

CITY COUNCIL MINUTES

CITY COUNCIL MEETING OF JUNE 14, 2016

CALL TO ORDER

Mayor Huerta called the meeting to order at 6:10 p.m.

ROLL CALL

PRESENT: Mayor Huerta, Mayor Pro-tem Rodriguez, Councilmember Walker Torres and Santibañez

ABSENT: None

STAFF: City Manager Stanton, Community Services Director Steinmann, Chief Fresé, Commander Allen, City Attorney Sullivan, City Clerk Rathbun

GUESTS: Bea Diaz, Mark Putney, Michael Stonehill, Sal Palma, Stephanie Garcia, Eutiquio Chapa

MOMENT OF SILENT PRAYER

There was a moment of silent prayer.

PLEDGE OF ALLEGIANCE

All recited the Pledge of Allegiance.

AGENDA REVIEW

City Manager Stanton asked that Items I-9 through I-11 be deleted from the agenda for additional review of the items.

A MOTION by Councilmember Santibañez, seconded by Councilmember Walker to remove Items I-9 through I-11 from the agenda. All in favor. Motion carried.

PUBLIC COMMENTS FROM THE AUDIENCE REGARDING ITEMS NOT ON THE AGENDA

Bea Diaz asked about reviewing the sign ordinance for political signs. She also stated that the people spearheading the recall effort for the Mayor needed to attend the meetings in order to get all the necessary information.

CONSENT CALENDAR

A MOTION by Mayor Pro-tem Rodriguez, seconded by Councilmember Torres to approve the consent calendar including City of Greenfield Warrants #299141 through #299144 and Bank Drafts #1876 through #1888 in the amount of \$45,990.79, approve Minutes of the May 31, 2016 City Council Special Meeting and Adopt **Resolution #2016-44, “A Resolution of the City Council of the City of Greenfield Ordering an Election, Requesting the County Elections Department to Conduct the Election, and Requesting Consolidation of the Election”**. All in favor. Motion carried.

MAYOR’S PRESENTATIONS, PROCLAMATIONS, COMMUNICATIONS, RESOLUTIONS

PRESENTATION BY THE UNITED WAY

Presentation was postponed to a future meeting.

CITY COUNCIL – PUBLIC HEARINGS

SECOND READING AND ADOPTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENFIELD ADOPTING A PURCHASE SYSTEM, CHAPTER 3.12 OF THE GREENFIELD MUNICIPAL CODE AND REPEALING ANY AND ALL PREVIOUS ORDINANCES PERTAINING THERETO ORDINANCE #517

Staff report was given by City Manager Stanton.

Mayor Huerta opened the public hearing at 6:18 p.m.

No comments were received.

Mayor Huerta closed the public hearing at 6:19 p.m.

Mayor Pro-tem Rodriguez asked about the local business policy. City Manager Stanton reviewed the policy.

A MOTION Mayor Pro-tem Rodriguez, seconded by Councilmember Walker to adopt **Ordinance #517, “An Ordinance of the City Council of the City of Greenfield Adopting a Purchase System, Chapter 3.12 of the Greenfield Municipal Code and Repealing Any and All Previous Ordinances Pertaining Thereto”**. All in favor. Motion carried.

**ADOPTION OF A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD APPROVING THE ISSUANCE OF REGULATORY PERMITS FOR THE OPERATION OF MEDICAL MARIJUANA CULTIVATION AND MANUFACTURING FACILITIES BY GOLDEN STATE ALTERNATIVE CARE, LOCATED AT 721 EL CAMINO REAL
RESOLUTION #2016-45**

**ADOPTION OF A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD APPROVING THE ISSUANCE OF A CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF MEDICAL MARIJUANA CULTIVATION AND MANUFACTURING FACILITIES, LOCATED AT 721 EL CAMINO REAL IN THE CITY OF GREENFIELD (APN: 109-161-005)
RESOLUTION #2016-46**

**FIRST READING OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENFIELD APPROVING A DEVELOPMENT AGREEMENT FOR THE OPERATION OF MEDICAL MARIJUANA CULTIVATION AND MANUFACTURING FACILITIES AT 721 EL CAMINO REAL,
(APN: 109-161-005)
INTRODUCTION AND FIRST READING**

Staff report was given by Community Services Director Steinmann.

Mark Putney and Michael Stonehill, applicants – Golden State Alternative Care, gave a brief presentation regarding their company.

Mayor Huerta opened the public hearing at 6:49 p.m.

Lance Walker, from the public podium, stated that the City Council was not listening to the community and the police department and stated that the Council was moving too fast. He stated that he was going to fight against this and it was not in the best interest of our community.

Bea Diaz stated that she agreed with the City to allow this business to come into town.

Mayor Huerta closed the public hearing at 6:55 p.m.

Councilmember Santibañez stated that she had a concern regarding skipping the Planning Commission and asked about the CEQA and EIR. Community Services Director Steinmann explained the documents.

City Attorney Sullivan read the letter from Brent Slama expressing his disappointment that the Planning Commission was not given the opportunity to review this item and that the Council was not following the proper process regarding this matter.

Councilmember Santibañez asked about Mr. Slama's letter. City Attorney Sullivan stated that approval by the City Council was legal. Councilmember Santibañez asked that the design review be brought back to the City Council for approval.

Mayor Pro-tem Rodriguez stated that bringing this industry would have its challenges but the rewards would be greater.

Councilmember Santibañez stated that she wasn't against the industry; however, the City needed to have limits. Mayor Huerta stated that was a good idea and it should be brought back to Council for discussion. Councilmember Torres stated she agreed with Councilmember Santibañez and the City needed to make sure that these companies complied with regulations and passed the backgrounds before the Council allowed them to come into town.

Mayor Huerta suggested that everyone do their research regarding this industry as well as having the discussion regarding limitation of how many of these companies the City wanted in the community.

City Manager Stanton assured the Council that both Chief Fresé and she have been very selective on the people that the City would allow to come before the Council for their review and approval.

A MOTION by Mayor Pro-tem Rodriguez, seconded by Councilmember Torres to adopt **Resolution #2016-45, "A Resolution of the City Council of the City of Greenfield Approving the Issuance of Regulatory Permits for the Operation of Medical Marijuana Cultivation and Manufacturing Facilities by Golden State Alternative Care, Located at 721 El Camino Real"**. AYES: Mayor Huerta, Mayor Pro-tem Rodriguez, Councilmember Torres and Santibañez. NOES: Councilmember Walker. Motion carried.

A MOTION by Mayor Pro-tem Rodriguez, seconded by Councilmember Santibañez to adopt **Resolution #2016-46, "A Resolution of the City Council of the City of Greenfield Approving the Issuance of a Conditional Use Permit for the Development of Medical Marijuana Cultivation and Manufacturing Facilities, Located at 721 El Camino Real in the City of Greenfield (APN: 109-161-005)"**. AYES: Mayor Huerta, Mayor Pro-tem Rodriguez, Councilmember Torres and Santibañez. NOES: Councilmember Walker. Motion carried.

A MOTION by Mayor Pro-tem Rodriguez, seconded by Councilmember Torres to read by title only, first reading, of An Ordinance of the City Council of the City of Greenfield Approving a Development Agreement for the Operation of Medical Marijuana Cultivation and Manufacturing Facilities at 721 El Camino Real, (APN: 109-161-005). AYES: Mayor Huerta, Mayor Pro-tem Rodriguez, Councilmember Torres and Santibañez. NOES: Councilmember Walker. Motion carried.

**ADOPTION OF A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD APPROVING THE ISSUANCE OF REGULATORY PERMITS FOR THE OPERATION OF MEDICAL MARIJUANA CULTIVATION AND MANUFACTURING FACILITIES BY GREENFIELD ORGANIX, INC. LOCATION AT 900 CHERRY AVENUE
RESOLUTION #2016-47**

**ADOPTION OF A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD APPROVING THE ISSUANCE OF A CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF MEDICAL MARIJUANA CULTIVATION AND MANUFACTURING FACILITIES, LOCATED AT 900 CHERRY AVENUE IN THE CITY OF GREENFIELD (APN: 109-162-010)
RESOLUTION #2016-48**

**ADOPTION OF A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD APPROVING THE VESTING TENTATIVE MAP FOR THE SUBDIVISION OF PROPERTY LOCATED AT 900 CHERRY AVENUE IN THE CITY OF GREENFIELD (APN: 109-162-010)
RESOLUTION #2016-49**

**FIRST READING OF AN ORDINANCE THE CITY COUNCIL OF THE CITY OF GREENFIELD APPROVING A DEVELOPMENT AGREEMENT FOR THE OPERATION OF MEDICAL MARIJUANA CULTIVATION AND MANUFACTURING FACILITIES AT 900 CHERRY AVENUE, (APN: 109-162-010)
INTRODUCTION AND FIRST READING**

Staff report was given by Community Services Director Steinmann.

Sal Palma, applicant and owner of Greenfield Organix, Inc., gave a brief power point presentation regarding the project.

Mayor Huerta opened the public hearing at 7:41 p.m.

Eutiquio Chapa asked if the owner of the property would be allowed to subdivide the property to anyone after the vesting tentative map was finalized. Community Services Director Steinmann stated that was correct; however, each business would have to get their permits.

Stephanie Garcia stated that she wanted to have the record show that the Greenfield Memorial District did not receive the public notice. She stated that the Planning Commission should have reviewed these items because it was good practice for check and balances. She stated that the proper process needed to be followed and does not know why it was not.

Mayor Huerta closed the public hearing at 7:48 p.m.

Councilmember Walker asked about the water and if there would be a surcharge because this industry would be using a lot of water. Community Services Director Steinmann stated that there was no surcharge at this time.

A MOTION by Mayor Pro-tem Rodriguez, seconded by Councilmember Torres to adopt **Resolution #2016-47, “A Resolution of the City Council of the City of Greenfield Approving the Issuance of Regulatory Permits for the Operation of Medical Marijuana Cultivation and Manufacturing Facilities by Greenfield Organix, Inc. Location at 900 Cherry Avenue”**. AYES: Mayor Huerta, Mayor Pro-tem Rodriguez, Councilmember Torres and Santibañez. NOES: Councilmember Walker. Motion carried.

A MOTION by Mayor Pro-tem Rodriguez, seconded by Councilmember Torres to adopt **Resolution #2016-48, “A Resolution of the City Council of the City of Greenfield Approving the Issuance of a Conditional Use Permit for the Development of Medical Marijuana Cultivation and Manufacturing Facilities, Located at 900 Cherry Avenue in the City of Greenfield (APN: 109-162-010)”**. AYES: Mayor Huerta, Mayor Pro-tem Rodriguez, Councilmember Torres and Santibañez. NOES: Councilmember Walker. Motion carried.

A MOTION by Mayor Pro-tem Rodriguez, seconded by Councilmember Santibañez to adopt **Resolution #2016-49, “A Resolution of the City Council of the City of Greenfield Approving the Vesting Tentative Map for the Subdivision of Property Located at 900 Cherry Avenue in the City of Greenfield (APN: 109-162-010)”**. AYES: Mayor Huerta, Mayor Pro-tem Rodriguez, Councilmember Torres and Santibañez. NOES: Councilmember Walker. Motion carried.

A MOTION by Mayor Pro-tem Rodriguez, seconded by Councilmember Santibañez to read by title only, first reading, of An Ordinance of the City Council of the City of Greenfield Approving a Development Agreement for the Operation of Medical Marijuana Cultivation and Manufacturing Facilities at 900 Cherry Avenue, (APN: 109-162-010). AYES: Mayor Huerta, Mayor Pro-tem Rodriguez, Councilmember Torres and Santibañez. NOES: Councilmember Walker. Motion carried.

ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD APPROVING THE ISSUANCE OF REGULATORY PERMITS FOR THE OPERATION OF MEDICAL MARIJUANA CULTIVATION AND MANUFACTURING FACILITIES BY ZEN BRAND COLLECTIVE, INC., LOCATED AT 36 4TH STREET

ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD APPROVING THE ISSUANCE OF A CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF MEDICAL MARIJUANA CULTIVATION AND MANUFACTURING FACILITIES, LOCATED AT 36 4TH STREET IN THE CITY OF GREENFIELD (APN: 109-521-040)

FIRST READING OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENFIELD APPROVING A DEVELOPMENT AGREEMENT FOR THE OPERATION OF MEDICAL MARIJUANA CULTIVATION AND MANUFACTURING FACILITIES AT 36 4TH STREET, (APN: 109-521-040)

These are items were pulled from the agenda.

CITY COUNCIL – BUSINESS

APPROVAL OF A PROFESSIONAL SERVICE AGREEMENT WITH VOLER STRATEGIC ADVISORS

Staff report was given by City Manager Stanton.

A MOTION by Councilmember Santibañez, seconded by Councilmember Torres to approve a Professional Service Agreement with Voler Strategic Advisors. All in favor. Motion carried.

CONSIDERATION OF APPOINTMENTS OF MEMBERS TO THE MEASURE VW OVERSIGHT COMMITTEE

Staff report was given by City Manager Stanton.

Councilmember Torres suggested Irene Garcia be appointed to the Measure VW Oversight Committee. Councilmember Santibañez suggested Nora Puga be appointed to the Measure VW Oversight Committee.

Mayor Huerta suggested Beatriz Diaz be appointed to the Measure VW Oversight Committee and suggested that an alternate be appointed as well.

A MOTION by Mayor Pro-tem Rodriguez, seconded by Councilmember Walker to appoint Irene Garcia, Nora Puga and Beatriz Diaz to the Measure VW Oversight Committee. All in favor. Motion carried.

BRIEF REPORTS ON CONFERENCES, SEMINARS, AND MEETINGS ATTENDED BY MAYOR AND CITY COUNCIL

Mayor Huerta reported that he would be attending a press conference at the TAMC office on Thursday regarding the new proposed sales tax measure.

Councilmember Torres reported that at the Salinas Valley Solid Waste Authority they announced that the Salinas Valley Recycling would be operating the Jolon Disposal site.

Community Services Director Steinmann reported that at the Planning Commission meeting, the Commission approved the design review for the replacement building for the Farmers Insurance business and the remodel of the Chevron Gas Station.

COMMENTS FROM CITY COUNCIL

Councilmember Torres gave a shout out to all the volunteers that help with the Sober Grad night event and stated that it was wonderful.

Councilmember Santibañez asked about the 4th of July Event that was going to take place. Mayor Huerta stated that there were about 5 members on the 4th of July Committee and they would be meeting on Wednesday at 3 p.m. at Patriot Park. He stated that the event would be including a fireworks display show, food booths as well as two bands would be playing throughout the day.

Councilmember Walker stated that Steve DeCarli had contacted him regarding an event that they were hosting that involved kids 8-15 years old. The event would be a trip to the ocean in Monterey and would include water activities, ocean awareness, etc. He stated that Mr. DeCarli would like to be placed on a future agenda to discuss the program.

CITY MANAGER REPORT

City Manager Stanton reported that the Prop 84 contract was signed today and was ready to proceed. She also stated that the fire study by CityGate was completed and that they would be discussing this with the Fire Board. She stated that the City's budget would be coming back to the Council for review and approval of budget amendments.

City Manager Stanton stated that the City would be starting the wastewater project soon and that the street pavement bids came in within budget. She reported that the OpTerra project was going well and would be working with them soon on the replacement of the water meters for the entire city. She also stated that she would be speaking with the people of the Greenfield Library regarding creating a zero scape landscaping for the park.

ADJOURNMENT

Mayor adjourned the City Council meeting at 8:21 p.m.

Mayor of the City of Greenfield

City Clerk of the City of Greenfield