



CITY COUNCIL MEETING MINUTES

**November 15, 2016 7:00 PM
Council Chambers
400 N. Douty St.**

6:00 PM CALL TO ORDER STUDY SESSION & CLOSED SESSION:

Mayor Justin Mendes called the sessions to order at 6:00 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.

Brian stated that he met with the people interested in building the facility and that he also supports the local production of hemp.

A woman also spoke in favor of growing hemp.

STUDY SESSION:

A. Staff Update on Tour of Marijuana Cultivation Facilities

Community Development Director Darlene Mata and Police Chief Parker Sever discussed facilities that they toured in Canada along with District Attorney Keith Fagundes. Chief Sever discussed the indoor grow process and security, as well as the outdoor grow facility process and related security. Ms. Mata discussed the water and energy use for both facilities. They discussed the odor control and that the indoor facilities had very little smell outside of the facility. The greenhouse had significant odor issues and received routine complaints from surrounding businesses. Ms. Mata commented on California's future permit process and potential local issues. Staff requested direction from the City Council regarding an amendment to the Municipal Code, what zones should it be allowed, regulations such as a limit on number of permits that can be issued, security, and taxes. The applicant would enter into an agreement with the City to pay for staff time, consultants, and legal costs. An ordinance and environmental document would be prepared with an estimated completion date of late 2017.

Staff responded to questions and comments by the City Council. Council Member Pannett recommended a study session with Purple Heart for them to present their proposal and business plan. Council Member Curry expressed concern about the lack of regulations by the State at this time. Ms. Mata stated that they are looking at what regulations can be done at the local level, and it would likely be more restrictive than State regulations. Council Member Ayers is in favor of moving forward with caution and permit it as a conditional use for this specific facility and not the entire industrial park. He also supports using the treated wastewater. Vice Mayor Ramirez supports the City moving forward and to look at using treated wastewater. He also has concerns about

security for the cash. Mayor Mendes agreed with maintaining local control and creating regulations that will support that. There were also concerns by the Council on subletting spaces by the applicant.

A majority of the Council directed staff to move forward with drafting an ordinance. They opposed dispensaries, and they also want the ordinance to only allow the cultivation of medical marijuana, not recreational. Staff will continue to bring this subject back for the Council's review of drafts and additional direction.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

Due to the length of the study session, closed session was postponed to take place at the end of the meeting.

A. CONFERENCE WITH LABOR NEGOTIATORS - Government Code Section 54957.6

Agency designated representatives: Darrel Pyle and Mario Zamora

Employee Organization: Service Employees International Union Local 521 (S.E.I.U.)

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

Property: APN 018-242-077

Agency Negotiators: Darrel Pyle and Ty Mizote

Negotiating Party: Jan Kahn for Helena Chemical

Under Negotiation: Terms and Price

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

Number of Potential Cases - 1

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

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 7:15 p.m.

ROLL CALL:

Attendee Name	Title	Status	Arrived
Russ Curry	Council Member	Present	6:00 PM
David Ayers	Council Member	Present	6:00 PM
Gary Pannett	Council Member	Present	6:00 PM
Francisco Ramirez	Vice Mayor	Present	6:00 PM
Justin Mendes	Mayor	Present	6:00 PM

INVOCATION:

Kevin Medcalf provided the invocation.

FLAG SALUTE:

Mayor Mendes led the flag salute.

RECOGNITIONS/PROCLAMATIONS:

STAFF COMMUNICATIONS:

Police Chief Parker Sever commented on the hiring of new officers.

Community Development Director Darlene Mata provided an update on the adoption of the General Plan.

Public Works Deputy Director John Doyel discussed current street projects and ones that will be postponed due to the winter.

Parks & Recreation Director Craig Miller announced the upcoming Toys-4-Kids Softball Tournament.

Fire Chief Chris Ekk commented on the new volunteers and the status of the fire station project.

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 expressed his disappointment that staff traveled to Canada and does not believe the comparison is accurate to what would need to be addressed here.

Brian, a resident of Hanford, encouraged the Council to allow distribution and dispensaries of marijuana as it would allow a safer regulation of the product.

Michael Lamb expressed his displeasure that staff traveled to Canada and did not go to other states to review marijuana facilities.

Mackenzie Hayes defended the City's decision to travel to Canada and also supported distribution and dispensaries.

Rob Van Wagoner of the Carnegie Museum commented on upcoming Christmas events and activities sponsored by the Carnegie Museum.

Eric Medina from Visalia appreciated that staff educated themselves on the cultivation of marijuana. He supported a facility in Hanford.

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 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 November 1, 2016 Meeting
- B. City Clerk: Deny claim for damages and direct the City Clerk to send out notification of such to Kimberly Andre-Johnson.
- C. IT: Approve Technology Policies regarding City of Hanford Response Plan and Electronic Equipment Destruction
- D. Administration: Adopt Resolution 16-47-R Ratifying the Memorandum of Understanding with General Unit Employees 2016-2019
- E. Public Works: Purchase of 636 residential refuse containers from Toter Wastequip, LLC., in the amount of \$32,658.53 (tax and freight included).
- F. Public Works: Permission to Advertise the FY 15/16 Water Distribution Main Extension Project
- G. Public Works: Approve Work Order No. 10 with Zumwalt Hansen, Inc. for Topographic Survey services for the FY 2016/2017 Minor Water Main Project for a not to exceed amount of \$25,400.
- H. Public Works: Adopt Resolution 16-45-R and Resolution 16-46-R regarding Tract No.917, Woodside Homes Subdivision, Initiation of Landscape Assessment District Proceedings
- I. Finance: Warrant Register

PUBLIC HEARINGS:

GENERAL BUSINESS:

- A. Public Works: Authorize the Mayor to sign the attached agreement forming the Mid-Kings River Joint Powers Authority with the Kings County Water District and Kings County for implementation of the Sustainable Groundwater Management Act, and appoint one member of the Council as the City representative to the MKRJPA Board and one member as the alternate.

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

Motion to approve the agreement and appoint Council Member Ayers as the representative and appoint Mayor Mendes as the alternate.

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

COUNCIL REPORTS/COMMENTS:

Mayor Mendes thanked the current Council for all that he has learned since he has been on the Council.

Vice Mayor Ramirez had nothing to report.

Council Member Ayers commented on his attendance at a League of California Cities conference.

Council Member Curry congratulated the two Council Member-elects and is looking forward to following their decisions.

Council Member Pannett welcomed Mr. Devine to the Council. Mr. Pannett praised the City for all of the progress in staffing, equipment, and facilities in public safety in the last four years. He is happy that Hanford has been able to keep their City Manager and did not face a high turnover like previous City Councils. He thanked the City Manager, City Attorney, and staff for doing an outstanding job. Mr. Pannett commented on the challenges that the new Council will be facing in regards to downtown property owners that do not keep their buildings habitable. He also discussed the changes to the zoning ordinances which are making Hanford better. He encouraged the Council to keep it up and thanked the citizens for allowing him to serve.

City Manager Darrel Pyle made clarifications to public comments. Staff did travel to a marijuana facility in San Jose, California and determined that it was a professional operation that did not have a negative impact on the police department or community. Staff looked for other facilities in Washington, Oregon, and Colorado that could be scalable to the proposal in Hanford, but were unsuccessful. A facility did exist in Toronto, and staff was able to collect information about energy, water, and employment. There were also no negative impacts on the community due to the presence of this facility. The Toronto facility was as close of a comparison to the proposed Hanford facility and we should follow their regulations as minimum standards. The cost to travel to either Canada or Colorado were essentially the same, but the facility in Canada was a more appropriate comparison.

ADJOURNMENT:

Mayor Mendes adjourned the meeting to closed session at 7:53 p.m. There was nothing to report out of closed session.

Mayor Mendes adjourned the regular meeting at 8:20 p.m.

Respectfully submitted,

Jennifer Gomez
City Clerk