



CITY COUNCIL MEETING MINUTES

**January 17, 2017 7:00 PM
Council Chambers
400 N. Douty St.**

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

Mayor David Ayers called the Study Session & Closed Session to order at 5:31 p.m.

ROLL CALL:

Present: Justin Mendes, Francisco Ramirez, Martin Devine, Sue Sorensen, David Ayers

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.

Rob Bentley would like the area next to Hidden Valley Park to be removed as residential from the General Plan update.

Jake Hower requested the General Plan to allow storage facilities in additional areas.

Mark Pratter would like the Council to discuss the property next to Hidden Valley Park and the proposed change to the zoning designation. He recommended only part of the property to be changed to residential.

Bob Ramos stated that the residents in the Hidden Valley Park neighborhood want the property to remain designated as a park.

Pam Johnson would like the land west of Rogers Road to be residential and the other portion to be an extension of the park.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

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

Mayor Ayers resumed with the Study Session at 5:59 p.m.

A. CONFERENCE WITH LABOR NEGOTIATORS - Government Code Section 54957.6

Agency designated representatives: Darrel Pyle and Mario Zamora

Employee Organization:

Hanford Firefighters Local 3898, IAFF

Executive Management Employees Association (E.M.E.A.)

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

Property: APN 010-490-018, 902 N. 11th Avenue
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: SEIU Local 521 v. City of Hanford
CASE NUMBER: PERB Case #SA-CE-943-M

STUDY SESSION:

A. General Plan Update

Community Development Director Darlene Mata introduced Michael Knopf of QK, Inc. and John Zumwalt of Zumwalt-Hansen & Associates. Ms. Mata reviewed the General Plan process which included consultants, a citizen's committee, and joint meetings between the Planning Commission and the City Council.

Ms. Mata explained the Preferred 2035 General Plan Land Use Map is a visual form of the policy document that was accepted. She provided an overview of the updated Land Use designations and Zoning designations.

The City is currently preparing the Final EIR. The Planning Commission will have a public hearing on February 28th and the City Council is tentatively scheduled for March 21st.

Ms. Mata responded to questions and comments by the City Council. She clarified that the property next to Hidden Valley Park would still allow a park to be developed even under the new designation of low residential.

The Council discussed the proposed changes for the location of furniture stores as well as the changes for hotels and movie theaters. The issue of current and new incentives for downtown was also discussed. Mayor Ayers inquired if the Council wants to move forward with the proposed changes. Staff was directed to discuss the proposed changes during Goals & Objectives.

Mayor Ayers adjourned the study session at 7:09 p.m.

7:00 PM CALL TO ORDER REGULAR SESSION:

Mayor Ayers called the regular meeting to order at 7:18 p.m.

ROLL CALL:

Attendee Name	Title	Status	Arrived
Martin Devine	Council Member	Present	5:30 PM
Sue Sorensen	Vice Mayor	Present	5:30 PM
David Ayers	Mayor	Present	5:30 PM
Francisco Ramirez	Council Member	Present	5:30 PM
Justin Mendes	Council Member	Present	5:30 PM

INVOCATION:

Bud Haskell provided the invocation.

FLAG SALUTE:

Council Member Devine led the flag salute.

CLOSED SESSION ACTION REPORT:

Due to the lack of time the Council will return to closed session immediately following the regular meeting.

RECOGNITIONS/PROCLAMATIONS:

STAFF COMMUNICATIONS:

Community Development Director Darlene Mata stated that they are currently recruiting for a Senior Planner.

Public Works Director Lou Camara provided an update on various programs and projects.

Captain Karl Anderson commented on recent fraudulent actions that the police department are investigating.

Battalion Chief Erik Brotermarkle noted that the RFP was due today so interviews may take place next week for the new fire station.

Parks & Recreation Director Craig Miller stated that they are working on the Spring/Summer Activity Guide. He also commented on upcoming events.

Finance Director Tom Dibble stated that two audits are currently under way.

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 wished the Council well in the new year. He requested additional information on the consent item regarding the National Guard Armory. Mr. Ramos requested that the Council revisit a possible proposal for a downtown movie theater at the Goals & Objectives session.

Shelly Talbert of Main Street Hanford invited the Council to attend their meeting on January 23rd to provide ideas and suggestions to revitalize downtown.

Glenda Dwyer requested that the consent item regarding the re-bid for the Bastille be pulled for further discussion. She inquired about the minimum number of acres per person that are required for parks and the concern that many school facilities are locked and do not allow public access to the open space.

Rob Van Wagoner of the Carnegie Museum provided an update on their events over the last few months.

Justin Bond, a military veteran, commented on service programs to assist other veterans and their desire for a facility to operate from. He stated that they had expressed interest in using the National Guard Armory and that they were told they could use it.

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 items pulled for separate consideration.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Justin Mendes, Council Member
SECONDER:	Francisco Ramirez, Council Member
AYES:	Devine, Sorensen, Ayers, Ramirez, Mendes

- A. City Clerk: Approve Minutes from the December 20, 2016 Meeting
- B. City Clerk: Deny claim for damages and direct the City Clerk to send out notification of such to Jose Hermosillo
- C. Public Works: Waive the second reading and adopt Ordinance 16-14 Amending Section 10.32.010 of the Hanford Municipal Code Pertaining to Stop Intersections Designated - South Street at Phillips Street
- D. Public Works: Permission to Advertise the FY 16/17 Slurry Seal Treatment Project.
- E. Public Works: Permission to Advertise the FY 16/17 Cape Seal Treatment and Fiberized Micro-Surfacing Projects.
- F. Public Works: 11th Avenue at Houston Avenue Traffic Signal Project - Purchase of traffic signal poles and mast arm equipment in the amount of \$26,120; authorization to advertise project for construction bids and approval of budget amendment.
- G. Parks & Recreation: Agreement No. 194.2 Lease Agreement Youth Athletic Complex
- H. Community Development: RESOLUTION NO. 17-02-R Supporting an Application for Funding from State of California Department of Housing and Community Development HOME Investment Partnership Program (HOME).
- I. Finance: Warrant Register

ITEMS PULLED FROM CONSENT CALENDAR:

Motion to approve the items as presented.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Sue Sorensen, Vice Mayor
SECONDER:	Francisco Ramirez, Council Member
AYES:	Devine, Sorensen, Ayers, Ramirez, Mendes

- 1. Administration: Approve Letter of Support for H.R. 23, Guiding Responsibility on Water (GROW) Act by Congressman David Valadao

Council Member Mendes briefly discussed this piece of legislation.

2. Public Works: Reject bid and authorize staff to re-advertise for bids for the Bastille Building Renovation Project.

Public Works Director Lou Camara provided background information on the single bid that was received for this project.

3. Police: Approve Lease agreement for the National Guard Armory.

City Manager Darrel Pyle gave an overview of the discussions that the City had with the representatives of the National Guard Armory. Captain Anderson discussed the Police department's history in communicating with the Armory about leasing the property.

PUBLIC HEARINGS:

A. Public Works: Conduct a public hearing for the formation of Landscape Assessment District No. 16-01 at Centennial Drive and Grangeville Boulevard, and adopt Resolution 17-01-R establishing the formation of the district and confirming the levy and collection of annual assessments.

Public Works Director Lou Camara provided background information for the Council's review and consideration.

Mayor Ayers opened the public comments to the public hearing at 8:02 p.m., and with no comments given, closed the public comments at 8:02 p.m.

Motion to adopt Resolution 17-01-R.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Justin Mendes, Council Member
SECONDER:	Sue Sorensen, Vice Mayor
AYES:	Devine, Sorensen, Ayers, Ramirez, Mendes

B. Community Development: Conditional Use Permit 2016-07, review of the Planning Commission approval of the request for a special zoning exception to allow DC-Downtown Commercial zoning and construct a three story 39,089 square foot medical office building in the SC-Service Commercial zone. The project is located on the north side of Fifth Street between Redington and Douty Streets (APNs 012-086-007 and 012-091-006)

Community Development Director Darlene Mata provided a presentation and responded to questions and comments by the Council regarding parking issues. Vice Mayor Sorensen would like a future discussion on the fees and parking needs of downtown.

Mayor Ayers opened the public comment under the public hearing at 8:22 p.m. The applicant spoke about the concerns regarding parking and that this issue is common in all cities. Mayor Ayers closed the public comments at 8:25 p.m.

Motion to adopt Resolution 17-03-R.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Justin Mendes, Council Member
SECONDER:	Francisco Ramirez, Council Member
AYES:	Devine, Sorensen, Ayers, Ramirez, Mendes

GENERAL BUSINESS:

- A. Public Works: Introduce and waive the first reading of Ordinance 17-02 amending Sections 13.04.130, 13.08.140, 13.10.180 pertaining to the Construction of and Reimbursement for certain Water, Sanitary Sewer, and Storm Drain Improvements.

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

Motion to introduce and waive the first reading of Ordinance 17-02.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Justin Mendes, Council Member
SECONDER:	Francisco Ramirez, Council Member
AYES:	Devine, Sorensen, Ayers, Ramirez, Mendes

- B. City Clerk: Appointments by the Mayor of Council Representatives for various boards and commissions for the 2017 year.

Mayor Ayers made the following appointments of Council representatives:

Parks & Recreation Commission

Sue Sorensen

Martin Devine (alternate)

Parking & Traffic Commission

Francisco Ramirez

Justin Mendes (alternate)

Planning Commission

Martin Devine

David Ayers (alternate)

League of California Cities

David Ayers

Justin Mendes (alternate)

Main Street Hanford

Sue Sorensen

Martin Devine (alternate)

Hanford Chamber of Commerce

David Ayers

Sue Sorensen (alternate)

Kings Economic Development Corporation

Martin Devine

Justin Mendes (alternate)

Kings County Association of Governments

Justin Mendes

David Ayers (alternate)

Kings County Area Public Transit Agency

Justin Mendes

David Ayers (alternate)

Kings County Abandoned Vehicle Authority

Justin Mendes

David Ayers (alternate)

Kings Community Action Organization (KCAO)

Francisco Ramirez

Justin Mendes (alternate)

Local Agency Formation Commission (LAFCO)

Justin Mendes

David Ayers (alternate)

Kings Waste and Recycling Authority (KWRA)

David Ayers

Justin Mendes (alternate)

Cross-Valley Rail Joint Powers Authority

David Ayers

Sue Sorensen (alternate)

Special City Selection Committee

David Ayers

Justin Mendes (alternate)

Hanford Fireworks Committee

David Ayers

Sue Sorensen (alternate)

City County Coordinating Task Force

David Ayers

Sue Sorensen (alternate)

Kings County Area Disaster Council

David Ayers

Sue Sorensen (alternate)

City-Wide and Downtown Business Loan Review Committee

David Ayers

Sue Sorensen (alternate)

- C. City Clerk: Appointments for expiring terms to City Commissions - Two (2) seats on the Parking & Traffic Commission; Three (3) seats on the Parks & Recreation Commission; and One (1) seat on the Planning Commission.

Mayor Ayers made the following recommendations and appointments with the Council concurring:

Planning Commission

Michael Johnston - term ending December 31, 2020

Parking and Traffic Commission

Jeff Porterfield - term ending December 31, 2020

Demeatrus Robinson - term ending December 31, 2019

Parks and Recreation Commission

Michael Stoddard - term ending December 31, 2020

Matthew Milnes - term ending December 31, 2020

Jeff Silvester - term ending December 31, 2017

D. City Clerk: Introduce and waive the first reading of Ordinance 17-01 amending Sections 2.32.010 and 2.36.010 Pertaining to City Commissions

Motion to introduce and waive the first reading of Ordinance 17-01.

RESULT:	APPROVED [3 TO 2]
MOVER:	Sue Sorensen, Vice Mayor
SECONDER:	Martin Devine, Council Member
AYES:	Devine, Sorensen, Ayers
NAYS:	Ramirez, Mendes

COUNCIL REPORTS/COMMENTS:

Council Member Mendes thanked Glenda Dwyer for finding and returning his wife's wallet. He noted that he will be attending the League's Policy Committee meeting this Friday in Sacramento.

Council Member Ramirez stated that he will be attending the upcoming KCAO meeting.

Council Member Devine commented on the League conference that he will be attending this week.

Vice Mayor Sorensen will also be attending the League conference.

Mayor Ayers commented on his recent meetings.

COUNCIL FUTURE AGENDA ITEMS:

ADJOURNMENT:

Mayor Ayers adjourned back to closed session at 8:52 p.m.

Following closed session, there was nothing to report. Mayor Ayers adjourned the meeting at 9:20 p.m.

Respectfully submitted,

Jennifer Gomez
City Clerk