



**CITY COUNCIL MEETING
MINUTES**

May 2, 2017 7:00 PM

Council Chambers

400 N. Douty St.

6:00 PM CALL TO ORDER CLOSED SESSION:

Mayor David Ayers called the closed session to order at 6:05 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.

Bob Ramos inquired about the Executive Management Employee Association listed on the agenda and made some comments about the City Manager.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

Mayor Ayers adjourned to closed session at 6:08 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

Hanford Police Officers Association (HPOA)

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

B. 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 regular meeting to order at 7:13 p.m.

ROLL CALL:

Attendee Name	Title	Status	Arrived
Martin Devine	Council Member	Present	7:00 PM
Sue Sorensen	Vice Mayor	Present	7:00 PM
David Ayers	Mayor	Present	7:00 PM

Francisco Ramirez	Council Member	Present	7:00 PM
Justin Mendes	Council Member	Present	7:00 PM

INVOCATION:

Pastor James Force provided the invocation.

FLAG SALUTE:

Mayor Ayers led the flag salute.

CLOSED SESSION ACTION REPORT:

There was nothing to report.

RECOGNITIONS/PROCLAMATIONS:

A. Proclamation - National Day of Prayer

Mayor Ayers read and presented the proclamation to Ms. Janis Rodgers on behalf of Kings Prayer Force. Ms. Rodgers invited the community to attend the event on Thursday at the Civic Auditorium.

STAFF COMMUNICATIONS:

Police Chief Parker Sever stated that a position was offered to a new employee. He noted that the police department was fumigated over the weekend. The department was also successful in making an arrest relating to three shootings that occurred recently.

Community Development Director Darlene Mata reminded the Council that a joint session with the Planning Commission has been scheduled for May 10th at 5:30 to discuss the marijuana ordinance.

Public Works Director Lou Camara announced some upcoming spring clean up activities. Residents should have received coupons allowing them one free dump at Kings Waste & Recycling Center.

Parks & Recreation Director Craig Miller announced a Senior Fair that will take place at the Civic Auditorium on May 10th.

Fire Chief Chris Ekk commented on an upcoming event on May 13th to provide smoke alarms. The Fire Department has begun weed abatement.

Finance Director Tom Dibble stated that the audit report will be presented at the next City Council meeting.

Utilities & Engineering Director John Doyel provided an update on upcoming capital improvement projects.

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.*

Randy Dodd of Adventist Health discussed their potential project for a rural health clinic at the Costco development which was presented last summer at one of the joint Planning Commission and City Council meetings. He stated that access is key and that area has a physician shortage. Adventist Health can only locate in a rural area for the clinic, so it cannot be downtown which is urbanized. He also commented on their need for office space and locating at the Hanford Mall would put it in close proximity to the hospital and they would like to look at that as an option.

Richard Harriman on behalf of HEAT and the San Joaquin Valley Environmental Defense Center stated that he distributed a letter today, and he made references to deficiencies in the zoning ordinance.

Kalish Morrow presented a proposal and business plan to open the Bastille as a restaurant and also serve specialty beers. They propose it to be run by a non-profit organization with all profits to be donated for various restoration projects.

Kenneth Holtson on behalf of Heart of Hanford expressed concern about the historic buildings being left in the hands of the City and believes solutions lie with non-profit organizations. They believe that they will be able to make improvements at a much lower cost due to volunteerism and will be able to quickly collect funds.

Paula Massey with Women With Visions Unlimited stated that she had questions about the CDBG grants, and that they did not understand what was involved. They appreciate the staff's assistance in this process, but they are not going to be able to go forward at this time with a CDBG grant since they do not have the funds to purchase items up front then get reimbursed.

Jeff Porterfield expressed his opposition to the restrictive downtown zoning as it is not convenient for the residents that do not live or work near downtown. He questioned whether downtown is thriving or dying and stated that even with the zoning ordinance the number of furniture stores has decreased over the years.

Mike Stoddard commented on the access to open space at elementary schools and claims by City staff that discussions were taking place with the schools. Mr. Stoddard stated that he spoke with representatives of the school districts and that they made it clear that the school districts were not interested in the proposals by the City. He questioned the credibility of city staff. He encouraged the City Council to not approve the second reading of the General Plan until the issue of open space has been resolved.

Michael Okuma of Costco Wholesale reported that this location is doing quite well and efforts are being made to develop that area. He stated that the recommendations from the joint Planning Commission and City Council meetings were to allow optometrists. He encouraged the Council to consider this amendment to the zoning ordinance or to allow it as an ancillary use. Their members have requested that an optometrist be allowed like all other Costco locations. Adventist Health is interested in developing there, but the zoning restrictions prohibit this and harms the citizens by not providing services to them.

Bob Ramos commented on the request by the Parks & Recreation Commission for a second public comment period on the agendas and requested that it be approved. He also expressed concern about photos that Council Member Ramirez has posted on Facebook of students.

Justin Bond of Our Heroes Dreams briefly commented on their efforts to serve veterans and would like the Council to approve the location at Amtrak for their offices.

Michael Kennedy of Retail California Commercial Real Estate stated that the retail market has changed over the years, and it has become more difficult to fill spaces so they are looking at other options than typical retail stores. The amount of leakage related to furniture stores cannot be addressed in the downtown, because there is not enough space. He stated that many stores have models to be located in regional areas and not downtowns due to their proximity of other compatible businesses.

Joanne Doerter of the Hanford Mall shared some of the comments on Facebook in response to the Sentinel's article "Council compromise on furniture zoning" which support a change to the downtown zoning ordinance to allow stores and professional offices in other areas.

Emily Burnias commented on Our Heroes' Dreams mission and stated that having space to operate from will be very helpful in fulfilling their efforts to assist local veterans.

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 item pulled for separate consideration.

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

- A. City Clerk: Approve Minutes from the April 18, 2017 Successor Agency Meeting
- B. Admin: Transfer of Abandoned Roadway (Portion of Energy St.) to Helena Chemical Co.
- C. Public Works: Award a Contract for FY 16/17 Fiberized Micro Surface Pavement Treatment Project.
- D. Public Works: Hanford- Armona Road at Irwin Street Right of Way Acquisition (APN 012-231-024)
- E. Public Works: Purchase of 636 automated refuse containers from Toter Wastequip, LLC., in the amount of \$33,028.90 (tax and freight included).
- F. Utilities and Engineering: Adopt the attached resolutions, 17-23-R Initiation of Landscape Assessment District Proceedings and 17-24-R Intention to Levy Assessments and Confirmation of Engineer's Report for Landscape Assessment District 16-02 located at 12th Ave. and Hume Ave., and set June 20, 2017 as the Public Hearing date.
- G. Utilities and Engineering: Permission to Advertise the 16/17 Pavement Resurfacing Project at Lacey Boulevard from Mall Drive to Magna Carta Avenue, and Grangeville Boulevard from 12th Avenue to Centennial Drive.
- H. Community Development: Amended Resolution 17-05-R, an order of the City Council of the City of Hanford vacating and abandoning approximately 46,389 square feet of public right-of-way on Energy Street, east of 11th Avenue, correcting a typographical error in the previously-approved resolution.
- I. Finance: Warrant Register

ITEMS PULLED FROM CONSENT CALENDAR:

- 1. Public Works: Purchase of one 2018 Elgin Crosswind Regenerative Street Sweeper from Haaker Equipment Company of Laverne, Ca., in the amount of \$ 335,234.45; authorize an appropriation of \$38,450.45 from Fleet Replacement Reserves; and declare one 2004 street sweeper vehicle as surplus.

Vice Mayor Sorensen pulled this item to clarify how areas in the downtown can be cleaned if the street sweeper cannot reach the debris. Public Works Director Lou Camara discussed a new piece of equipment that the Parks division will be able to use to reach difficult areas.

Motion to approve the purchase of the street sweeper as presented.

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

PUBLIC HEARINGS:

A. Community Development: Public Hearing to Adopt the 2017 Community Development Block Grant (CDBG) Entitlement Action Plan

Housing Administrative Analyst Sandra Lerma provided background information for the Council's review and consideration. Staff has not received notice of funding from HUD, therefore, the figures provided are estimated on the previous year allocation. Council Member Ramirez requested that the \$10,000 that was allocated for Women With Visions Unlimited be added to Senior Utility Assistance.

Mayor Ayers opened the public comments for the Public Hearing at 8:36 p.m.

Betsy McGovern Garcia of Self Help Enterprises thanked staff for their assistance in this process. They supported the funds being allocated for the Parkside Housing project.

With no further comments, Mayor Ayers closed the public comments at 8:39 p.m.

Motion to adopt Resolution 17-25-R approving the Community Development Block Grant Action Plan for Fiscal Year 2017-2018 with the amendment of allocating a total of \$13,000 to Senior Utility Assistance.

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

B. Utilities and Engineering: Continuation of the Public Hearing for the Annexation of Additional Properties to Landscape Assessment District No. 05-01 regarding Tract 812, Mission Park Subdivision and Tentative Parcel Map 2006-12 (APN 007-030-019) located near Flint Ave. and Highway 43 until May 16, 2017.

Utilities & Engineering Director John Doyel commented on the request by the developer of Tentative Parcel Map 2006-12 to be annexed. The Engineer's Report was modified so additional time to cast ballots is necessary. Mr. Doyel recommended that the public hearing be opened and continued until May 16, 2017.

Mayor Ayers opened the Public Comments of the Public Hearing at 8:45 p.m. No comments were given at this time.

Motion to continue the Public Hearing to May 16, 2017.

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

GENERAL BUSINESS:

- A. Administration: Authorize the Mayor to Execute a Lease Agreement with Our Heroes' Dreams for Vacant Office Space at 200 Santa Fe Street, Suite D.

City Manager Darrel Pyle provided background information for the Council's review and consideration.

Motion to approve the agreement.

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

- B. City Clerk: Deny Request by Parks & Recreation Commission for second public comment on agenda

City Clerk Jennifer Gomez discussed the request by the Parks & Recreation Commission and the current policy set by the City Council.

Motion to deny the Parks & Recreation Commission's request.

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

- C. Utilities & Engineering: Flashing Beacons for Existing Mid-block Crosswalk on Harris Street at Saint Rose McCarthy School

Utilities & Engineering Director John Doyel commented on the industry standards that must be followed and that Flashing Beacons at the crosswalk do not meet them. Staff recommended that an alternative of installing a Flashing LED Enhanced Blinker Radar Speed Limit Driver Feedback sign be installed on Harris Street to alert drivers to their speed. Mr. Doyel responded to questions and comments by the council.

Motion to deny the flashing beacons and direct staff to install the speed signal devices as recommended by staff.

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

- D. Fire: Introduce and waive the first reading of Ordinance No. 17-05 amending Section 15.12.040 of the Hanford Municipal Code to add fireworks regulations and remedies for fireworks violations.

Fire Chief Chris Ekk commented on the increased number of illegal fireworks each year and the need to discourage the use of them. This amendment would allow them to fine users and to deter the use of illegal fireworks. Staff responded to questions and comments by the City Council.

Motion to introduce and waive the first reading of Ordinance 17-05.

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

- E. Community Development: Discussion on the Removal of the Civic Park Kiosks

Community Development Director Darlene Mata discussed the Council's direction last October to tear down the kiosks due to various issues with the kiosks. None of the locations are ADA compliant and one kiosk needs the roof replaced which would cost \$8,000. Council Member Devine stated that he would like to see the hot dog stand remain, so he would like the Council to consider this. Mayor Ayers was concerned about the issues raised by staff. Council Member Mendes stated that all of the kiosks should be removed, but this is an opportunity to look at city ordinances on food trucks and vendors and providing seating in that area. Council Member Ramirez agreed with Council Member Mendes' statement. Vice Mayor Sorensen supported taking down the kiosks, but would like to keep the hot dog stand while looking at options.

Ms. Mata responded to questions and comments by the City Council.

Council Member Mendes noted that this was a decision made by the City Council in October 2016 to take down all of the kiosks and the owner of Raven's has known about this action.

Mayor Ayers allowed Bill Raven to address the Council about his hot dog business.

Mayor Ayers stated that upkeep needs to be done to the kiosk and the Council needs to justify the costs. He recommended tearing down all of the kiosks and putting something else there and allowing Mr. Raven the first right of refusal to occupy a new and improved site.

Motion to tear down the kiosks except the hot dog stand until a plan can be made for that site.

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

- F. Community Development: Waive the second reading and adopt Ordinance 17-04 approving Municipal Code Amendment 17-01, amending Title 17 of the Municipal Code, an update to the City of Hanford Zoning Ordinance.

Vice Mayor Sorensen recused herself from this item due to a conflict of interest.

Community Development Director Darlene Mata clarified that the General Plan was adopted on April 24th and that this action is only regarding the Zoning Ordinance. Ms. Mata addressed Mr. Harriman's letter and provided responses to his objections. Since the General Plan was adopted, the City is currently out of compliance if the Zoning Ordinance is not approved.

Council Member Mendes stated that he would like to approve the ordinance as recommended at the last meeting in order to move forward and to be consistent with the General Plan. He stated that there will be opportunities in the future for other changes, so there is no reason to delay the decision at this time.

Council Member Ramirez agreed that we need to move forward. Mr. Ramirez submitted a document for the record that he had referenced at a previous meeting regarding the revenue lost due to leakage.

Council Member Devine stated that the compromise that they have reached is best for the city right now.

Mayor Ayers commented that some restrictions have changed over the years and thanked the Council Members for their compromises at this time. He noted that some issues may come back at a future date to be revisited.

Motion to waive the second reading and adopt Ordinance 17-04.

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

COUNCIL REPORTS/COMMENTS:

Council Member Mendes reported on his recent meetings. Mr. Mendes stated that it is tough to govern when the Council says one thing, then votes differently.

Council Member Ramirez responded to comments by Bob Ramos. Mr. Ramirez provided an update on homeless concerns that are being addressed by KCAO.

Council Member Devine had nothing to report.

Vice Mayor Sorensen commented and thanked everyone for their understanding of her absense recently due to her attending an ill relative. Ms. Sorensen discussed the activities and meetings she has recently attended. She requested that clean up service days be added for the parks and also expressed concern over the state of the Goodwill site.

Mayor Ayers commented on the Kings Waste & Recycling Authority meeting that he attended.

COUNCIL FUTURE AGENDA ITEMS:

Council Member Mendes requested that the City look at the ordinance involving street vendors and food trucks as those can be included in the future plan of the kiosk locations. He inquired about how to move forward with Bastille proposals that they have been receiving. Ms. Mata stated that they should take proposals from the various groups that have expressed interest, then staff could review them and present the best ones to the Council.

Vice Mayor Sorensen would like a study session on the parks to discuss how the Council can address issues regarding their maintenance needs.

Mayor Ayers would like an update from KCAO re homeless issues.

IT Manager Eric Forcey announced that the City will be getting an updated website and that there will be no additional cost or impact on the budget.

ADJOURNMENT:

Mayor Ayers adjourned the meeting at 10:12 p.m.

Respectfully submitted,

Jennifer Gomez
City Clerk