



**CITY COUNCIL MEETING
MINUTES**

**March 21, 2017 7:00 PM
Council Chambers
400 N. Douty St.**

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

Mayor David Ayers called the Study Session and Closed Session to order at 6:05 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.

There were no comments given.

STUDY SESSION:

A. Discussion on Proposed Refuse Enterprise System Rate Increase and Implementation of New Commercial Commingled Recycling and Food-Waste Collection Programs

Public Works Director Lou Camara provided background information on the Refuse Enterprise System. Rates were last increased in May 2005. He discussed reasons for a rate increase including an increase in numerous expenditures due to rising costs and more stringent state regulations and service mandates. A proposed rate summary was given for residential and commercial services. Mr. Camara provided evaluations of Residential Automated Service, Commercial Dumpster Service, and Street Sweeping Service. Rate comparisons with other cities were also provided. He also discussed an analysis of the proposed increase to the fund. Staff responded to questions and comments by the Council. Council directed staff to maintain the current level of services for street sweeping and to move forward with scheduling a public hearing. They would also like staff to look into the costs of privatizing street sweeping to compare with current costs.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

Mayor Ayers adjourned to closed session at 6:48 p.m.

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

Property: 8148 E. Lacey Blvd. (APNs 018-241-049, 018-241-050)
Agency Negotiators: Darrel Pyle and Ty Mizote
Negotiating Party: Steve Alexander and Jan Kahn for Helena Chemical
Under Negotiation: Terms and Price

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

Number of Potential Cases - 1

7:00 PM CALL TO ORDER REGULAR SESSION:

Mayor Ayers called the regular meeting to order at 7:03 p.m.

ROLL CALL:

Attendee Name	Title	Status	Arrived
Martin Devine	Council Member	Present	6:00 PM
Sue Sorensen	Vice Mayor	Present	6:00 PM
David Ayers	Mayor	Present	6:00 PM
Francisco Ramirez	Council Member	Present	6:00 PM
Justin Mendes	Council Member	Present	6:00 PM

INVOCATION:

Andrew Cromwell provided the invocation.

FLAG SALUTE:

Council Member Ramirez led the flag salute.

CLOSED SESSION ACTION REPORT:

There was nothing to report.

RECOGNITIONS/PROCLAMATIONS:

PRESENTATIONS:

A. Water Conservation Update

Deputy Public Works Director John Doyel introduced the City's new Water Conservation Technician, Josh Nauman, and commented on his proactive role in the community. The State Conservation Order has been recently extended until October 2018. The City has established a self imposed goal of 15%, but is conserving approximately 17%. Mr. Nauman discussed the number of properties that have been contacted to have leaks corrected. This method has been very successful with most corrections being made after one warning. Mr. Doyel stated that there are no proposed changes to the current water conservation program.

STAFF COMMUNICATIONS:

Police Chief Parker Sever stated that they will be having their Junior Explorer graduation and that they are also currently recruiting for a Cadet position.

Community Development Director Darlene Mata stated that they are still recruiting for a Senior Planner. The Planning Commission at their last meeting approved the recommendation to adopt the General Plan and Zoning Ordinance Update.

Public Works Director Lou Camara commented on upcoming street projects.

Fire Chief Chris Ekk reported on a few recent house fires that displaced the occupants, and that there were no injuries. He reminded everyone that it is that time of year to change the batteries in your smoke alarms.

Parks & Recreation Director Craig Miller discussed the attendance at Kids Fest and that they have started their t-ball season.

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.*

Doug Verboon commented on his business in the Courthouse and the flooding that affected him last year. He recommended that the Council make improvements to the Courthouse a priority over the Bastille due to occupants currently in the Courthouse.

Patricia Dickerson of the Carnegie Museum briefly discussed two proposals submitted by them that were distributed to the City Council regarding the purchase or lease of the Bastille.

Savino Perico commented about the Kings Community Action Organization (KCAO) youth program located at Coe Park. The City has provided funding to them for the last four years.

Rose Shaplie proposed that the historic district be expanded. She also discussed her request for the 2015/16 Actuals of the City's budget and expressed her confusion over various funds that she had reviewed. She also requested that the old Fire House be used as a Volunteer Center.

Rafael praised the KCAO program and the benefits for his child.

Mark Pratter stated his opposition to the selling of the vacant land next to Hidden Valley Park.

Richard Pontecorvo requested that the Council vote no on approving the contract for the Bastille. He supports the selling of the building to a private business that can invest in it. There are higher priorities for the City than spending a million dollars on the Bastille.

Mikayla Contreras commented on an opportunity she was given to be a fashion model and stated that supporting her on social media will help promote her. A gentleman also spoke on her behalf.

Shannon Alexander discussed an upcoming Easter Extravaganza and that it is open to the community for free.

Patricia Edmund also commented on the KCAO afterschool and summer programs and discussed the need for funding.

Miss Tucker Edmund has been involved with the program for two years and requested continued funding. She praised the program and what it has done for her.

Two students stated that the afterschool program is important to them and helps them with their homework.

Jessica Flores commented on the limitations of other programs and really appreciates the KCAO program.

Veronica Robertson stated the many benefits this program has given to her children.

Paula Massey commented on how there is a need for youth activities and programs. She requested that the Council think about their priorities. She briefly discussed the Women with Visions Unlimited program.

Mike Roberston encouraged the Council to support the youth programs.

Alicia Wolfe spoke on her opposition to spending hundreds of thousands of dollars on a partial renovation of the Bastille when the City does not have the funds.

Lee Wisecarver commented on the understaffing of the police department, the needs for a ladder truck for the Fire Department, and the many other needs throughout the City. He discussed his opposition to spending funds on renovating the Bastille and supports selling it to the private sector.

Stephanie Medrano discussed her positive experience in volunteering with the youth program.

Salvador Rocha commented on the Bastille being a historical landmark and the importance it has to him even as a younger generation. He supports leasing or selling it to someone that will be able to invest in it.

A woman commented on her frequent visits to Hidden Valley Park and would love to see an expansion.

Mickey Stoddard praised Mr. Perico and his achievements. Mr. Stoddard commented on the need to keep the land next to Hidden Valley Park so it can be eventually developed. He also discussed Council Member Mendes' comments made at a previous meeting.

Noor Memon commented on the need for more parks and the need to repair the Bastille.

Bob Ramos expressed his disappointment at what was stated at the previous meeting and the actions taken regarding the land next to Hidden Valley Park. He claimed that the residents in that area do not want it sold. He also commented on his support of keeping the historic buildings. Mr. Ramos also wanted Council Member Ramirez to recuse himself if Glenda Dwyer is recommended to be appointed to the Planning Commission due to his opposition of her being on the Parking & Traffic Commission.

Steve Banister supports additional incentives and tools to revitalize the downtown. He believes the estimate to renovate the Bastille has been over-engineered. He thinks that it should be evaluated again, and the renovation should be postponed to determine if the costs are warranted.

Mary Reed commented and praised the KCAO program.

A woman stated that the youth program has changed her son and that it is wonderful. She hopes that the Council will continue to fund it.

Craig Johnson commented on the poor condition of downtown and the double fees that are being paid by the downtown businesses to make improvements.

Nate Odom briefly commented on his disappointment of the land next to Hidden Valley Park being declared surplus. He encouraged more park space and to use that land as a garden.

Dennis Mann reflected on his participation on planting trees at Hidden Valley Park forty years ago and supports the expansion of the park. He opposed the renovation of the Bastille and preferred for it to be sold.

Linda Mann supported the youth programs and encouraged the Council to listen to the community.

Gabriel Leveros reinforced the comments made about wasting funds on renovating the Bastille when it could be used on other city facilities.

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 March 7, 2017 Meeting
- B. Police: Approve an Appropriation of \$11,095 for Tile Work in Men's Locker Room.
- C. Fire: Authorize to purchase and install radio equipment to improve the HFD's radio system in the amount of \$76,663.30 and approve an additional appropriation and transfer of funds.
- D. Public Works: Waive the second reading and adopt Ordinance 17-03 Amending Section 10.32.020 of the Hanford Municipal Code Pertaining to Stop Intersections Designated - 12th Avenue and Flint Avenue
- E. Public Works: Right of Way Dedication for Public Street Purposes –10 ½ Avenue south of Hanford Armona Road
- F. Public Works: Right of Way Dedication for Public Street Purposes – Hanford Armona Road at Irwin Avenue / 10 ½ Avenue
- G. Public Works: Award a contract to The Experienced Gardener of Visalia, CA to perform spraying services for the City's drainage basins and easements for an amount not to exceed \$33,083.
- H. Public Work: Award a contract to Haydon Construction, Inc., of Fresno, CA in the amount of \$590,285.00 for the FY 16-17 Water Distribution Main Extension Project and establish a construction contingency of \$59,028.00 for this project.
- I. Public Works: Approval of the First Amendment to the Reimbursement Agreement with Pioneer Union Elementary School District for Sewer, Water, and Storm Drain improvements within Berkshire Lane, Mustang Drive, and Stagecoach Drive adjacent to Frontier School.
- J. Public Works: Award a contract to TelStar, Inc., of Hanford for the installation, programming, and integration of the new magnetic meters for an amount not to exceed \$146,478.00.
- K. Public Works: Budget Amendment to accelerate the upgrade of Sanitary Sewer Pump Station No. 41 located in the Kings Industrial Park; and approve the purchase and installation of equipment in the amount of \$35,614.29.
- L. Public Works: Direct staff to provide the required notice and schedule a public hearing regarding Refuse Enterprise System Rates and Charges

M. Public Works: Acceptance of an easement deed from Jose and Natividad M. Cisneros for pedestrian access purposes.

N. Finance: Warrant Register

ITEMS PULLED FROM CONSENT CALENDAR:

Motion to approve the items pulled from the Consent Calendar.

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

1. Police: Infrastructure costs to fumigate the Hanford Police Department

Vice Mayor Sorensen pulled this item for additional discussion since it is proposed to be funded by the ACO account. Police Chief Sever discussed the project and the operations that are impacted by it.

2. Administration: Adopt Resolution 17-19-R approving the reorganization of the Public Works Department (to include Airport, Refuse, Fleet Maintenance, Streets, and Building Maintenance) and the creation of Public Utilities Department (to include Utilities, Engineering, and Wastewater).

Vice Mayor Sorensen requested some additional discussion on this action. City Manager Darrel Pyle explained the increased work load and additional responsibilities, especially in the Engineering and Utilities Divisions of the Public Works Department. Reorganizing by separating into two departments will improve the identification and sharing of responsibilities.

PUBLIC HEARINGS:

GENERAL BUSINESS:

A. City Clerk: Appointments for new seats to City Commissions - Two (2) seats on the Parks & Recreation Commission; and Two (2) seats on the Planning Commission.

Vice Mayor Sorensen commented on her alleged Brown Act violation due to her separate communications with Council Members Devine and Mendes. She stated that while she did bring up that Dan Chin was applying to the Planning Commission, the conversations did not discuss their intentions or to reach an agreement on the appointments. To avoid any appearance of bias against Mr. Chin, Ms. Sorensen stated that she would be abstaining from the votes pertaining to the Planning Commission appointments.

Council Member Mendes asked the City Attorney Mario Zamora if he or Council Member Devine should also abstain. Mr. Zamora stated that neither they or Ms. Sorensen are legally required to not participate, so it is their decision.

Mayor Ayers commented that he and the Vice Mayor split the responsibility in reviewing and recommending applicants for the appointments. Ms. Sorensen reviewed the Parks & Recreation Commission applications and interviewed some of the applicants, while Mr. Ayers did the same for the Planning Commission.

Vice Mayor Sorensen recommended the appointment of Sarah Martinez to the Parks & Recreation Commission. The Council approved the appointment unanimously.

Vice Mayor Sorensen recommended the appointment of Patricia Lewis to the Parks & Recreation Commission. The Council approved the appointment unanimously.

Mayor Ayers recommended four applicants to potentially fill the two seats: Savino Perico, Angel Vee Galvan, Glenda Dwyer, and Dan Chin. Mr. Ayers announced the process in which these applicants would be selected and appointed. Each Council Member would indicate if they support or oppose each of the candidates, and the two candidates that received the most votes would be appointed.

Dan Chin received 2 in favor (Devine, Ayers), 1 opposed (Mendes), and 2 abstained (Ramirez, Sorensen)

Angel Vee Galvan received 4 in favor (Mendes, Ramirez, Devine, Ayers), and 1 abstained (Sorensen)

Glenda Dwyer received 3 in favor (Mendes, Devine, Ayers), and 2 abstained (Ramirez, Sorensen)

Savino Perico received 4 in favor (Mendes, Ramirez, Devine, Ayers), and 1 abstained (Sorensen)

Ms. Galvan and Mr. Perico received the most support and were appointed to the Planning Commission.

B. Community Development: Discuss and provide direction on the U.S. Department of Housing and Urban Development (HUD) proposed Community Development Block Grant (CDBG) Action Plan 2017 activities and allocations.

Housing Administrative Analyst Sandra Lerma provided an overview of the Community Development Block Grant and the funds available. A total of \$78,000 is projected for the Public Service budget. Approximately, another \$861,994 is available for Affordable Housing and Public Improvements Non-Housing projects. An alternative project was also proposed for a Housing Support Center in the amount of \$750,000 to be located where the two water towers currently are. Staff requested direction from the Council on the proposed projects. Mr. Savino Perico responded to questions by the City Council on the status of their current funding and programs for KCAO.

Mayor Ayers stated his support of KCAO's application.

Council Member Ramirez discussed his support of the KCAO Program and would also like funding for Women with Visions Unlimited. He did not support the location of the Housing Support Center project.

Council Members Mendes and Devine concurred with Council Member Ramirez.

Vice Mayor Sorensen inquired about the amount awarded to KCAO last year and to use that as a guidance for funding the different projects.

After further discussion, the Council directed staff with the following proposals:

KCAO Program - \$58,000

Continuum of Care - \$10,000

Women with Visions Program - \$10,000

The Council also recommended the Affordable Housing and Public Improvements Non-Housing projects, and not the Housing Support Center.

C. Public Works: Award a contract for the Bastille Building Seismic Upgrade and Site Improvements Project.

Public Works Director Lou Camara provided background information on the renovation needs of the Bastille and past direction by the City Council. He also discussed other competing capital improvement projects and funding needed to move forward with them.

Vice Mayor Sorensen commented on the need for building maintenance reserves for all of the historic buildings. She was concerned that the Bastille was identified as a priority during Goals & Objectives, but it may be premature since they are in the middle of the two year budget. She would like to wait on the renovations as more suggestions and discussions are being heard on options.

Council Member Ramirez would like the brick area to still be repaired. He would also like the City to look at the AmVets' and Carnegie Museum's proposals for the Bastille.

Council Member Mendes opposed the contract and stated that this renovation would not be a solution to revitalizing downtown. He discussed the public's continued comments on improving lighting, parking, and other beautifying projects needed in the downtown which is one of the Council's top priorities. Council Member Mendes inquired about the AmVets and Carnegie Museum's proposals, and City Attorney Mario Zamora said one of the concerns would be the trigger of prevailing wages.

Council Member Devine would like to explore the proposals for the Bastille, but that the Courthouse is a priority so funds should be spent on those improvements.

The consensus of the Council was to direct staff to move forward with the Courthouse improvements, look into the two proposals regarding the Bastille, research the cost for the brick work and to spend some funds to keep the Bastille from further deterioration.

Motion to reject the bid.

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

Following the vote, the Mayor called for a recess at 10:07 p.m. and reconvened the meeting at 10:15 p.m.

D. Community Development: Discussion and Direction on Downtown Incentives

Community Development Director Darlene Mata provided a presentation on what has been done in the past including recommendations by the Downtown Revitalization Committee and surveys done by staff on the downtown buildings. Ms. Mata also gave an overview of current downtown incentives. She stated that the City invested \$864,000 in FY 2015/16, \$1,874,750 in FY 2016/17, and \$288,000 so far in the current fiscal year. Most projects and incentives to revitalize downtown cost money. Funding can come from one-time monies that are placed in the Accumulated Capital Outlay (ACO) account or from the sale of real property. Ongoing revenue sources can come from special taxes, business improvement district assessments, a property based improvement district, or general fund contributions.

The Council determined that due to the current lack of funds or an ongoing source of revenue, then new incentives cannot be implemented at this time. Ms. Mata stated that she will continue to bring forward new ideas to the Council as she comes across ways to provide incentives that will not cost additional funding.

The Council also discussed the expectations of the downtown business owners and the funds being used from their double tax. Main Street Hanford uses these funds for downtown, so the Council may want to review their contract to see if anything needs to change to make the business owners happier.

Staff is doing a parking study for downtown which is the first step in a long process to determine if and where a parking structure should be located.

COUNCIL REPORTS/COMMENTS:

Council Member Mendes will have several meetings tomorrow, so has nothing to report on yet. Mr. Mendes offered an apology for the comments he made at the previous meeting and did not mean for it to be directed to any members of the public. He will attend the next Parks & Recreation Commission meeting to personally apologize to Mickey Stoddard.

Council Member Ramirez attended the Kids Fest and said it was great. On April 9th, he will be attending Cuts of Kindness to benefit children.

Council Member Devine attended Junior Explorers and stated that the graduation will be on Friday. He will be attending a WELL conference next week regarding water reclamation.

Vice Mayor Sorensen did not have meetings to attend, but did the interviews for the Parks & Recreation Commission. She met with the City Manager and Council Member Devine to review the budget to become more familiar with it. She enjoyed St. Patrick's Day downtown.

Mayor Ayers briefly commented on upcoming meetings that he will be attending.

COUNCIL FUTURE AGENDA ITEMS:

Council Member Mendes requested a comprehensive study session on the medical marijuana facility proposals and draft ordinance.

Council Member Ramirez reiterated that he would like to see a future agenda item on the Bastille proposals.

ADJOURNMENT:

Mayor Ayers adjourned the meeting at 11:00 p.m.

Respectfully submitted,

Jennifer Gomez
City Clerk