

**City Council Meeting
April 10, 2018**

1. CALL TO ORDER:

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

2. FLAG SALUTE:

The flag salute was led by Council Member Acosta

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; City Attorney Shannon Chaffin; Admin. Asst./Deputy City Clerk, Erica Sonne.

4. CLOSED SESSION ANNOUNCEMENTS:

None

5. PRESENTATIONS:

Commendation proclaiming April 10, 2018 as Dr. Edward Ballengee Day. City Council gave their words of appreciation. Community member Laurie Slaten, thanked and appreciated Dr. Ballengee with a bouquet of flowers. Mayor LeBarre read the proclamation to Dr. Ballengee.

Dr. Ballengee spoke about the most important thing in life is to give. He never found anyone he didn't love. He introduced his assistance and his lovely wife. He plans on raising black angus bulls on his property.

6. PUBLIC COMMUNICATIONS:

None

7. COUNCIL COMMUNICATIONS:

Council Member DeLeon nothing to report.

Council Member Acosta welcomed back the City Manager after not feeling well. Four Cities for Peace is tomorrow.

Mayor Pro Tem Victoria stated that AMBAG meeting is tomorrow.

Council Member Cullen will not be in attendance at the next meeting. He attended the Salinas Valley Fair board meeting. Heritage foundation has raised enough money to pay off the renovation to the Orradre building. Fair kickoff is April 28th and the Heritage foundation is doing a golf tournament this weekend. Next year is the 75th anniversary of the Fair.

Mayor LeBarre he attended the Rancho Cielo fundraiser which was a great event. He stated that MST will be providing free passes this summer. He suggested some for Rancho Cielo and our residents.

8. CITY STAFF REPORTS AND COMMENTS:

City Manager Steven Adams stated that the refuse rates for the Rio Plaza mobile home park will get to have individual bins instead of dumpsters. CDBG application good new the City was awarded the money for the ProYouth program. He attended the MBASIA meeting yesterday and received some good news where we will get a reduction in our cost. New sign for Forden Park donated by CalWater and Funds for Forden 9:30a.m. at the park.

City Attorney Shannon Chaffin had nothing at this time.

9. CONSENT AGENDA

- A. Meeting Minutes of March 27, 2018 Council Meeting
- B. City Check Register
- C. Successor Agency Check Register
- D. Consideration: Resolution Consenting to the Inclusion of Properties within the Territory of the City of King in the CSCDA Open PACE Program

Mayor LeBarre pulled item D.

Action: Motion to approve consent agenda items A-C by Acosta and seconded by Cullen.

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

NOES: Council Members:

ABSENT: Council Members:

ABSTAIN: Council Members:

Mayor LeBarre wanted to bring to the staff's attention that there has been some price gouging. He would like to make sure there are protections in place to protect the elderly and people that didn't understand.

Bob Schuman, Counterpointe Energy Solutions, Vice President Policy and Government Relations explained the protections that are in place to protect the elderly and people that may not understand.

Jim Johnson, Plant Operations Manager at the Hospital, stated that this program will help the hospital save some money to buy some equipment that will give back to the community as well.

Council member Acosta is in favor of this and is very happy when the City can partner with others to bring in things to help others.

Action: Motion to approve consent agenda items B by Cullen and seconded by Victoria.

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

NOES: Council Members:

ABSENT: Council Members:

ABSTAIN: Council Members:

10. PUBLIC HEARINGS:

None

11. REGULAR BUSINESS:

- A. Consideration: Hotel/Motel Market Analysis and Exclusive Authorization to Sell Agreement for Property at 1023 Broadway Street

City Manager Steven Adams introduced this item.

Ken Hira Executive Vice President, Kosmont Companies, further introduced this item with a PowerPoint. He went over the site with its exposure and the challenges. They found that people are coming for jobs and leaving for housing. May need to have more housing. Seems to be a strong weekend stay.

Overall retail sales in the City are lower than retail spending potential suggesting that the City is not likely capturing a significant portion of King City resident retail purchases nor additional retail spending by residents of other cities (i.e. retail sales leakage).

•Retail categories displaying sales leakage within the City include:

- Clothing & Clothing Accessories Stores
- General Merchandise Stores (e.g., Dollar General, Family Dollar)*
- Furniture & Home Furnishings Stores
- Health & Personal Care Stores (e.g., CVS) *
- Sporting Goods, Book & Music Stores

Note: *Short term viability based on retail category expansion and Site location and compatibility

- Electronics & Appliance Stores
- Motor Vehicle & Parts Dealers (e.g., Napa Auto Parts) *
- Gasoline Stations
- Non-store Retailers

Retail is confused by online sales. The site being on the freeway should capture a food place. Hotel is a longer term away.

Summary of Findings

Demographics & Employment

- Young, majority Hispanic population; larger than average household (“HH”) size; HH’s are multigenerational
- Lower average HH incomes and educational attainment compared to County and State; focus on increasing educational attainment
- A small majority of employees who live in the City, work in other areas such as Salinas, Soledad, Greenfield, San Jose, Gonzales, and Prunedale CDP, leading to a slight net outflow of jobs
- King City’s jobs/housing ratio is slightly higher than County and State ratios, indicating possible need for housing

Hotel Demand Analysis

- Growth of demand for rooms outpaces the growth of supply
- Support for absorption of smaller scale hotel/motel within short term (5-10 years) or a larger hotel/motel in long term (10-15 years)

Retail Demand Analysis

- Retail vacancy in King City is **lower** than the South Monterey County submarket, Monterey County, San Luis Obispo County, and most neighboring submarkets, indicating demand for retail
- Lease rates in King City are **higher** than the South Monterey County submarket, but **lower** than the lease rates of the neighboring submarkets, Monterey County, and San Luis Obispo County, demonstrating some additional demand for retail
- Retail sales in the City are **lower** than retail spending potential, suggesting that the City is **not likely** capturing a significant portion of King City resident retail purchases **nor** additional spending by residents of other cities resulting in a **retail sales leakage**.

•Based on retail category leakage and voids and current retail trends, there is potential for retail recruitment of **general merchandise stores, health and personal care stores, motor vehicle and parts, and fitness centers and more convenience restaurants**

Council member Cullen was happy to get the data.

Laurie Slaten spoke to the fact that King City is a halfway point between LA and San Francisco. Hospital staff stated that the property is in the flight pattern for the heliport at the Hospital.

Mr. Hira said they want to cast a really wide net. They are going to do their best to get it sold before June 30th.

Action: Motion to approve City Council/Successor Agency to the Community Development Agency of the City of King: 1) receive a report from the City's Economic Development consultant, Kosmont Companies, on a Hotel/Retail Market Analysis prepared on the Successor Agency owned property at 1023 Broadway Street; 2) approve an Exclusive Authorization to Sell Agreement with Kosmont Realty Corporation to represent the Successor Agency in listing the property at 1023 Broadway Street for sale; and 3) authorize the City Manager to execute the Agreement and make any non-substantive changes as necessary as approved as to form by the City Attorney by DeLeon and seconded by Victoria.

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

NOES: Council Members:

ABSENT: Council Members:

ABSTAIN: Council Members:

B. Consideration: King City Community Power Pre-Launch Briefing and Rate Setting

City Manager Steven Adams introduced this item.

Kelley Foley further introduced this item with a PowerPoint. She made sure the Council knows that they can make rate changes at any time.

Megan (web design) went over the website for the Community Power. Council member Cullen had some changes he would like to see. The picture on the front should be from a community members home. Community member TJ Plew state that the resolution is not good on phones and most people in the community check thing on the web from their phones. Pilot Power will look into this.

Denis Vermette, MBA President and Chief Financial Officer of Pilot Power Group went over energy performance and revenue coming in.

Motion to 1) receive a pre-launch briefing from Pilot Power Group; and 2) adopt a Resolution approving King City Community Power rates for the period of July 1, 2018 through March 31, 2019 by Acosta and seconded by Victoria.

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

NOES: Council Members:

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 7:54pm on a motion by Victoria and second by DeLeon .

Approved Signatures:



**Mayor, Michael LeBarre
City of King**



**City Clerk, Steven Adams
City of King**