



**CITY COUNCIL MEETING
MINUTES**

March 7, 2017 7:00 PM

Council Chambers

400 N. Douty St.

6:30 PM CALL TO ORDER CLOSED SESSION:

Mayor David Ayers called the Closed Session to order at 6:31 p.m.

ROLL CALL:

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

PUBLIC COMMENT - 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.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

Mayor Ayers adjourned to closed session at 6:32 p.m.

A. 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 Ayers called the meeting to order at 7:08 p.m.

ROLL CALL:

Attendee Name	Title	Status	Arrived
Martin Devine	Council Member	Present	6:30 PM
Sue Sorensen	Vice Mayor	Present	6:30 PM
David Ayers	Mayor	Present	6:30 PM
Francisco Ramirez	Council Member	Present	6:30 PM
Justin Mendes	Council Member	Present	6:30 PM

INVOCATION:

The invocation was provided by Police Chief Parker Sever.

FLAG SALUTE:

Council Member Devine led the flag salute.

CLOSED SESSION ACTION REPORT:

There was nothing to report.

RECOGNITIONS/PROCLAMATIONS:

STAFF COMMUNICATIONS:

Police Chief Parker Sever announced that the PAL boxing Open House will be scheduled for next month. Also, there will be the first graduation for their Junior Explorers program this month for elementary schools.

Community Development Director Darlene Mata stated that the Planning Commission will be meeting next week regarding the General Plan update and zoning ordinance. She is still recruiting for a planner position. Staff is still continuing to move forward on an ordinance regarding medical marijuana facilities.

Public Works Director Lou Camara commented on current projects and responded to questions by the Council.

Parks & Recreation Director Craig Miller commented on upcoming activities and events.

City Manager Darrel Pyle stated that staff received correspondence from Richard Harriman pertaining to General Business items C and D. The City Clerk will include it for the record of this agenda.

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.*

Mark Pratter requested that at least 9 acres west of Hidden Valley Park remain for a future park expansion. He submitted a petition to the City Clerk.

Carolyn Hudgins thanked the Council for attending their Black History Celebration and stated that it was the largest turn out so far for the city. They are now preparing for Women's History Month.

Patricia Dickerson of the Carnegie Museum provided an update on their activities and announced that a television production company will be coming to film at the Bastille and Carnegie Museum for paranormal activity.

Mike Stoddard inquired about the property next to Hidden Valley Park and why it wouldn't go to the Parks & Recreation Commission first. He discussed the support to develop it in the future as a park. He stated that he would like to make arrangements to plant a tree there on Arbor Day.

Shelly Talbert of Main Street Hanford commented on the downtown historic buildings and requested that the Council listen to the citizens and find solutions to maintain the buildings and look at placing restrictions on any buildings that may be sold.

Craig Johnson commented on his recent discussion with Vice Mayor Sorensen on the Courthouse and Bastille and that they are really expensive to maintain. He opposed the selling of Rabobank.

Mark Cole requested that the Council think about the mistake it would be to sell the historic buildings.

Maria Galante commented on the historic buildings and warned about the poor decisions Fresno made.

Desiree Aragon stated that the historic buildings are what draw people to Hanford. She also commented on the use of Hidden Valley Park for family events and programs and wants the vacant land to be developed as a park too.

Jeff Porterfield commented on lack of available parking in the downtown area and the need for a parking structure. He also discussed the need for more revenue, but opposed additional taxes.

Bob Ramos stated that the City should only raise the Transient Occupancy Tax to 10% to match the neighboring agencies. He disapproved of Council Member Mendes' view of the historical buildings. He suggested moving city staff into the old Courthouse and leasing out the current city hall space.

Rose Shaplie discussed the water rate increase and meter installations that were approved in December 2015. She would like an update on what has been done so far.

Nathan Odom recommended a community garden to be developed since it could be temporary on the land next to Hidden Valley Park. It would also be an educational tool for children and be therapeutic for veterans.

Amy Leisure commented on her support of keeping the historic buildings and the land next to Hidden Valley Park.

Mike Quinn stated his support on developing the land next to Hidden Valley Park as additional park land. He was concerned that the property would never get replaced elsewhere to make up the need for parks.

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:	Justin Mendes, Council Member
SECONDER:	Sue Sorensen, Vice Mayor
AYES:	Devine, Sorensen, Ayers, Ramirez, Mendes

- A. City Clerk: Deny claim for damages and direct the City Clerk to send out notification of such to Ahkeem Williams
- B. Police: Approve an Appropriation of \$10,500 for Tile Work in Men's Locker Room.
- C. Public Works: Award a contract to repair the courthouse facility elevator to Schindler Elevator Corporation of Sacramento and appropriate \$75,864.00 from Accumulated Capital Outlay (ACO) Reserves.
- D. Public Works: Approval of Professional Services Agreement with the firm of L.P. Engineers, Inc., of Clovis for Courthouse HVAC design services, in an amount not to exceed \$65,000.

- E. Public Works: As it relates to FY 2017 / 18 Transportation Development Act (TDA) Funds Claim: 1) Adopt Resolution 17-08-R regarding the public transit needs within the City of Hanford and authorize the City Manager to sign and submit claim for funds and any subsequent amended claims required; 2) Determine, based on City's financial participation in and support of the existing Kings County Area Public Transit System, that there are no areas within the City of Hanford with unmet public transit needs which could reasonably be met by the expansion of the existing system or by the establishment of a new system; 3) Approve the filing of a Notice of Exemption to certify that projects to be constructed with these funds are categorically exempt from the California Environmental Quality Act.
- F. Public Works: Purchase of one 2018 Peterbilt 320 automated refuse vehicle from Ruckstell California Sales Co., Inc., of Fresno, Ca., in the amount of \$301,251.21; authorize an appropriation of \$84,560.21 from Refuse Enterprise Funds; and declare one 2006 refuse vehicle as surplus.
- G. Public Work: Award a contract to Agee Construction Corporation, of Clovis, CA in the amount of \$308,785.00 for the Sixth Street Parking Lot Improvement Project; Establish a construction contingency of \$30,879.00; and approve an additional appropriation of \$119,644.00 from Accumulated Capital Outlay Reserves.
- H. Public Works: Purchase of one 2018 Kenworth T 270 Refuse Container Delivery Vehicle from Ruckstell California Sales Co., Inc., of Fresno, Ca., in the amount of \$108,589.84; authorize an appropriation of \$18,517.84 from Refuse Enterprise Fund Reserves; and declare one 2008 flatbed truck and one 1986 container trailer as surplus.
- I. Public Works: Approval of Certificate of Correction for Tentative Parcel Map No. 2013-05
- J. Finance: Warrant Register

ITEMS PULLED FROM CONSENT CALENDAR:

- 1. City Clerk: Approve Minutes from the February 21, 2017 Joint Meeting

City Clerk Jennifer Gomez distributed corrected minutes and noted that changes were made to reflect who was present and absent for the Hanford Joint Union High School District Board of Trustees.

Motion to approve minutes as amended.

RESULT:	APPROVED [4 TO 0]
MOVER:	Sue Sorensen, Vice Mayor
SECONDER:	Martin Devine, Council Member
AYES:	Devine, Sorensen, Ayers, Mendes
ABSTAIN:	Ramirez

- 2. City Clerk: Approve Minutes from the February 21, 2017 Regular Meeting

Motion to approve the minutes.

RESULT:	APPROVED [4 TO 0]
MOVER:	Justin Mendes, Council Member
SECONDER:	Martin Devine, Council Member
AYES:	Devine, Sorensen, Ayers, Mendes
ABSTAIN:	Ramirez

PUBLIC HEARINGS:

GENERAL BUSINESS:

- A. Public Works: Introduce and waive the first reading of Ordinance 17-03 Amending Section 10.32.020 to add All Way Stop Sign Installation at 12th Avenue and Flint Avenue.

Deputy Engineer Lisa Dock provided background information for the Council's review and consideration. Ms. Dock responded to questions and comments by the Council.

Motion to introduce and waive the first reading of Ordinance 17-03.

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

- B. Public Works: As it relates to Landscape Assessment District Annexation No. 05-01-A, adopt the attached resolutions, 17-09-R Initiating Annexation Proceedings for Assessment District Annexation No. 05-01-A and 17-10-R Intention to Levy Assessments and Confirmation of Engineer's Report for Assessment District Annexation No. 05-01-A and set May 2, 2017 as the Public Hearing date to consider the Annexation.

Deputy Public Works Director John Doyel discussed the proposed annexation of parcels and the increased assessment on the district.

Motion to approve Resolutions 17-09-R and 17-10-R and set May 2, 2017 as the Public Hearing date to consider the Annexation.

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

- C. Community Development: Direction on the Disposition of Seven Surplus Properties. The list of properties is as follows: 1) 0.29 acres located along South 11th Avenue, between Iona Avenue and Industry Avenue (APN 018-242-042). 2) 0.23 acres located along Kensington Way, between Richardson Way and Leland Way (APN 008-192-011). 3) 7,500 sq. ft. located at 211 Ball Park Alley, between Brown Street and Harris Street (APN 012-211-009). 4) Two properties, totaling 0.78 acres, located at the southeast corner of Hanford-Armona Road and 10 ½ Avenue (APN 011-440-021 and 011-440-020). 5) Two properties, totaling 1.04 acres, located east of Irwin Street, between Fifth Street and Fourth Street (APN 012-095-001 and 012-095-011). 6) Two acres located at the northeast intersection of Lacey Boulevard and Park Avenue, the former Goodwill building (APN 010-253-001). 7) Approximately 20,000 sq. ft. located at the northwest intersection of Lacey Boulevard and Kaweah Street, the Old Fire Station (a portion of APN 010-253-004).

Community Development Director Darlene Mata stated that the prior Council directed these properties to be declared as surplus and staff is now seeking direction on how to proceed with those properties.

Property #1 - 0.29 acres located along South 11th Avenue, between Iona Avenue and Industry Avenue (APN 018-242-042). The consensus of the Council was for staff to get an appraisal and list for sale.

Property #2 - 0.23 acres located along Kensington Way, between Richardson Way and Leland Way (APN 008-192-011). The consensus of the Council was for staff to get an appraisal and enter into negotiations with Habitat for Humanity.

Property #3 - 7,500 sq. ft. located at 211 Ball Park Alley, between Brown Street and Harris Street (APN 012-211-009). The consensus of the Council was for staff to ensure that the property is maintained and secured and explore alternatives for the area.

Property #4 - Two properties, totaling 0.78 acres, located at the southeast corner of Hanford-Armona Road and 10 ½ Avenue (APN 011-440-021 and 011-440-020). The consensus of the Council was for staff to get an appraisal and list for sale.

Property #5 - Two properties, totaling 1.04 acres, located east of Irwin Street, between Fifth Street and Fourth Street (APN 012-095-001 and 012-095-011). The consensus of the Council was for staff to get an appraisal.

Property #6 - Two acres located at the northeast intersection of Lacey Boulevard and Park Avenue, the former Goodwill building (APN 010-253-001). The consensus of the Council was for staff to look at the property as a recreational facility opportunity and explore options of a joint use facility with the high school district.

Property #7 - Approximately 20,000 sq. ft. located at the northwest intersection of Lacey Boulevard and Kaweah Street, the Old Fire Station (a portion of APN 010-253-004). The consensus of the Council was to demolish the building and consider additional parking for the Plunge or the potential joint use facility discussed for Property #6.

- D. Community Development: Direction and Discussion on the potential disposition of City owned property and potential initiation of declaration of the following properties as surplus: Bastille, Courthouse, Rabobank Building and 18 acres on Cortner Avenue adjacent to Hidden Valley Park.

Community Development Director Darlene Mata stated that staff is requesting direction on these properties based on the Goals and Objectives established in February by the current Council. City Manager Darrel Pyle provided an Accumulated Capital Outlay Fund Analysis showing an estimated balance for FY18 as \$1,215,977.00. Outstanding projects, however, are estimated to cost \$1,550,000.00. Fire impact fees can backfill that account and eventually bring an additional \$1,400,000.00 in funds.

Bastille - The consensus of the Council was to not surplus the property.

Courthouse - The consensus of the Council was to move forward with the renovation that will cost approximately \$1,000,000.00.

Rabobank building - The consensus of the Council was to direct staff to review this issue in the next budget cycle.

18 acres on Cortner Avenue adjacent to Hidden Valley Park - The consensus of the Council was to initiate the declaration of property as surplus.

E. City Clerk: Discussion and direction as it relates to contracting with Martin & Chapman for an August 29, 2017 All Mail Ballot Special Election and provide direction on the Transient Occupancy Tax

City Manager Darrel Pyle discussed the projected revenue for an additional 4% tax and the costs associated with a special election.

The consensus of the Council was for staff to not move forward with the special election.

COUNCIL REPORTS/COMMENTS:

Council Member Mendes attended the Valley Voice trip to Sacramento and briefly commented on SB1 regarding transportation funding and does not believe that the City should support it. He believes there are other proposals being developed that would be better.

Council Member Ramirez expressed interest on a Sister City program with a town in Mexico. He will also be participating in an anti-bullying campaign with a local elementary school. Mr. Ramirez is looking forward to the publicity that the Bastille will receive from the upcoming television program on the paranormal.

Council Member Devine briefly commented on the meetings that he attended.

Vice Mayor Sorensen discussed a movement by California citizens against the abuse of lawsuits which will be on April at the Capital and would like a representative from the City to attend if possible. She went to the Main Street Hanford meeting and announced the upcoming St. Patrick's Day event.

Mayor Ayers commented on the meetings and events that he attended recently.

COUNCIL FUTURE AGENDA ITEMS:

ADJOURNMENT:

Mayor Ayers adjourned the meeting at 10:36 p.m.

Respectfully submitted,

Jennifer Gomez
City Clerk