



**CITY COUNCIL MEETING
MINUTES**

May 17, 2016 7:00 PM

Council Chambers

400 N. Douty St.

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

Mayor Justin Mendes called the meeting to order at 5:30 p.m.

ROLL CALL:

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

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:

A. Non-Profit Fundraising Efforts for the Bastille Presented by Mark Cole

Mark Cole briefly commented on the positive events that take place Downtown, but that there are very few options for the public to go somewhere after these activities. He has started a non-profit organization called Restore Downtown Hanford to raise funds that will go towards the renovation of the Bastille and other historic buildings. He would like to open a steak house and microbrewery at the Bastille and will call it The Haunt. Mr. Cole responded to questions and comments by the City Council regarding his presentation.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

Mayor Mendes adjourned to closed session at 5:41 p.m.

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

Property: APNs 014-251-049, 014-251-050, 018-242-077, 018-242-067

Agency Negotiators: Darrel Pyle, John Doyel, and Ty Mizote

Negotiating Party: Helena Chemical Company

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 -- Government Code Section 54957.6

Agency designated representative: Bob Dowd

Unrepresented employee: City Manager

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

Number of Potential Cases - 2

7:00 PM CALL TO ORDER REGULAR SESSION:

Mayor Mendes called the regular meeting to order at 7:05 p.m.

ROLL CALL:

Attendee Name	Title	Status	Arrived
Russ Curry	Council Member	Present	5:06 PM
David Ayers	Council Member	Present	4:57 PM
Gary Pannett	Council Member	Present	5:20 PM
Francisco Ramirez	Vice Mayor	Present	5:06 PM
Justin Mendes	Mayor	Present	5:20 PM

FLAG SALUTE:

Mayor Mendes led the flag salute.

INVOCATION:

Council Member Pannett led the invocation.

CLOSED SESSION ACTION REPORT:

There was nothing to report. City Attorney Bob Dowd did announce that the last item under General Business regarding the City Manager's Employment Agreement was being pulled and postponed since the City Council did not have the time to conclude their closed session discussion.

RECOGNITIONS/PROCLAMATIONS:

A. Public Works: National Public Works Week 2016 Proclamation

Mayor Mendes presented the proclamation to Public Works Director Lou Camara.

STAFF COMMUNICATIONS:

Police Chief Parker Sever announced that they have started their new Restorative Justice program. Students from Woodrow Wilson have begun painting a mural in the back of the Police Department.

Community Development Director Darlene Mata reminded Council about the joint meeting with the Planning Commission. She noted that the first meeting of the Downtown Revitalization Committee took place last week. Ms. Mata announced a new bicycle shop will be opening soon downtown.

Public Works Director Lou Camara provided updates on capital improvement projects. The annual Spring Clean Up is currently under way for a two week period. Mr. Camara provided a water conservation update which showed improvements in community conservation over the last couple of months.

Battalion Chief Erik Brotemarkle commented on the Relay for Life fundraiser event against the Police Department. The COS Fire Academy is having graduation tonight which includes four Hanford volunteers. Staff is currently reviewing eight proposals which were received for the Fire Station 3 project.

Parks Superintendent Alvin Dias commented on the current activities in the Recreation Department.

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 stated that he was stuck on 7th Street at the railroad tracks due to a train stopped on the tracks for about twenty minutes. He also expressed his opposition to the Explore Hanford phone app with The Sentinel and would like the City to consider another alternative.

Mike Cosenza on behalf of G.E.M.A. commented on the response by Bryce Consulting which was received today on the classification and compensation study. They do not feel that they have properly addressed their concerns. He would like the item to be pulled from the Consent Calendar.

Rose Shapley suggested that the installation of water meters should have been done while road work is being done. She also discussed other concerns about the water meters.

Patricia Dickerson of the Carnegie Museum showed pictures of their new mascot, Hanford the Bear. She also announced that a new Facebook page has been created to be a more positive environment to support the City Council. Ms. Dickerson commented about upcoming events.

Carolyn Hudgins of Women with Visions Unlimited clarified that they applied for CDBG funds about three years ago and have been servicing the community for several years. They have been unable to have enough staff to try and complete the application since then.

Paula Massey representing NAACP would like the computers at the Longfield Center to be updated. She stated that they cleaned up the bookshelf and that the staff needs to be trained on how to keep things at the Longfield Center in better condition and organized.

Noor Memon commented on the Bastille. He would like a response from the City.

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.

Mayor Mendes pulled the Classification and Compensation Study from the Consent Calendar per the request under Public Comments.

Motion to approve the Consent Calendar except the item pulled for separate consideration.

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

- A. City Clerk: Approve Minutes from the May 3, 2016 Meeting
- B. City Clerk: Deny claim for damages and direct the City Clerk to send out notification of such to Debra Stone c/o Law Office of Danyal Roodbari.
- C. Administration: Execution of a Service Agreement with the Hanford Chamber of Commerce for the Delivery of Services as Defined in the Draft Agreement
- D. Administration: Execute an Agreement with BSK Environmental Services for Soil Clean-up
- E. Public Works: Waive the second reading and adopt Ordinance 16-04 amending section 10.32.010 of the Hanford Municipal Code pertaining to Entrance Stop Intersections Designated
- F. Public Works: Permission to Advertise the FY 15/16 Centerline Striping Project.
- G. Public Works: Approve Notice of Completion for the Sixth Street Pedestrian Facilities Improvement Project, from Harris Street to White Street
- H. Public Works: Reject bid and authorize staff to re-advertise for bids for the Industrial Park Double Fiberized Micro Surfacing Project along Idaho Avenue, from 11th Avenue to BN&SF Railroad.
- I. Public Works: Approve out of state travel request to allow the Public Works Department Refuse Superintendent to attend the 2016 Waste Expo Convention in Las Vegas, Nevada
- J. Parks & Recreation: Approve contract with Robertson Industries in the amount of \$124,282.50 for the Freedom Park Playground Fall Surfacing Replacement Project
- K. Police: Installation of Electric Vehicle Charging Stations in an amount not to exceed \$27,000.00
- L. Finance: Warrant Register

ITEMS REMOVED FROM CONSENT:

- 1. Administration: Receive and file the Classification and Compensation Study
Motion to approve as presented.

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

PUBLIC HEARINGS:

- A. Appeal 2016-02 for the approved Conditional Use Permit 2016-01, a proposal to construct a 75-foot Verizon wireless telecommunication tower facility in the "PF" Public Facility Zone District, located on the Hidden Valley Park premises, 11th Avenue and Cortner Street (APN 008-360-006).

Senior Planner Melody Haigh provided background information for the Council's review and consideration. She discussed the project facts, the issues raised by the appellant, and staff's responses. Staff recommends that the Council deny the appeal.

Council Member Curry stated that he would like the funds from the rent to be directed to the general fund specific to Parks and Recreation. He also inquired why this item did not go to the Parks & Recreation Commission. Ms. Haigh stated that this is for a CUP which is reviewed by the Planning Commission pursuant to the Municipal Code.

Vice Mayor Ramirez inquired about the concerns of radio waves and cancer. Staff stated that the Council cannot take radio waves into consideration due to federal legislation. City Attorney Ty Mizote also added that as long as a proposed facility complies with the FCC regulations, then the City is prohibited from taking the radio waves emissions into consideration as a basis for rejection.

Council Member Ayers inquired about the possibility of noise and if there were going to be any lights. Ms. Haigh stated that it will not exceed 45 decibels and will be below the standard of 65 decibels. She did not see any lights.

Council Member Pannet asked about the type of barbed wire to be used and who will be responsible for maintaining the fence. Ms. Haigh and Mr. Mizote stated that it could be specified in the lease agreement.

Mayor Mendes opened the public comments for the public hearing at 8:03 p.m.

Jack Willis, appellant, referred to a handout that he distributed citing various statutory, regulatory, and administrative references. He commented on infill development, and Hanford's General Plan, Open Space, Conservation and Recreation Element.

Robin Mattos on behalf of HEAT supports the applicant and commented on the storm basin which is located near the site. She commented on the height of the tower and that it will be taller than the trees in the park. She is concerned about the amount of the easement and the disruption to the environment.

Mickey Stoddard, speaking as an individual, believes this should have been presented to the Parks & Recreation Commission for consideration.

Ryan Beaumont on behalf of Verizon discussed the need for more capacity and commented on past actions and direction by the City Council related to putting a tower at this location. He noted three alternative locations that they considered but were unable to utilize for various reasons.

Police Chief Parker Sever discussed the need for additional coverage to benefit the police department. Public safety supports the additional tower.

Rose Shapley asked why the tower at the high school could not be used.

Paul Albritton, legal counsel for Verizon, discussed the CEQA exemptions and provided copies of their written responses.

A citizen asked about what the tower would look like.

Marilyn Peterson likes the way the park looks and does not want this to change it.

Linda Maze lives in that area and considers it a park for her neighborhood. She does not believe that the tower can be disguised as a tree to fit into the park.

With no additional comments, Mayor Mendes closed the public comments at 8:40 p.m.

Council Member Pannett asked staff why this did not go to the Parks & Recreation Commission. Ms. Mata stated that this is a Conditional Use Permit and that goes to the Planning Commission, not other commissions. Mr. Pannett expressed his support for public safety and having that additional coverage.

Motion to approve the Conditional Use Permit. The motion failed.

RESULT:	FAILED [2 TO 3]
MOVER:	Justin Mendes, Mayor
AYES:	Pannett, Mendes
NAYS:	Curry, Ayers, Ramirez

B. Community Development: Appeal No. 2016-03, filed by Victor Cervantes, appealing the Planning Commission's decision to certify Mitigated Negative Declaration No. 2016-02 and approve Tentative Tract 914 and Planned Unit Development No. 2016-01. The appeal applies to property located at the northeast corner of 12th Avenue and Hume Avenue (APN 011-110-032, 011-110-034, and 011-110-035).

Mayor Mendes called for a brief recess at 8:45 p.m., and called the meeting back to order at 8:51 p.m.

Assistant Planner Gabrielle De Silva provided background information for the Council's review and consideration. She discussed the issues raised in the appeal and staff's responses. She also noted two letters that were received after the staff report was prepared and subsequently distributed to the Council.

Mayor Mendes opened the public comments of the public hearing at 9:01 p.m.

Michael Noland, representing the applicant, noted their opposition to the appeal in its entirety. There were issues raised that were not considered by the Planning Commission and therefore cannot be considered during an appeal.

City Attorney Jim Lee responded and disagreed with some of Mr. Noland's comments.

Mr. Noland further cited CEQA guidelines regarding the recirculating of the Mitigated Negative Declaration and the Notice of Determination.

Bob Ramos spoke in favor of Mr. Willis Thomas.

With no further comments, Mayor Mendes closed the public comments at 9:14 p.m.

Council Member Pannett stated that he was present at the Planning Commission meeting and believes they were very thorough in their deliberation and approval.

Motion to deny the entire appeal. Staff was directed to bring back a resolution for adoption at the next meeting.

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

GENERAL BUSINESS:

- A. Public Works: Approve a Budget Amendment to include funding for the 11th Avenue Resurfacing Project in the amount of \$800,000. Authorize staff to advertise for bids to resurface 11th Avenue, from Ivy Street to Grangeville Boulevard; Lacey Boulevard, from 11th Avenue to Mall Drive; 12th Avenue, from the San Joaquin Valley Railroad (SJVR) tracks to Home Depot Entrance.

Public Works Director Lou Camara provided background information for the Council's review and consideration. Mr. Camara responded to questions and comments by the Council.

Motion to approve as presented.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	David Ayers, Council Member
SECONDER:	Francisco Ramirez, Vice Mayor
AYES:	Curry, Ayers, Pannett, Ramirez, Mendes

- B. Public Works: Approval of local share funding commitment in accordance with the requirements of an Economic Development Administration (EDA) grant application for proposed east-side trunk sewer project.

Public Works Director Lou Camara discussed the grant application and the City's commitment to share funding. An agreement and budget amendment would come back for approval at a future meeting. Mr. Camara responded to questions and comments by the Council.

Motion to approve a local share funding commitment.

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

- C. Public Works: Approve the attached First Amendment to Airport Hanger Lease with David A. Bush to allow for a private fuel tank for Jet A fuel only adjacent to the existing hanger.

Public Works Deputy Director John Doyel briefly discussed the proposed amendment to the hangar lease.

Motion to approve the amended lease as presented.

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

- D. Police: Approve the allocation of police impact fee funds in the amount of \$125,000.00 for engineering services at 422 N. Douty Street.

Police Chief Parker Sever provided an update on renovations and demolitions at the police department's facility. To continue with the remodel, staff would like to hire an engineering firm and requested the allocation of police impact fee funds in the amount of \$125,000. He responded to questions and comments by the Council.

Motion to approve as presented.

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

E. Administration: Approve an allocation of \$10,000 to the Chamber of Commerce for the 125th Birthday Celebration Activities

City Manager Darrel Pyle discussed the request by the Chamber of Commerce and stated that a fund could be created that would pay for all of the festivities. Expenses would be paid out of this budget and each of the events would be approved by the City Council.

Rob Von Wagoner stated that the Carnegie Museum is a better fit to hold events and celebrations for the City's birthday and would like funds to participate.

Council Member Ayers requested that the Chamber bring back a more detailed plan to identify the events and related costs.

The direction of the Council was for the Chamber of Commerce, Carnegie Museum, and Main Street Hanford to collaborate on potential events, and then to return to the Council for a request for sponsorship.

F. Administration: Agreement between the City of Hanford and the Hanford Sentinel for the Explore Hanford phone app

Vice Mayor Ramirez recused himself from this item.

City Manager Darrel Pyle briefly commented on the proposal by The Sentinel.

Council Member Pannett remarked favorably on his review of the app with Davis Taylor from The Sentinel. He stated that several residents have been in favor of it.

Council Member Curry believes the City should develop its own app, and it would be cheaper than the app with The Sentinel. He believes a partnership between The Sentinel and Chamber of Commerce would be a better fit.

IT Manager Eric Forcey stated that the Explore Hanford app is directed more towards retail, while the City could develop an app with Accela that is geared toward the needs of the residents, such as reporting issues and push notifications. Mr. Forcey responded to additional questions by the City Council.

Mayor Mendes supported the City having its own CRM (Customer Relationship Management) program.

Council Member Ayers met with Mr. Taylor and appreciated his education. He also met with Mr. Forcey and thanked him for answering his questions.

Motion to approve the agreement with The Sentinel by Council Member Pannett failed due to the lack of a second.

Council directed staff to have a future study session with Accela to provide a demo on their mobile app.

G. Administration: Consideration of Approving an Amended Employment Agreement Between the City Council and the City Manager at a Rate Equal to Local Labor Market Mean, as Established by the City Council, Plus 2% to remain constant through June 30, 2019

City Attorney Bob Dowd announced that this item is being pulled to be put on a future agenda since the Council did not have time to conclude their closed session discussion.

COUNCIL REPORTS/COMMENTS:

The Council had nothing to report.

ADJOURNMENT:

Mayor Mendes adjourned the meeting at 10:09 p.m.

Respectfully submitted,

Jennifer Gomez
City Clerk