

**City Council Meeting
May 23, 2017**

1. CALL TO ORDER:

Regular Meeting was called to order at 6:01pm by Mayor LeBarre.

2. FLAG SALUTE:

The flag salute was led by Mayor LeBarre.

3. ROLL CALL:

City Manager Adams conducted roll call.

City Council: Darlene Acosta, Robert Cullen, Carlos DeLeon, Mayor Michael LeBarre,
Mayor Pro Tem Carlos Victoria.

City Staff: City Manager Steven Adams, Attorney Shannon Chaffin, Admin. Asst./Deputy
City Clerk, Erica Sonne

4. CLOSED SESSION ANNOUNCEMENTS:

City Attorney Chaffin announced three closed session items that were paid out.

1. Lydia Ordonez - \$1267.15
2. Tom & Debi Rahe - \$583.00
3. Jim Albanese - \$152.68

5. PRESENTATIONS:

Karen Jernigan and Park Superintendent Karen Beppler Dorn - Update on Pinnacles National Park and Pinnacles Gateway Partners group. They brought a Resolution of support and they hope that Council would include them in the City's budget.

6. PUBLIC COMMUNICATIONS:

- Robert Walton would like the City to reconsider the Monterey Bay Community Power. He would like to feel the green power will come from Arizona or somewhere else not here. He like to see jobs and local power here. He would like to see it done sooner rather than later.
- Janice Darcy would like the City to reconsider the MBCP and she feels that the City would be going against Prop 26 to use the revenue to put on street lights and leave the City open to lawsuits. She didn't see minutes on the website for April 25th and May 9th.
- Belinda Hendrickson would like to see the City join MBCP and she feels that the City Manager will get burned out, she feels that the other Cities are joining and King City should not go out on its own.
- John Buttgerreit spoke on Rio Vista Mobile Home Park and the concerns about the shootings and gang activity. He gave a history on the happenings there and the history with the management. He also handed out the letter that was from the management what they would do and they have done nothing. They would like to have help with this situation.
- Debra Dugan she is a King City resident and she would like to see the City join MBCP.

- Domingo Uribe handed out a packet on the pros of joining MBCP. He would like the Council to reconsider their decision made for the City to go out on their own. He also handed out 75 signatures that were collected in favor of the City joining the MBCP.
- Evert Valdez, 1st Street, he feels that MBCP is the way to go and it will create more jobs.
- Ernesto Castillo, feels that it will create good jobs, he asked that the City support this project of MBCP. He also spoke on the gang violence and he feels something needs to be done at the Rio Vista Mobile Home Park.
- Margaret Banting, Hollister, San Benito County, she wishes the City Council would get into the MBCP, she reminded the City Council that they are Public Servants. The people want this and they are speaking so listen.
- Belinda Hendrickson wanted to know about the river clean up and she commented on the Rio Vista Mobile home park.
- Liam from Salinas was against the MBCP however he did some investigating and now he implores the Council to join.

7. COUNCIL COMMUNICATIONS:

Council Member Cullen stated that he is at a loss for words with the resent activities. He feels the Rio Plaza Mobile Home Park management needs to have their feet held to the fire. He went over the short term and long term plans that the City has been working on.

Mayor Pro Tem Victoria thanked the residents for coming to speak on issues. He knows that the City cannot do much as the Mobile home park is regulated by the State.

Council Member DeLeon feels that staff is working very hard to get in touch with the Rio Plaza Mobile Home Park to no avail. He attended the school board meeting and spoke in favor of the Plan to End Youth Violence at the meeting.

Council Member Acosta spoke on being heartbroken about the shootings and continuing to work on Rio Plaza Mobile Home Park. She also stated that she doesn't mind having new information on the MBCP and she is working for the people. She cares for everyone as does the rest of the Council.

Mayor LeBarre stated that it is difficult to find good when bad things happen however he found good things when he attended the Awards Ceremony at the High School and the kids are working hard.

8. CITY STAFF REPORTS AND COMMENTS:

City Manager Adams stated that it is difficult when we have negative things happen. He went over what is happening with the Plan to End Youth Violence. Rio Vista Mobile Home Park has been kicked up to the top and in the hands of the City Attorney's office. He also stated that the Budget has been handed out.

Attorney Chaffin nothing to report at this time.

9. CONSENT AGENDA

- A. Meeting Minutes of May 9, 2017 Council Meeting
- B. City Monthly Treasurer's Report- April 2017
- C. Successor Agency Monthly Treasurer's Report- April 2017
- D. Public Financing Authority Monthly Treasurer's Report- April 2017
- E. City Check Register
- F. Public Financing Authority Check Register

- G. Consideration: Downtown Streetscape Conceptual Plan
- H. Consideration: King City Chamber of Commerce & Agriculture City-Wide Yard Sale and Sidewalk Sale
- I. Consideration: Updating Policies and Procedures for Recreation Hall Rental
- J. Consideration: Intent to Vacate a Portion of Public Street Right of Way (Corner of Broadway Street and San Antonio Drive) and Setting of Date, Hour, and Place for Public Hearing to Consider the Vacation of Public Street Right of Way

City Attorney clarified Item G, I, and J. 9(G) Resolution refers to a class 2 not class 19 CEQA exemption which is consistent with the staff report; 9(I) staff gave out an updated rent agreement clarifies the live music & noise which aligns with City Noise ordinance and alcoholic beverages and food, food has been stricken requiring security guards; 9(J) updated exhibits for resolution handed out.

Karen Jernigan spoke to Item G stating that the consultants on the Streetscapes Plan did a really good job listening to the community. She appreciates that they included wind sculptures, one tree that was missing is madrone trees which would be a great addition.

Council Member Cullen pulled item I.

Action: Motion to approve consent agenda item A-H and J with the clarifications stated by the City Attorney by Cullen and seconded by Victoria.

AYES: Council Members: Mayor LeBarre, Acosta, Cullen, DeLeon and Mayor Pro Tem Victoria

NOES: Council Members:

ABSENT: Council Members:

ABSTAIN: Council Members:

Council Member Cullen suggested that the Council require adding Liquor liability insurance. City Attorney Chaffin explained the pros and cons for the liquor liability insurance.

Council concurred with the addition of liquor liability insurance under paragraph 7.

Action: Motion to approve consent agenda item I with the corrections stated by the City Attorney by Victoria and seconded by DeLeon.

AYES: Council Members: Mayor LeBarre, Acosta, Cullen, DeLeon and Mayor Pro Tem Victoria

NOES: Council Members:

ABSENT: Council Members:

ABSTAIN: Council Members:

10. PUBLIC HEARINGS:

None

11. REGULAR BUSINESS:

- A. Consideration: Regulations on Extended Stays in Lodging Businesses

City Manager Adams introduced this item.

Janet Buttgerit handed out her definitions that she found on the City municipal code website on Highway Service District and Hotel and Motel. She spoke on Broadway Circle being the gate way to the City. The

proposed regulations on extended stays in lodging are an attempt to address the issue of housing for our farm labor force while preserving the Highway Service district. The City's definition of Motel or Hotel is a building or group of buildings designed and used primarily for the accommodations of Transient Automobile Travelers. This definition points to the fact that motels are to be used for episodic events and not for permanent or semi-permanent housing. The suggested regulations, therefore, while an improvement, and allow for more TOT tax to the City, it remains for the Council to decide what they want Broadway Circle to be. If an entity came to you at this point and wanted to put up a Boarding House in that area, would you think this was an appropriate location?? The other consideration is that if any of the proposed language would become permanent it would be a discouragement to other Farm Labor. Companies to construct and maintain housing such as the new Farm Labor housing at the north end of Broadway. While these developers had to jump through many hoops to satisfy the City's requirements, permanent regulations such as the one proposed for Broadway Circle and other areas of town are a detriment to further facilities. The Council and Staff are to be congratulated on the many changes that are occurring in our town... There are new street lights, new landscaping plans, King City in Bloom and other improvements to encourage visitors to our town. We need to ensure that we will have a place for them to stay and enjoy our town. Broadway Circle is our front door to tourists. Farm Labor is a very important part of our town and valley, we need to find a way to make both comfortable and safe in King City.

Clark Codiga, owner of V's diner property, he is frustrated that the business owners were not included in the discussion. He feels that building out of the Meyer's facility and this only at 30% capacity could be an option. He feels that they have not gotten feedback from their requests.

Chris Codiga, owner of V's diner property, feels their needs to be more communication.

Deep Desai, owner of Super 8, were not contacted either just yesterday and they do not tell anyone not to eat at a restaurant.

Council Member DeLeon would like to see staff include all businesses to be more transparent.

Council directed staff to prepare an Ordinance for Council consideration to establish regulations proposed by staff related to extended stays in lodging businesses, with the exception of the restriction of long term stay from 6 months to 8 months and 75% January 1, 2018, 50% on January 1, 2019 and 25% on January 1, 2020.

Action: Motion to direct staff to prepare an Ordinance for Council consideration to establish regulations proposed by staff related to extended stays in lodging businesses, restriction of long term stay from 6 months to 8 months and 75% January 1, 2018, 50% on January 1, 2019 and 25% on January 1, 2020. by Cullen and seconded by DeLeon.

AYES: Council Members: Mayor LeBarre, Cullen, DeLeon and Mayor Pro Tem Victoria

NOES: Council Members: Acosta,

ABSENT: Council Members:

ABSTAIN: Council Members:

ADJOURNMENT:

There being no further business to come before the City Council, Mayor LeBarre adjourned the regular meeting at 8:17pm to closed session meeting with the Mayor reading in the three closed session items.

1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
(Pursuant to Government Code, § 54956.9(d)(1)
Christopher Craig v. City of King, Monterey County Superior Court
Case No. 16CV001538

2. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (Pursuant to Government Code,
§ 54956.9(d)(1)
Rufina Recendiz Garcia and Elandio Juitzil v. City of King et al, U.S. District Court, Northern District
of California Case No. 16-CV-06712-EJD

3. Liability Claims, by Edward K. Hudson
Claim against City of King
Gov. Code Section: 54956.95

Approved Signatures:



Mayor, Michael LeBarre
City of King



City Clerk, Steven Adams
City of King