



CITY COUNCIL MEETING MINUTES

August 18, 2015 7:00 PM

Council Chambers

400 N. Douty St.

5:30 PM CALL TO ORDER STUDY SESSION & CLOSED SESSION:

Mayor Russ Curry called the meeting to order at 5:30 p.m.

ROLL CALL:

Attendee Name	Title	Status	Arrived
Russ Curry	Mayor	Present	5:08 PM
David Ayers	Vice-Mayor	Present	4:37 PM
Gary Pannett	Council Member	Present	4:58 PM
Francisco Ramirez	Council Member	Present	4:50 PM
Justin Mendes	Council Member	Present	4:37 PM

PUBLIC COMMENT - STUDY SESSION & CLOSED SESSION:

Comments from the public are limited to items on the agenda (GC54954.3a). A maximum of five minutes is allowed for each speaker.

There were no comments given.

STUDY SESSION FOR THE DISCUSSION OF THE FOLLOWING:

A. Southern California Gas - Update on East Lacey project

Olga Quinones and Andrea Fils from Southern California Gas provided an update and overview of their project on Lacey Blvd. They will provide outreach through notices and personal contact to residents and businesses that will be impacted. Their goal is to be completed prior to the Costco project as to minimize the impact to the community.

B. IT: City's Comcast network and converting to wireless

Information Technology Manager Eric Forcey provided information about the current dark fiber provided by Comcast and the franchise agreement that expired in May of this year. He discussed the City's communications with Comcast to retain the fiber network, as well as other options including the installation of a private licensed fixed wireless network. Mr. Forcey gave an overview of the costs of a wireless network and requested direction from the City Council.

Staff responded to questions and comments by the Council. City Manager Darrel Pyle stated that a budget amendment would be necessary. The consensus of the Council was for staff to prepare an agenda item for a future meeting and to identify funding sources in the staff report.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

Mayor Curry adjourned to closed session at 6:10 p.m.

A. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION - Government Code Section 54956.9(d)(2)

Number of Potential Cases: 2

B. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION - Government Code Section 54956.9(d)(4)

Number of Potential Cases - 1

C. CONFERENCE WITH REAL PROPERTY NEGOTIATORS - Government Code Section 54956.8

Property: APNs 010-234-021, 429 N. Irwin St.; 010-234-022, 431 N. Irwin St.; 010-234-023

Agency Negotiators: Darrel Pyle and Ty Mizote

Negotiating Party: Michael Mayer

Under Negotiation: Terms and Price

Property: APNs 018-242-077; 018-242-067; 014-251-049, 8118 Lacey Blvd.; 014-251-050, 8148 Lacey Blvd.

Agency Negotiators: Darrel Pyle and Ty Mizote

Negotiating Party: Helena Chemical Company

Under Negotiation: Terms and Price

Property: APNs 012-064-005, 012-064-006

Agency Negotiators: Darrel Pyle and Ty Mizote

Negotiating Party: Fernando and Fiorella Romero

Under Negotiation: Terms and Price

7:00 PM CALL TO ORDER REGULAR SESSION:

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

ROLL CALL:

Attendee Name	Title	Status	Arrived
Russ Curry	Mayor	Present	5:08 PM
David Ayers	Vice-Mayor	Present	4:37 PM
Gary Pannett	Council Member	Present	4:58 PM
Francisco Ramirez	Council Member	Present	4:50 PM
Justin Mendes	Council Member	Present	4:37 PM

FLAG SALUTE:

Mayor Curry led the flag salute.

INVOCATION:

Chad Fagundes provided the invocation.

CLOSED SESSION ACTION REPORT:

There was nothing to report.

RECOGNITIONS/PROCLAMATIONS:

STAFF COMMUNICATIONS:

Staff reported on recent events and projects.

Mayor Curry received four letters from citizens regarding Council Member Francisco Ramirez and began to read them into the record. After two letters were read, Council Members Pannett and Mendes questioned the appropriateness of these letters to be read and stated that they had not received any copies of them. The Council requested that copies be provided to them. Mayor Curry provided the correspondence to the City Clerk to distribute and to make them a part of the record.

PUBLIC COMMENT:

This is the time for citizens to comment on subject matters not on the agenda within the jurisdiction of the Hanford City Council or to comment on items listed under the Consent Calendar or to request an item from the Consent Calendar be pulled for discussion purposes. Comments related to General Business items or Public Hearing items will be heard at the time the item is discussed.

*A maximum of **five minutes** is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.*

Bob Ramos addressed Council Member Ramirez and his past comments and support for protecting downtown and to keep movie theaters downtown. Mr. Ramos stated that he heard allegations that perhaps Mr. Ramirez was offered something to change his vote.

Ronald Brooks distributed copies of his request to allow him to keep his carport which is currently in violation of city ordinances.

Dennis Meeks commented on violations that he has submitted to the City and that he does not receive any responses and nothing seems to be corrected. He supports the City being progressive and removing restrictions for hotels and theaters. He also submitted an article regarding the High Speed Rail

Pat Corrigan requested to pull an item from the Consent Calendar.

Shaka Sudds commented on a discussion that she had with Mr. Curry regarding a disc golf course and whether he considers that an agreement. Ms. Sudds stated her disapproval of Mr. Ramirez' children being exposed to the negative comments. She requested clarification from staff whether a proposal has been submitted for a new downtown theater, and Ms. Mata responded no.

CONSENT CALENDAR:

Consent Calendar items are considered routine and will be enacted in one motion. There will be no separate discussion of these matters unless a request is made and then the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.

Motion to approve the consent calendar, except items removed to be discussed separately.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Justin Mendes, Council Member
SECONDER:	Gary Pannett, Council Member
AYES:	Curry, Ayers, Pannett, Ramirez, Mendes

- A. City Clerk: Approve Special Meeting Minutes for August 4, 2015
- B. City Clerk: Approve Meeting Minutes for August 4, 2015
- C. City Clerk: Approve Minutes for August 11, 2015
- D. City Manager: Adopt Resolutions 15-47-R and 15-48-R consenting to inclusion of properties within the City's jurisdiction in the California Home Finance Authority PACE Programs and Associate Membership in California Home Finance Authority
- E. Police: Budget allocation of \$25,000.00 from police impact fees.
- F. Public Works: Approval of a Quitclaim Deed in favor of Hanford 2015 Community Partners, LP, A California Limited Partnership for an unused easement access as it relates to the Amberwood Apartments.
- G. Public Works: Sixth Street Pedestrian Facilities Improvement Project - Rescind Award from CenCal Paving, and Award to Seal Rite Paving and Grading
- H. Public Works: Approve the attached agreement with Hamner-Jewell and Associates for right of way acquisition services for Lacey Boulevard as it pertains to the development of a 58 acre shopping center at Lacey Boulevard and Highway 43 for a not to exceed value of \$36,000.00.
- I. Public Works: Adoption of Resolution 15-49-R urging the State to provide new sustainable funding for state and local transportation infrastructure
- J. Finance: Warrant Register 07/30/15-08/12/15

ITEMS PULLED FROM CONSENT CALENDAR:

- A. Community Development: Waive the 2nd reading and adopt Ordinance 15-10 approving Rezone 2015-01, changing the zoning designation on a 3.84 acre parcel located on the southeast corner of Hanford-Armona Road and 12th Avenue from "RM-3" Medium-Density Residential to "SC" Service Commercial.

Community Development Director Darlene Mata briefly discussed background information for the Council's review and consideration. The applicant, Pat Corrigan, provided photos to the Council for their review and to consider a chain link fence with slats.

Motion to approve the item as presented by staff.

RESULT:	APPROVED [4 TO 1]
MOVER:	Justin Mendes, Council Member
SECONDER:	Francisco Ramirez, Council Member
AYES:	Curry, Pannett, Ramirez, Mendes
NAYS:	Ayers

PUBLIC HEARINGS:

GENERAL BUSINESS:

- A. Community Development: Waive the 2nd reading and adopt Ordinance 15-09 approving Municipal Code Amendment 2015-03 amending Title 17 (Sections 17.04.030 and 17.28.040) of the Hanford Municipal Code by adding sections in order to permit theaters and auditoriums, when in conjunction with a mall in the PC- Planned Commercial zone. Part A. Amend Section 17.04.030 adding a definition for "Mall"; Part B. Amend Section 17.28.040C.1 by adding "Theaters and auditoriums, when in conjunction with a mall, as defined by Section 17.04.030."

Mayor Curry opened the agenda item to public comment.

Jerry Irons commented that the restrictions that were put in place are not working and believes a change needs to be made and see what happens.

Shelly Talbert of Main Street Hanford stated that there is no urgency to modify the ordinance, and it should be postponed until proposals are made and be reviewed by the General Plan advisory committee.

Bob Ramos believes the zoning restrictions have benefited the downtown area and does not believe there is any rush to change the ordinance at this time. He also does not want Rabobank to be sold since it is a historic building.

Kevin Henshaw also supports the postponement of this issue.

Dennis Meeks commented that this ordinance would still allow a theater to be constructed downtown and believes this is an opportunity for the city to grow.

Wendy Raygoza, a downtown business owner, believes that the existing theaters are successful and allowing another theater to be developed would cause those businesses to close.

Jan Gray agrees with the previous speakers and does not want the ordinance to change.

Shaka Sudds would like this issue to be discussed by the city commissions as well.

Melynda Miya requested that the Council not give up on downtown.

Dan Chin commented on the history of these ordinances and stated that some of them have worked well. He agrees that the Council should review ordinances and determine what is or is not working. Many ordinances were created to prevent urban decay.

John Kinsey, representative of M&B Industries, discussed CEQA issues and stated that this item should not be approved tonight.

Joanne Doerter of the Hanford Mall appreciates the Council's vote from the previous meeting to change the ordinance.

Darlene Mata provided background information for the Council's review and consideration, as well as addressed some of the comments made by the public. Staff responded to questions and comments by the City Council. Vice Mayor Ayers and Mayor Curry would like to delay this for 6 months to allow time for a proposal.

Motion to not pass Ordinance 15-09.

RESULT:	FAILED [2 TO 3]
MOVER:	David Ayers, Vice-Mayor
SECONDER:	Russ Curry, Mayor
AYES:	Curry, Ayers
NAYS:	Pannett, Ramirez, Mendes

Motion to waive second reading and adopt Ordinance 15-09

RESULT:	APPROVED [3 TO 2]
MOVER:	Justin Mendes, Council Member
SECONDER:	Gary Pannett, Council Member
AYES:	Pannett, Ramirez, Mendes
NAYS:	Curry, Ayers

B. City Clerk: Request by Parks & Recreation Commission for second public comment on agenda

City Clerk Jennifer Gomez provided background information for the Council's review and consideration.

Motion to prepare agendas for all commissions to be in a format that is consistent with the City Council's agendas and to deny the Parks & Recreation Commission's request.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Gary Pannett, Council Member
SECONDER:	Justin Mendes, Council Member
AYES:	Curry, Ayers, Pannett, Ramirez, Mendes

COUNCIL REPORTS/COMMENTS:

Council Member Mendes made a request to name the pool at the Plunge after Ed Jones and to have a Proclamation prepared to celebrate 75 years of Hanford's Noon Rotary on October 8th and proclaim it as Rotary Day. He commented on his support of selling Rabobank and would like to place any funds from the sale into the Downtown Reinvestment fund and would like to work with Main Street Hanford to determine how those funds could be used. Mr. Mendes made the request for a reorganization. Council Members Ramirez and Pannett concurred, so staff will prepare it for a future meeting.

Council Member Ramirez inquired about the balance in the Park Impact Fees fund. Mr. Pyle will forward the information to the Council after staff has compiled the information. Mr. Ramirez requested a study session to look at the possibility to do a McDermott Field House downtown and Council concurred.

Council Member Pannett noted the events and meetings that he has recently attended. He would like to know what the City is doing to reach out and bring businesses downtown and would like to receive input from the public on what they would like downtown.

Vice Mayor Ayers attended the League of California Cities and was elected as the President of the South San Joaquin Valley Division.

Mayor Curry attended the Thursday Night Market celebrating the 124th birthday celebration of the City of Hanford.

ADJOURNMENT:

Mayor Curry adjourned the meeting at 8:34 p.m.

Respectfully submitted,

Jennifer Gomez
City Clerk