The City of Hanford

CALIFORNIA

CITY COUNCIL MEETING
ACTION SUMMARY MINUTES
April 21, 2015 7:00 PM
Council Chambers, Civic Auditorium
400 N. Douty Street

6:00 PM - Study Session

Closed Session will immediately follow the Study Session if time permits

REGULAR COUNCIL MEETING - 7:00 PM

ROLL CALL BY THE CITY CLERK:

Mayor Russ Curry called the study session to order at 6:00 p.m.

Present: Justin Mendes, Francisco Ramirez, Gary Pannett, David Ayers, Russ Curry

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PUBLIC COMMENT:

There were no comments.

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Any person may directly address the Council at this time on any item on the agenda, or on any item that is within the subject matter jurisdiction of the Council. A maximum of five minutes is allowed for each speaker.

1. STUDY SESSION FOR THE DISCUSSION OF THE FOLLOWING:

A. Public Works: Staff will present the Council with a status update of the water fund projections, proposed budgetary changes due to chlorination and conservation, and analysis for direction from Council relating to potential water rate increases.

Public Works Deputy Director John Doyel discussed the significant changes to this year's budget and commented on the upcoming challenges pertaining to Governor Brown's Executive Order. Staff requested direction from the City Council regarding a water rate study, rate structure, capital program, and additional staff.

The consensus of the Council was to hire a consultant to prepare a water rate study and to evaluate a tiered rate structure. The issues regarding the Capital Program and additional staff will be brought back in the future if needed.

Mayor Curry adjourned the study session at 6:48 p.m.

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2. CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

Closed session was moved to the end of the regular meeting.

Mayor Curry adjourned to closed session at 9:04 p.m.

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A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS – Pursuant to Government Code Sec. 54956.8
Property: APN 012-064-005
Agency Negotiators: Darrel Pyle and Ty Mizote
Negotiating Party: Fernando and Fiorella Romero
Under Negotiation: Terms and Price

Property: APNs 010-234-021, 010-234-022, 010-234-023
Agency Negotiators: Darrel Pyle and Ty Mizote
Negotiating Party: Michael Mayer
Under Negotiation: Terms and Price

Property: APN 010-234-020
Agency Negotiators: Darrel Pyle and Ty Mizote
Negotiating Party: Fadenrecht, DM Family Trust
Under Negotiation: Terms and Price

Property: APNs 012-086-007, 012-091-006
Agency Negotiators: Darrel Pyle and Ty Mizote
Negotiating Party: Family Healthcare Network
Under Negotiation: Terms and Price

B. CONFERENCE WITH LABOR NEGOTIATORS – Pursuant to Government Code 54957.6

Agency designated representatives:
Darrel Pyle and Mario Zamora

Employee Organization:
Service Employees International Union Local 521

ROLL CALL BY THE CITY CLERK:

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

Present: Justin Mendes, Francisco Ramirez, Gary Pannett, David Ayers, Russ Curry

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FLAG SALUTE:

Council Member Ramirez led the flag salute.

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INVOCATION:

3. CLOSED SESSION ACTION REPORT:

A. Closed Session - Action Report

Closed session followed the regular meeting and there was nothing to report.

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RECOGNITIONS/PROCLAMATIONS:

Proclamation: National Day of Prayer

Mayor Curry presented the proclamation to Kathy Enloe on behalf of the Kings Prayer Force, the local committee for National Day of Prayer. Ms. Rogers commented on the upcoming event that will be on Thursday, May 7th.

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PUBLIC COMMENT:

Bob Ramos commented on the Helena project and inquired about the status. He also expressed concern about trains stopping in the middle of town for extended periods of time. Mr. Ramos would like to know the status of making improvements to public safety.

Shaka Sudds stated that if a commission is not meeting monthly then they are failing the citizens and not addressing the community's concerns.

Glenda Dwyer appreciated tonight's study session and will do her part to conserve water. She expressed concern about spending funds for the Sister City program.

Perry Howard commented on the recent construction of RV metal storage covers at his and his neighbor's properties and has been told by the city that they are not in compliance, and they will need to be removed. He requested that variances be allowed or amendments to the ordinance be made. He noted that several other residents also have these structures.

Douglas Hiltgen provided additional comments regarding the RV covers and requested that the city provide some direction to allow compliance.

Mark Brieno discussed the issue of water rights and water usage in California.

Robert Beede commented on the 32% reduction and stated that it should not be put on individual users to each make a 32% reduction. He expressed that some trees may suffer from water reduction and that any new requirements should try and minimize the impact.

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WRITTEN CORRESPONDENCE:

4. <u>STAFF COMMUNICATIONS:</u>

Staff briefly commented on recent events and functions.

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5. <u>CONSENT CALENDAR:</u>

Motion to approve the consent calendar by :Gary Pannett/David Ayers. Passed. 5-0. Ayes: Ayers, Curry, Mendes, Pannett, Ramirez.

All items listed under the Consent Calendar are considered routine and will be enacted by one motion **(ROLL CALL VOTE required).** For discussion of an item on the Consent Calendar, it will be removed at the request of any member of the City Council or any person in the audience and made a part of the regular agenda.

A. City Clerk: Approve Meeting Minutes for April 7, 2015

B. City Manager: Authorize the Mayor to sign a letter of support for SB 16 (Beall) regarding transportation funding.

C. City Manager: Adopt Resolution 15-16-R consenting to the inclusion of properties within the City's jurisdiction in the California HERO Program to finance distributed generation renewable energy sources, energy and water efficiency improvements and electric vehicle charging infrastructure and approving an amendment to a certain Joint Powers Agreement related thereto; Authorize the City Manager to sign the Amendment to the Joint Powers Agreement and other program documents as required.

D. Community Development: Waive the 2nd reading and adopt Ordinance 15-03 approving Municipal Code Amendment 2014-07 amending Title 17, Sections 17.04.030, 17.16.040, 17.18.040, 17.24.011, 17.24.020. G, 17.24.040, 17.38.020.C.1.c, 17.39.040, 17.39.040.C.4, 17.39.040.E.1 of the Hanford Municipal Code by adding, revising, and/or deleting sections in order to comply with State of California regulations as follows:

A. ***(Density Bonus)*** a request to amend Section 17.39.040 by deleting Section 17.39.040.C.4 and revising Section 17.39.040.E.1 to allow the reviewing authority to approve the Density Bonus.
B. **(*Emergency Shelters)*** a request to add "Emergency Shelter" definition to Section 17.04.030 and to add "Emergency Shelter" requirements to Section 17.24.011.G, and delete Section 17.24.020.G from the Ordinance.
C. ***(Transitional/Supportive)*** a request to add three definitions to Section 17.04.030; "Supportive Housing, Target Population, Transitional Housing".
D. ***(Farmworker Housing)*** a request to revise "Agriculture" under Section 17.04.030 definitions and add "Employee Housing" to Section 17.04.030 definitions.
E. ***(Care Facilities & Group Homes)*** a request to add "Residential Care Facilities for seven or more persons" to both Sections 17.16.040 and Section 17.18.040.
F. ***(SRO Regulations)*** a request to add a "Single-Room Occupancy (SRO)" to Section 17.04.030 definitions, add "Single-Room Occupancy facilities" to Section 17.24.040, and revise Section 17.38.020.C.1.(c) to include Single-Room Occupancy.

E. Parks & Recreation: Approve extension of Hanford Youth Softball Services Contract regarding concessions

F. Public Works: Approve a Notice of Completion for the Courthouse facility Electrical Upgrade Project, and authorize the Mayor to execute and the City Clerk to attest and file said Notice with the Kings County Recorder's Office.

G. Public Works: Waive the second reading and approve Ordinance 15-04 to amend Section 10.32.010 and Section 10.32.020 of the Hanford Municipal Code pertaining to Stop Intersections Designated (at Fourth and Redington Streets)

H. Public Works: Approve the reimbursement of $17,842 to Sharp Properties for improvements made within the City's right-of-way in conjunction with the Vendome Project at Eighth Street and Irwin Street.

I. Finance: Warrant Register for 04/02/15-04/15/15

6. <u>PUBLIC HEARINGS:</u>

A. Community Development: Adoption of Resolution 15-19-R, approving the issuance of California Statewide Communities Development Authority Revenue Bonds (Adventist Heath System/West) Series 2015.

Mayor Curry and Vice Mayors Ayers recused themselves due to business conflicts. City Manager Darrel Pyle briefly commented on the item. Council Member Pannett opened public comments at 7:35 p.m.

David Larsen on behalf of Adventist Health commented on the projects that would be financed by these revenue bonds.

Council Member Pannett closed the public comments at 7:36 p.m.

Motion to adopt Resolution 15-19-R by :Francisco Ramirez/Justin Mendes. Passed. 3-0. Ayes: Ramirez, Pannett, Mendes. Absent: Ayers, Curry.

B. Community Development: Appeal 2015-03, filed by Estrella Associates, appealing Planning Commission's decision to deny Planned Unit Development 2014-02.

Assistant Planner Gabrielle De Silva provided background information for the Council's review and consideration. Mayor Curry opened public comments at 7:51 p.m.

Dick Willhoit on behalf of the applicant, Estrella Associates, addressed the city's concern of a 20 foot wide private lane.

A resident of this neighborhood expressed concern about the potential congestion in that area.

Pam Johnson is also concerned about traffic in that area and that the development will cause more problems.

Mayor Curry closed the public comments at 8:10 p.m.

Staff and Mr. Willhoit responded to questions and comments by the City Council. The City Council took the six findings as required by Chapter 17.62.070(J) into consideration, along with the public testimony, and staff report and determined reversing the decision of the Planning Commission would not be a public safety issue.

Motion to reverse the Planning Commission's decision and approve PUD 2014-02 with the requirement that Buena Vista Lane be 26 ft wide and direct staff to bring back a Resolution for approval by :Francisco Ramirez/Justin Mendes. Passed. 5-0. Ayes: Ramirez, Mendes, Pannett, Curry, Ayers.

C. Public Works: Conduct a public hearing and adopt Resolution No. 15-17-R creating a Rule 20B Underground Utility District in East Lacey Boulevard located along a portion of the approved commercial project being developed by 198/43 LLC.

Public Works Deputy Director John Doyel provided a report to the City Council. Mayor Curry opened public comments at 8:28 p.m., and with no comments closed the public comments at 8:28 p.m.

Motion to adopt Resolution 15-17-R by :Gary Pannett/Justin Mendes. Passed. 5-0. Ayes: Ramirez, Mendes, Curry, Ayers, Pannett.

7. DEFERRED BUSINESS: NONE

8. NEW BUSINESS:

A. Public Works: Award a contract to Intermountain Slurry Seal, Inc., of Elk Grove, CA in the amount of $691,691.00 for the FY 14/15 Cape Seal Treatment Project, establish a construction contingency in the amount of $69,100.00, and approve an additional appropriation of $150,791.00 from Gas Tax Reserves.

Public Works Director Lou Camara briefly discussed the project.

Motion to approve the contract as presented by :David Ayers/Justin Mendes. Passed. 5-0. Ayes: Ramirez, Pannett, Mendes, Curry, Ayers.

B. City Clerk: Review Accela's Legislative Management modules and approve contract related thereto.

City Clerk Jennifer Gomez provided an overview of the various modules offered and responded to questions and comments by the City Council.

Motion to approve a contract with Accela for Agenda & Minutes, Digital Boardroom, and Civic Voice by :Gary Pannett/Justin Mendes. Passed. 4-1. Ayes: Curry, Mendes, Pannett, Ramirez. Nays: Ayers.

C. City Manager: Discuss the Sister City Program and the delegation travelling to the City of Setana, Japan.

City Manager Darrel Pyle discussed the past costs and the funds available in the next fiscal year. Vice Mayor Ayers requested the Council's input if the City should continue to participate in the program. Council agreed to support the program and if the Sister City Committee requested a donation that could be brought back on a future agenda.

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9. COUNCIL REPORTS/COMMENTS:

Council Member Mendes expressed his support of selling Hidden Valley Park and Rabobank Building and to use the funds for public safety.

Council Member Ramirez commented on his attendance at recent events. Due to some criminal activity in his neighborhood, he inquired if the City could place restrictions on properties that are habitual problems. Police Chief Parker Sever commented on their current programs and services.

Council Member Pannett stated that the Parks & Recreation Commission recommended a ceremony and naming of the new bridge at Hidden Valley Park. They also requested to reduce how frequently they meet. Mr. Pannett would like a study session to review combining commissions and how often they should meet. He also requested that the City Council meet with them to give an overview of their roles.

Vice Mayor Ayers commented on the League of California Cities General Membership meeting.

Mayor Curry discussed the meetings that he recently attended.

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10. ADJOURNMENT:

Mayor Curry adjourned the regular meeting at 9:04 p.m.

Mayor Curry adjourned Closed Session at 9:55 p.m.

Respectfully submitted,

Jennifer Gomez
City Clerk

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