

MINUTES
CITY COUNCIL SPECIAL MEETING
CITY OF MONTEREY
Wednesday, September 29, 2021
7:00 PM
COUNCIL CHAMBER AND TELECONFERENCE
MONTEREY, CALIFORNIA

Councilmembers**Present:** Albert*, Haffa*, Smith*, Williamson*, Roberson***Absent:** None

* Participated remotely via Zoom videoconference

City Staff**Present:** City Manager, Assistant City Manager, City Attorney, Community Development Director, Public Works Director, Finance Director, Human Resources Director, City Clerk, Property Manager, Senior Administrative Analyst, Administrative Analyst (Housing), General Services Superintendent**CALL TO ORDER**

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020 and Section 42 of Executive Order N-08-21 issued by Governor Newsom on June 11, 2021, the meeting was conducted with a hybrid combination of telephonic/video participation (via Zoom) and in-person attendance in the Council Chamber.

Mayor Roberson called the meeting to order at 7:00 p.m.

City Clerk Klein explained to the public how to participate in the meeting virtually and the safety rules for in-person attendance. She called the roll and the full Council was present, with all members attending remotely by Zoom videoconference.

***** Evening Session Agenda *******PLEDGE OF ALLEGIANCE**

Mayor Roberson led the Pledge.

CONSENT ITEMS

City Clerk Klein stated that a member of the public had requested to pull Item 1 from the Consent items.

Resolutions

1. Authorize the City Manager or His Designee to Execute an Intergovernmental Support Agreement Amendment with the U.S. Army Garrison Presidio of Monterey on Behalf of the Presidio Municipal Services Agency to Extend the Contract Term and Establish 5th Option Period (Not a Project Under CEQA per Article 20, Section 15378 and Under General Rule Article 5, Section 15061) ***PMSA***

Action: Pulled from Consent; Adopted Resolution No. 21-102 C.S.

A brief verbal presentation was made by Mayor Roberson and City Manager Uslar.

Public comment was received from Nina Beety, who spoke against amending the agreement.

On a motion by Councilmember Smith, seconded by Councilmember Haffa, and carried by the following vote, which was conducted by roll call, the City Council adopted Resolution No. 21-102 C.S. to Authorize the City Manager or his Designee to Execute an Intergovernmental Support Agreement Amendment with the U.S. Army Garrison Presidio of Monterey on Behalf of the Presidio Municipal Services Agency to Extend the Contract Term and Establish 5th Option Period:

AYES:	5	COUNCILMEMBERS:	Albert, Haffa, Smith, Williamson, Roberson
NOES:	0	COUNCILMEMBERS:	(None)
ABSENT:	0	COUNCILMEMBERS:	(None)
ABSTAIN:	0	COUNCILMEMBERS:	(None)
RECUSED:	0	COUNCILMEMBERS:	(None)

*** End of Consent Agenda ***

STUDY SESSION

2. Receive Presentation about Rent Control in California and the Potential Rent Stabilization Measures that could be Implemented in the City of Monterey, and an Overview of the City's Current Housing Program (Not a Project under CEQA per Article 20, Section 15378 and General Rule Article 5 Section 15061)

Action: Received presentation, Discussed

Housing Analyst Leonard introduced outside counsel Karen M. Tiedemann, Goldfarb and Lipman, who gave the presentation and answered Councilmembers' questions.

Public comment was received from: Demetrius Kastros, in favor of affordable housing on the peninsula; Dorit Gersh, Jason Reed, and Mike Rodriguez in support of rent stabilization; Luis Osorio, Nicholas McIlroy, Lindsey Knight, Veronica Miramontes, and Hector Azpilcueta in favor of rent control and tenant protections; Nelson Vega, who said that a community problem should not be blamed on landlords; Sasha Kingsley, Gabriela Chavez, and Morgan Ivens-Duran requesting continued conversations and to listen to renters; Tom Rowley, Scott Dick, John Tilley and Jeff Davi, on the relationship between the need for water and the need for housing; Brandon Naylor and Jason Asmus, in favor of lowering the barriers of entry for homeowners; Paula Pelot and Laurie Hambaro in favor of establishing a rental registry; Darlene Ruiz and Laura Pratt, who asked questions; and Esther Malkin, JoAnna Daum, and Gabriella James, who shared thoughts on the local rental market.

The Council recessed at 9:27 p.m. and reconvened at 9:41 p.m.

Ms. Tiedemann and Housing Analyst Leonard answered questions asked by commenters and the City Council.

The Council discussed the matter. It was suggested that the existing business license application process for landlords renting more than ten units could be used to collect information for a rental registry. It was stated that a rental registry would be the best way to obtain needed data, and could raise revenue to support housing programs. It was posed that perhaps a permit would be needed for a landlord to evict, to avoid people and children being evicted unnecessarily. It was proposed to find out more about rental registries and how much one would cost. It was stated that 20% affordability is not sufficient to meet the needs of the

most vulnerable people in the community and that the City needs both protection for renters and production to supply more housing.

The Council discussed what an appropriate timeline might be for staff to present more detailed information about rental registries. It was tentatively agreed by Council that two months would be acceptable. Concerns were expressed about the City’s potentially committing to new initiatives given the status of the budget and staff’s existing workload. It was commented that the City should be intentional about reaching out to diverse communities on housing topics and keep a mindset of diversity, equity, and inclusion in these discussions.

*****Adjourn to Closed Session (See additional agenda)*****

Public comment on the closed session was received from Tom Rowley and Gabriela Chavez, who asked the Council to consider moving toward district-based elections.

The Council adjourned to closed session at 10:32 p.m.

ANNOUNCEMENTS FROM CLOSED SESSION

cs1. Conference with Legal Counsel – Anticipated Litigation, Significant Exposure to Litigation Pursuant to Government Code §54956.9(e)(2) (Chris Shake and Sabu Shake, Jr. - Wharf Concession 33 (formerly Scales) - Under Consideration: Terms and Conditions for Surrendering Property/Building (Not a Project under CEQA per Article 20, Section 15378 and General Rule Article 5 Section 15061)

Action: On a roll call vote of 3-2, with Councilmembers Haffa and Williamson voting no, the Council gave confidential direction to its legal counsel

cs2. Conference with Legal Counsel, Anticipated Litigation, Significant Exposure to Litigation Pursuant to Government Code section 54956.9(d)(2) Related to Notice of California Voting Rights Act Violation by the League of United Latin American Citizens, LULAC, District 12 Received on September 25, 2021 (Not a Project under CEQA per Article 20, Section 15378 and General Rule Article 5 Section 15061)

Action: On a unanimous roll call vote, the Council gave confidential direction to its legal counsel

ADJOURNMENT

The Council adjourned at 11:05 p.m.

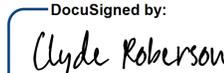
Respectfully Submitted,

DocuSigned by:

ED8453A4F62C4AA...

Clementine Bonner Klein
City Clerk

Approved,

DocuSigned by:

FA1981217DEE4FB...

Clyde Roberson
Mayor