



**CITY COUNCIL MEETING
MINUTES**

June 7, 2016 6:00 PM

Council Chambers

400 N. Douty St.

CALL TO ORDER SPECIAL MEETING:

Mayor Justin Mendes called the special meeting to order at 6:00 p.m.

ROLL CALL BY THE CITY CLERK:

Attendee Name	Title	Status	Arrived
Russ Curry	Council Member	Absent	
David Ayers	Council Member	Present	5:18 PM
Gary Pannett	Council Member	Present	5:45 PM
Francisco Ramirez	Vice Mayor	Present	5:35 PM
Justin Mendes	Mayor	Present	5:30 PM

FLAG SALUTE:

Mayor Mendes provided an invocation and led the flag salute.

PUBLIC COMMENT:

*Comments from the public are limited to items listed on the agenda (GC 54954.3a). A maximum of **five minutes** is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.*

Dan Chin is opposed to a tax sharing agreement of the Transient Occupancy Tax for a hotel project. He suggested that the TOT be used for downtown revitalization and that a ballot measure should be taken to the voters to raise the tax.

Gary Patch commented on an issue that he is having with the building department regarding a garage conversion. City Manager Darrel Pyle will follow up with him.

Bob Ramos also opposed the tax sharing agreement.

Anil Chagan, developer of the proposed project and tax sharing agreement, discussed the increase in revenues for local businesses by having a conference center available for meetings and events.

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 for the item pulled for separate consideration.

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

- A. City Clerk: Adopt Resolution 16-23-R Calling for the Holding of A General Municipal Election to be Held on November 8, 2016 and Requesting the Board of Supervisors to Consolidate with the Statewide General Election
- B. Community Development: Approval of Resolutions 16-25-R and 16-26-R denying Appeal No. 2016-03 and upholding the Planning Commission's certification of Mitigated Negative Declaration No. 2016-02 and approval of Tentative Tract 914 and Planned Unit Development No. 2016-01, located at the northeast corner of 12th Avenue and Hume Avenue (APN 011-110-032, 011-110-034, and 011-110-035).
- C. Public Works: Adopt Resolution 16-24-R, approving the Annual Engineer's Report and Intention to Levy and Collect Assessments as outlined, pursuant to Chapter 3 of the Landscaping and Lighting Act of 1972.
- D. Finance: Warrant Register

ITEMS REMOVED FROM CONSENT CALENDAR:

- 1. City Clerk: Approve Out-of-State Travel for Mayor Justin Mendes for Valley Voice Washington D.C. Trip Scheduled For September 6 -9.

Council Member Ayers pulled this item for clarification on whether KCAG will be paying for all of the expenses, and if Mayor Mendes is the representative on that Board why he needs permission to travel. Staff stated that KCAG will pay for the trip and that the current policy is for any out of state travel to be approved by the City Council. Since Mayor Mendes will be representing the City on this trip, it is appropriate for him to ask permission even though no City funds will be used.

Motion to approve the item as presented.

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

PUBLIC HEARINGS:

- A. Public Works: Public discussion and review for the 2015 Urban Water Management Plan Update.

Public Works Director Lou Camara introduced Tony Akel of Akel Engineering Group who provided a PowerPoint presentation giving an overview of Urban Water Management Plans and discussed the differences

between the 2010 and 2015 plans. He also discussed the 2015 and 2020 water conservation targets and the recommendations to achieve those goals. Mr. Akel responded to questions and comments by the City Council.

Mayor Mendes opened public comments of the public hearing at 6:41 p.m., and with no comments given closed public comments of the public hearing at 6:41 p.m.

Motion to continue the public hearing to the June 21st regular meeting.

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

GENERAL BUSINESS:

A. Community Development: Discussion and Direction to Staff regarding a Request for a Tax Sharing Agreement with the Developer of a Hotel project to share Transient Occupancy Tax.

Community Development Director Darlene Mata provided background information on this request.

Mayor Mendes supported tax sharing agreements for three or four years, then the funds after that time would go in to a downtown incentive account. This would encourage growth and create a funding source to improve downtown. He also supported raising the tax. He supported moving forward with an agreement with this developer.

Council Member Pannett agreed to move forward with an agreement, and in the future staff can prepare a ballot measure to increase the tax. He also liked the idea of an incentive program for downtown using TOT.

Council Member Ayers would like to raise the TOT and would like all of the increase to go to incentives for downtown. He is not in favor of entering into a tax sharing agreement with this developer or to give TOT funds to any development in the regional commercial zone.

Vice Mayor Ramirez would like to move forward with an agreement with this developer. He also liked the idea of using TOT funds for downtown revitalization.

The direction of the Council was for staff to bring back a tax sharing agreement as proposed by this developer. Council also directed staff to bring back ballot language to increase the TOT which is currently at 8%.

COUNCIL REPORTS/COMMENTS:

Council Member Pannett attended a KCAO strategic planning meeting, as well as the Planning Commission meeting.

Council Member Ayers went to Sacramento for his League of California Cities policy committee meeting. He also announced that the League's General Membership meeting will be on Thursday in Madera. The Chamber of Commerce meeting will be Friday morning.

Vice Mayor Ramirez had nothing to report.

Mayor Mendes also attended his League policy committee meeting in Sacramento. He has been to KCAG meetings where they have discussed the Valley Voice trip, and they will be discussing the platform and issues that they will be advocating for on the 17th in Tulare. He announced that he has notified staff to move the invocation on the agendas to go before the flag salute.

ADJOURNMENT:

Mayor Mendes adjourned the meeting at 6:56 p.m.

Respectfully submitted,

Jennifer Gomez
City Clerk