention and navigation services or consideration of other capital improvement ideas such as hand washing stations or public toilets.

On question by Council Member Wizard Assistant County Administrator Monterey County Nick Chuilos said that there has not been any staff level discussion of moving the portables off the site. He also answered that currently the site is zoned for the shelter and no decision would be required from the City Council, but that they are seeking the Council support. He clarified the potential capacity at the modular, would be a 35 to 40 person capacity and would depend on the clientele that it caters to. The intentions not for the County to operate the shelter but to contract with a provider to facilitate just as they do in Salinas. Currently, there are no other sites under consideration on the Peninsula.

Mayor Oglesby invited comments from the public.

1. Lisa Berkley City of Marina Council Member spoke to their current offerings and to the City discussion homelessness and the HEAP fund proposals.
2. Kate Daniels Interim executive Directors from Gathering Place for Women and Robin McCray from Community Human Services spoke to their proposal to operate the shelter at the proposed site and to their successful history of providing services.
3. Executive Director Community Homeless Solutions spoke to their current operations offering 175 beds throughout the peninsula and that they operate the Salinas homeless shelter. He stated that the total cost to operate the shelter in Salinas is \$800k per year, roughly. He spoke to his proposal for operating a shelter at the site.

4. Erik Johnson, Board Member for Community Homeless Solutions suggested focusing on service to women and children.
5. Ann Marie Pagan spoke in support of taking action but did not support a shelter at the proposed location.
6. Roelf Wijbrandus requested the Council please do something, with partners and to allow the site to be used for services to women and children and to also look at other opportunities to fund other services.
7. Timothy Barrett remarked that those that are homeless are still people and can be good people.
8. Steve McShane stated it is a regional challenge and needs a regional solution, and spoke in support of the Community Homeless Solutions organization and what they have done for the Salinas community, with very little negative impact to the community.
9. A resident indicated that lack of affordable housing is the issue and encouraged focusing on a solution for that.
10. Craig Bramhall expressed frustration with vandalism, petty theft and other crimes that occur where homeless people gather and suggested moving the modular to another location.
11. Paula Duncan Adams also requested that they consider storage for personal belongings for homeless individuals.
12. Chris Cook pursuing the option with the County is the right thing to do and encouraged finding programs that also assist the almost homeless such as addressing rent affordability or rent control mechanisms.
13. Robert Rab, Development Director for Community Human Services read a letter from Mary Mitchell in support of the Broadway Noche Buena location.
14. Pastor Harold Lusk encouraged the Council to focus on helping those who need help. If we have the money and we have the means, then move forward.
15. Tom Sullivan spoke to personal experience with homelessness and community programs and the need to use multiple programs and services to assist individuals.
16. Karen Arajo spoke to her own experience with homelessness and explained the services of the I-Help program and spoke in support of the shelter and increasing services in our community.
17. Bob Constant agreed we should go forward with the shelter but also requested the Council to establish priorities and plan so that we can move forward in a coordinated, efficient, cooperative way.
18. Rosemarie Axton, Board Member of I-Help, she has a long career with the County and non profits spoke to her experience working with the Homeless and the service organizations and spoke in support of the Gathering place for Women and CHS. She said that the most vulnerable population are women with children and there are limited services for them.
19. A resident gave her testimony about being homeless and to her effort to assist people. She said that in order to change their situation, you have to meet people where they are at, deal with their immediate stressors, build up from there, then address their series of issues.

20. Reverend Murray advocated for those that are disenfranchised and having a hard time with reentry into the community and encouraged working with the faith based community also.
21. Evangeline Ochoa, Program Director at Gathering For Women outlined services of her organization.
22. Anne Ginette Love, Case Manager from Gathering Place for women read a letter from one of their guests, as a testimonial.
23. Bob Cass requested the Council to please do a collaborative effort, and do not let it return to a time where it was known as "The Pit".
24. Silvia Shee requested the City take action moving forward on the shelter, with partners and widen the vision to other projects.
25. Darryl Choate asked if this project would require an EIR, expressed disappointment that all the neighbors were not notified and also said that the Council should consider not just where to sleep at night, but to consider programs that address day time as well but not try to make Seaside solve all of the Peninsula's homeless problems.
26. A resident requested to add to the consideration of safe parking and allowable parking for those in motor homes.
27. Lisa Anne Sawhney said that this project does not align with the proposed draft General Plan. She acknowledged the County does have a right to create a shelter, but it does not need to be encouraged, funded or urged by this Council. She stated that Chapter 1 vision is to create a vibrant downtown on both lower and upper Broadway and this action would be inconsistent with the plan and the City instead should focus on local employment, affordable housing and economic development.
28. Helen Rucker urged the Council to do something, whatever it is and to immediately develop a long term plan on how to move forward to address this issue.
29. Brenda Thomas, property manager for low income housing for over 40 years encouraged the Council to reach out to the citizens for assistance in finding solutions to this problem.
30. Guada Perez shared some feedback she gathered from homeless individuals including the following: they want to be treated respectfully, the location does not matter as long as they have transportation to and from the site, they want a safe storage place for their belongings and bikes, they want a way to get training to become employable, hygienic provisions, supplies, showers , the ability to wash their clothes, a safe place for parking of vehicles and mental health counseling.
31. Lisa Mitchell assured the public and the Council that people are not afraid of homeless individuals, but they just disagree with the location or the process.
32. Michelle Horne expressed concerns about the location, but in support of allocating money for needed services and questioned the grant funding deadline.
33. Dennis Volk did express concern and examples of illegal and challenging behavior of homeless individuals and requested to have a conversation with the

Police Department about the responses and how to work together with the community to ensure it is safe as some people are impacting people's ability to feel safe.

34. Gracie Rubio reiterated that residents are not afraid of homeless and that they have empathy, but the concern is the timing and the urgency of it and she does not think the location is appropriate.
35. Mitt Sawhney also requested that there be a detailed plan adopted about how to address the issue. The matter is too preliminary to know all of the impacts and encouraged instead on focusing on economic development and increasing employment opportunities in the area.
36. Sam Raskin urged the Council not to spend a lot of money on a broken building on a location that can be better utilized. Use it as an interim use until you find a better location. Please fight for every single dollar from the county and from FORA.
37. Wes Weise President of the Salinas Monterey County Homeless Solution said that effective programming is great but will not eliminate the problem as some people want to remain homeless. He encouraged opening up public spaces, add washing stations, toiletries, and congregation areas and suggested partnering with private owners for safe parking. People deserve to be in their neighborhoods but they need a safe place at night, and a continuous routine.
38. Wanda Parrot spoke to represent the voice of the homeless that are not present.

The City Council began their discussion and they answered comments regarding the rezoning. It was clarified that the deadline for first round of funding will be a April 1st, and after which there will be a second round if funds remain. The Council discussed the mandatory pre bid meeting, additional opportunities that are possible, not exclusively a shelter. They all supported getting the assistance of the Homeless Committee.

Council Member Kisperskey spoke in support of the shelter operated with a partner, focusing on serving women and children but also supported encouraging ADUS to add housing units to the housing stock, and to explore the viability of tiny homes. Council Member Wizard also spoke in support of the proposed shelter operated by a service provider and emphatically encouraged the Council and the City to design a program that allows Seaside to dictate the conditions and not to be dictated to. He suggested adding a condition to get a status report every month on the program. Council Member Campbell also agreed and spoke to the urgency of the matter which is why it is being pushed through quickly and spoke to the proven financial benefit to cities to provide shelters and services to community members in need. He supported serving women and children and offering more than just shelter but daytime services as well. Council Member Pacheco expressed that many residents feel they have been taken advantage of by other cities and understands the scars from past issues, but acknowledged that the City has to play a role in the solution. He spoke in support of having a plan that is viable prior to moving forward. He didn't think there was enough information to consider moving forward at this time.

Mayor Oglesby announced that the Council will continue the Short Term Rental item to another meeting. He clarified that Community Human Services was proposing an

emergency shelter as opposed to a temporary shelter and spoke to the quick turnaround time for the grant applications. He reiterated that there are more opportunities out there than just shelters and wanted to explore ways to maximize getting the largest sum of money to expand services.

The Council directed staff to moving forward with the possibility that there would be a shelter at Broadway for women and children. The Council also agreed to call a special meeting on February 27th to receive a presentation from both of the service providers that submitted operating proposals and to discuss other opportunities for HEAP grant funding applications.

10. MAYOR, CITY COUNCIL, CITY MANAGER AND CITY ATTORNEY COMMENTS AND REPORTS ON COMMITTEE ASSIGNMENTS

There were no reports, due to the late hour of the meeting.

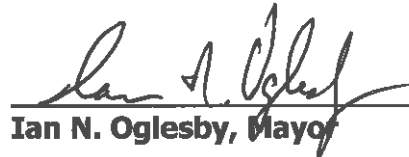
11. ADJOURNMENT

On motion, the meeting was adjourned at 11:38 PM.

Respectfully submitted,



Lesley Milton-Rerig, City Clerk



Ian N. Oglesby, Mayor