



**CITY COUNCIL MEETING
MINUTES**

**August 2, 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 sessions 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.

John Zumwalt commented on the presentation that staff will be making regarding downtown. He added his observations on possible improvements and problems such as current paint regulations, sign restrictions, dirty store fronts and to look at ways to make it more pedestrian friendly and consider demolishing dilapidated buildings.

Mike Johnston agreed that zoning is a tool and believes that zoning is a small part of what impacts downtown. There are other methods such as incentives and marketing that will revitalize downtown. He also discussed funding to assist downtown, such as an increased Transient Occupancy Tax (TOT).

Dan Chin encouraged the Council to increase the TOT to fund revitalization. He supports the idea of new buildings in the downtown area and proposed an incentive of making the downtown area an impact free zone.

STUDY SESSION:

A. Downtown Building Occupancy - Presentation of staff evaluation of Downtown buildings and occupancy.

Community Development Director Darlene Mata provided a presentation regarding a downtown building survey based on staff's observations from the exterior. Ms. Mata highlighted reasons for vacancies, and she commented on Code Enforcement's role. She presented various photos of blighted buildings. Ms. Mata discussed current downtown incentives and also the investments made by the City in FY 2015/16 and FY 2016/17. Potential incentives include focus on the Historic Downtown Core, eliminate layers of regulation, reduced fees, and loan or grant programs. She provided suggestions on what the City can do including create a sense of place, develop new guidelines for paint colors, increase code enforcement, create a pedestrian friendly downtown by changing infrastructure, and incentivize downtown development.

B. Transient Occupancy Tax to Fund Downtown Incentives

City Manager Darrel Pyle discussed funding options including one-time monies such as Accumulated Capital Outlay and Sale of Real Property; and ongoing revenue sources such as Special Taxes (TOT increase), Business Improvement District Assessments, Property Based Improvement District (PBID), and General Fund Contributions. Mr. Pyle explained the difference between a general purpose tax increase and a special purpose tax increase. He also provided an overview of different ways to define "revitalization".

Council Member Pannett would like changes to be made to the color options for the downtown buildings.

Council Member Curry agreed that the paint colors should be changed as well as the sign ordinance. These modifications will not cost the City any money and can be done right away.

Council Member Ayers inquired what our TOT is compared to nearby areas. Mr. Pyle stated that we are currently low, while Visalia and Tulare are at 12%. Mr. Ayers also agreed that colors and signage need to be changed. He supported a TOT that will specifically fund downtown revitalization. Mr. Ayers would like downtown to be pedestrian friendly, but is unsure how that can be accomplished and what the cost would be.

City Attorney Mario Zamora briefly addressed the concern about funding triggers for prevailing wage. He also referred to ballot measures pertaining to TOT that were done in recent years throughout the state.

Vice Mayor Ramirez would like a focus on sign ordinances throughout the city and banners. He would like the businesses to decide on the color of their building and not be regulated by the city. He would like the TOT increase to be put on a future ballot and have the funds earmarked for downtown.

Mayor Mendes agreed on making changes to the paint colors.

The Council provided direction to bring back a resolution to modify the regulation on paint colors and direction to modify the sign ordinance.

The Council also provided direction to staff to review all of the fees. Staff is in the process of reviewing fees and will be bringing recommendations to a future meeting.

The Council recommended an increase of the TOT to 12% as a special tax. Staff will contact the County Elections Office to determine potential costs of an election.

Mayor Mendes would like more information on what the costs would be to the City to provide various incentives.

Mayor Mendes also inquired if there is a legal mechanism to maintain the historic look of the buildings. Mr. Pyle and Mr. Zamora stated that deed restrictions could be done. Mr. Zamora warned that owners could let buildings get into disrepair when they are not allowed to make modifications to it. However, agreements could be made with property owners that the City could take the building if it falls into a poor condition.

To begin the funding of incentives, Mayor Mendes recommended selling Rabobank. Council Member Ayers disagreed and stated that one time money could be used. Council Member Pannett wants all properties to be considered and to be on the table as potential funding for downtown incentives. Vice Mayor Ramirez concurred with Council Member Pannett.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

Mayor Mendes adjourned to closed session at 6:45 p.m.

A. CONFERENCE WITH LABOR NEGOTIATORS - Government Code Section 54957.6

Agency designated representatives: Darrel Pyle and Mario Zamora

Employee Organization:
Hanford Police Officers Association (HPOA)
Hanford Firefighters Local 3898, IAFF
Service Employees International Union Local 521 (S.E.I.U.)

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

Property: APN 010-253-001, 426 W. Lacey Blvd.
Agency Negotiators: Darrel Pyle and Ty Mizote
Negotiating Party: Unknown
Under Negotiation: Terms and Price

Property: 010-490-018, 902 N. 11th Ave.
Agency Negotiators: Darrel Pyle and Ty Mizote
Negotiating Party: Thomas White, National Guard Armory
Under Negotiation: Terms and Price

C. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - Government Code Section 54956.9(d)(1)

CASE NAME: HEAT v. City of Hanford
CASE NUMBER: Kings County No. 16C0208

CASE NAME: Ghiglia v. City of Hanford
CASE NUMBER: Kings County No. 16C0207

7:00 PM CALL TO ORDER REGULAR SESSION:

Mayor Mendes called the meeting to order at 7:06 p.m.

ROLL CALL:

Attendee Name	Title	Status	Arrived
Russ Curry	Council Member	Present	4:58 PM
David Ayers	Council Member	Present	5:03 PM
Gary Pannett	Council Member	Present	5:19 PM
Francisco Ramirez	Vice Mayor	Present	5:25 PM
Justin Mendes	Mayor	Present	5:04 PM

INVOCATION:

Phoenicia Martinez provided the invocation.

FLAG SALUTE:

Mayor Mendes led the flag salute.

CLOSED SESSION ACTION REPORT:

There was nothing to report.

RECOGNITIONS/PROCLAMATIONS:

A. Recognition of Hanford & Lemoore Foodies

Mayor Mendes presented a Certificate of Recognition to the administrator of the Facebook page, Jason Koivu. Mr. Koivu briefly discussed the feed back that citizens have given on restaurants.

B. Recognition of Hanford Explorers

Police Chief Parker Sever acknowledged the Explorers' accomplishments in recent competitions. Senator Vidak's office presented a Resolution to the Explorers for their hard work. Congressman Valadao's office presented each Explorer with a Certificate of Congressional Recognition for their service to the community.

C. Introduction of New Police Officers

Jonathan Farr
Alsie Ortega
Damon Perryman

Police Chief Sever introduced the new officers, and City Clerk Jennifer Gomez administered the Oath of Office.

STAFF COMMUNICATIONS:

City Manager Darrel Pyle stated that correspondence was received from Larry Spikes in support of the proposed ordinance regarding feral cats. It will be submitted to the City Clerk for the record.

Community Development Director Darlene Mata announced that a new building inspector this week. The next joint meeting with the Planning Commission is scheduled for August 17th.

Public Works Deputy Director John Doyel provided an update on various street construction projects.

Finance Director Tom Dibble commented on their activities for the end of the fiscal year.

Parks Superintendent Alvin Dias discussed the end of the summer programs.

Fire Chief Chris Ekk stated that they currently have a crew out of the area assisting on a fire.

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.*

Stan Eddy commented on the proposed ordinance regarding feral cats and does not want the first reading to be waived. He does not believe this is a problem.

Dorothy Callahan-Weiss stated that cats and puppies should not be allowed to be given away until they have been vaccinated and spayed or neutered. She is not going to let animals be harmed or mistreated, so she helps them.

Shelly Barker praised the Police Department and Animal Control for assisting with her dog and repairing her fence. She also thanked Ms. Mata for fixing the landscaping issue that she had discussed previously. She expressed

concern about a poorly timed light near El Pollo Loco. Ms. Barker commented on the poor response times that occur during shift changes.

Noor Memon opposed the selling of Hidden Valley Park. He also encouraged freedom of speech.

A woman described a bad experience she recently had where she witnessed someone deliberately run over a box of kittens. She hopes that the City will approve the ordinance regarding feral cats.

Veronica stated that she rescues cats in Lemoore and is an advocate of a Trap-Neuter-Return (TNR) program.

Chris Soares discussed parks and would like the land next to Hidden Valley Park to be developed. She would like the citizens to vote on whether it should be sold or not. She also questioned whether the money from selling the land would actually be used for other parks or recreation projects.

Davey Hall would like the feeding of all stray animals to be a misdemeanor. He has a problem in his neighborhood with ducks that are fed by a local resident.

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.

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 July 19, 2016 Meeting
- B. City Clerk: Approve Minutes from the Joint City Council and Planning Commission July 20, 2016 Meeting
- C. Administration: Adopt Resolution No. 16-36-R, Amending the Salary Schedule for the City of Hanford
- D. Administration: Approve Out-of-State Travel for City Manager Darrel Pyle to attend Excess Insurance Organization Board of Directors meeting in Park City, Utah scheduled for October 10, 2016
- E. Administration: Approval of Memorandum of Understanding with the Executive Management Employees Association
- F. IT: Authorize the City Manager to sign and execute the amended agreement with Accela, Inc.
- G. Public Works: Waive the second reading and adopt Ordinance 16-06 Amending Section 10.16.130(B) of the Hanford Municipal Code to designate the north side of Hume Avenue from 150' east of Echo Lane to 700' west of Monterey Avenue as No Parking Anytime

- H. Public Works: Waive the second reading and adopt Ordinance 16-07, Prohibited Parking Designation - on both sides of Kings County Drive between 12th Avenue and Lacey Boulevard
- I. Public Works: Purchase of 25 (3 cubic yard) and 20 (2 cubic yard) refuse containers from Consolidated Fabricators Corporation, in the amount of \$27,180.00 (tax and freight included).
- J. Parks & Recreation: Purchase of Ditch Witch Trencher and Backfill Blade Attachments in the amount of \$11,585.60
- K. Community Development: Approve Resolution 16-39-R Extending the Service Fee for the Kings County Abandoned Vehicle Abatement Program
- L. Finance: Warrant Register

PUBLIC HEARINGS:

- A. Public Works: Public hearing to receive public input regarding the proposed reduction or no change in the assessment and imposition of the annual assessment for the City of Hanford's Landscape Assessment Districts, per the Annual Engineer's Report for Fiscal Year 2016-2017; adopt Resolution 16-38-R confirming levy and collection of annual assessments pursuant to Chapter 3 of the Landscape and Lighting Act of 1972.

Public Works Deputy Director John Doyel provided background information for the Council's review and consideration.

Mayor Mendes opened public comments of the public hearing at 8:09 p.m.

Chris Soares made a suggestion to add trees to help buffer sounds and to replace trees that have been removed. Mr. Doyel will follow up with Ms. Soares for more details.

Mayor Mendes closed public comments of the public hearing at 8:11 p.m.

Motion to approve as presented.

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

GENERAL BUSINESS:

- A. Administration: Review accounting for the 2016 4th of July fireworks display and direct staff to pay the Chamber of Commerce \$11,475 for the unfunded balance.

City Manager Darrel Pyle discussed the fundraising efforts to cover the costs of the fireworks program and the remaining balance.

Following a discussion by the Council regarding the effort to gain additional financial support by service clubs or contributions through the utility bills, a motion was made to approve the item as presented.

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

- B. Police: Introduce and waive the first reading, and pass to a second reading Ordinance 16-08 amending Title 6, Sections 6.04.010, 6.04.090, 6.12.010, and 6.12.030, and adding Sections 6.08.051, 6.24.150, and 6.24.160 of the Hanford Municipal Code.

Police Chief Parker Sever provided background information for the Council's review and consideration. Chief Sever noted a clerical error where Municipal Code Section 6.24.170 pertaining to "Feeding of feral cats" was inadvertently left off the proposed ordinance, and requested that the ordinance be amended to add that section.

Motion to introduce and waive the first reading, and pass to a second reading Ordinance 16-08 as amended.

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

- C. Public Works: Award a contract to Mattos Underground, Inc., of Laton, Ca., to replace an existing culvert crossing at 12th Avenue / Peoples Ditch, in the amount of \$63,750.75 (Bid option #2)

Public Works Deputy Director John Doyel presented the item for the Council's approval.

Motion to approve as presented.

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

- D. Public Works: Approve the repair of well casing and the purchase and installation of a new pump and motor for Well No. 40 from Valley Pump and Dairy Systems in the amount of \$69,405.68, and approve an additional appropriation of \$69,405.68 from Water Capital Reserves.

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

Motion to approve.

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

- E. Public Works: Award a Contract to Safety Striping Services for the FY 15/16 Centerline Striping Project

Public Works Deputy Director John Doyel discussed the proposed project and related costs.

Motion to approve as presented.

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

COUNCIL REPORTS/COMMENTS:

Council Member Pannett announced the passing of Jess Martinez from Corcoran who was on the Board of Directors for KCAO. Mr. Pannett commented on the successful Safety Fair that recently took place. He has also been meeting with various business owners and citizens.

Council Member Curry had nothing to report.

Council Member Ayers commented on a Kings Waste Recycling Authority meeting that he attended.

Vice Mayor Ramirez discussed the recent public comments about the need for youth activities, and he would like a study session at the next meeting for the Council to consider moving forward on a recreational facility in downtown.

Mayor Mendes agreed that a study session should occur, especially due to all of the recent discussion on downtown. He stated that the City needs to invest in downtown which will cost money, therefore everything should be an option in order to have the funding necessary to make improvements.

ADJOURNMENT:

Mayor Mendes adjourned the meeting at 8:49 p.m.

Respectfully submitted,

Jennifer Gomez
City Clerk