



**CITY COUNCIL MEETING  
MINUTES**

**October 3, 2017 7:00 PM  
Council Chambers  
400 N. Douty St.**

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

Mayor Ayers called the Study Session and Closed Session to order at 6:01 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 three minutes is allowed for each speaker.*

There were no comments given.

**STUDY SESSION:**

**A. Community Development: Study the potential for a Downtown Theater**

Community Development Director Darlene Mata provided an overview of large movie theaters located in neighboring cities. Ms. Mata gave an update on the current change of ownership to the downtown theater. She stated that a second theater would not be able to locate in the downtown due to the rights of first run movies and the proximity from other theaters.

Ms. Mata and Utilities & Engineering Director John Doyel provided the parking study to the City Council and discussed the results. Ms. Mata noted that the study shows that there is sufficient parking, but people do not want to walk down the street and employees often park in front of the businesses.

Staff responded to questions and comments by the City Council. Mayor Ayers recommended that the City coordinate with other projects being developed in the future to determine a need and location for a parking structure. There was no consensus from the Council for staff to take any additional action at this time regarding parking, except to look at options to provide additional ADA parking in the downtown.

**CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:**

Mayor Ayers adjourned to closed session at 6:39 p.m.

**A. CONFERENCE WITH LABOR NEGOTIATORS - Government Code Section 54957.6**

Agency Designated Representatives: Darrel Pyle, Marissa Gonzales, Paula Lofgren, and Mario Zamora  
Employee Organization:

Hanford Firefighters Local 3898, IAFF

General Employees Management Association (G.E.M.A.)

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

Property: APNs 018-242-067, 018-242-077

Agency Negotiators: Darrel Pyle and Ty Mizote

Negotiating Party: Steve Alexander and Pat McGaraghan for Helena Chemical

Under Negotiation: Terms and Price

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

CASE NAME: Helena Chemical v. City of Hanford

CASE NUMBER: Kings County No. 17C0102

**7:00 PM CALL TO ORDER REGULAR SESSION:**

Mayor Ayers called the regular meeting to order at 7:16 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 Walt Black 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 Fire Prevention Week**

Mayor Ayers presented the proclamation to Fire Chief Ekk.

**STAFF COMMUNICATIONS:**

Police Chief Parker Sever discussed their PAL Boxing Tournament and that they won two championships. Also, when the new canine has completed training, it will be introduced at a future meeting.

Community Development Director Darlene Mata stated that the cannabis application period closed yesterday. Five applicants submitted for 27 permits and the review process has begun.

Public Works Director Lou Camara provided an update on the Longfield re-roofing project. He also discussed other recently completed capital improvement projects.

Utilities & Engineering Director John Doyel commented on current and upcoming projects. There will be a County project at 13th and Lacey that will have a three week closure, but the dates are not known yet.

Parks & Recreation Director Craig Miller reminded everyone of the Renaissance Faire that will take place on October 7th and 8th.

## **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 **three minutes** is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.*

Lillian Koenig inquired about any city regulations that may exist regarding gun control. Police Chief Sever stated that he will follow up with Ms. Koenig.

Dennis Ham stated that he believes additional bicycle parking is needed at Civic Park. He was also concerned about vehicles and shopping carts in the park. He would like bicycle racks to be available at City Hall too.

Bob Ramos disagreed with the reduction of public comments from five minutes to three minutes. He also requested that the Consent Calendar item regarding the election be pulled for the City Clerk to report on the item.

Diane Sharpe Johnson commented on a recent lawsuit filed regarding a public records request.

City Attorney Ty Mizote and City Manager Darrel Pyle responded to Ms. Johnson clarifying the actions taken by city staff which were compliant to the Public Records Act, and the records that were provided.

Anna Anderson stated that she made numerous complaints about people parking in the middle of the road in her area. She would also like more code enforcement to look into people living in sheds in backyards. Chief Sever will follow up with Ms. Anderson.

## **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 except for the items pulled from the Consent Calendar for separation consideration.

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|------------------|------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>              |
| <b>MOVER:</b>    | Francisco Ramirez, Council Member        |
| <b>SECONDER:</b> | Martin Devine, Council Member            |
| <b>AYES:</b>     | Devine, Sorensen, Ayers, Ramirez, Mendes |

- A. City Clerk: Approve Minutes from the September 19, 2017 Meeting
- B. City Clerk: Deny claim for damages and direct the City Clerk to send out notification of such to Jennifer Fernandes
- C. City Clerk: Deny claim for damages and direct the City Clerk to send out notification of such to Jeanice Cardens

- D. Public Works: Approve the purchase and installation of a new motor for Well No. 48 located at Encore Park from Valley Pump and Dairy Systems for a price not to exceed \$24,135.99.
- E. Public Works: Purchase of seven 2018 Ford F250 pickup trucks from Keller Motors, of Hanford, in the amount of \$248,268.88.
- F. Community Development: Resolution 17-49-R, a resolution of the City Council of Hanford approving a application for authorization to access State and Federal Level summary criminal history information for employment, volunteers, and contractors, licensing or certification purposes.
- G. Finance: Warrant Register

#### **ITEMS PULLED FROM CONSENT CALENDAR:**

1. City Clerk: Adopt Resolution 17-46-R Calling for the Holding of A Special Municipal Election to be Held on January 23, 2018 and Adopt Resolution 17-47-R Requesting the Board of Supervisors to Render Services Relating to the Conduct of the Special Municipal Election

This item was pulled at the request of Mr. Ramos during public comments.

City Clerk Jennifer Gomez briefly commented on the proposed resolutions and responded to questions and comments by the City Council.

Motion to approve Resolution 17-46-R and Resolution 17-47-R.

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| <b>RESULT:</b>   | <b>APPROVED [4 TO 0]</b>        |
| <b>MOVER:</b>    | Justin Mendes, Council Member   |
| <b>SECONDER:</b> | Sue Sorensen, Vice Mayor        |
| <b>AYES:</b>     | Devine, Sorensen, Ayers, Mendes |
| <b>ABSTAIN:</b>  | Ramirez                         |

2. Administration: Purchase Seven Computers for Placement at the Dais in the amount of \$4,096.05

Council Member Mendes requested that this item be pulled for further discussion. He disagreed on the need to add permanent computers to the dais.

Vice Mayor Sorensen discussed prior issues with their portable computers and would like this improvement to be made sooner than next year's budget.

Motion to approve as presented.

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| <b>RESULT:</b>   | <b>FAILED [2 TO 3]</b>        |
| <b>MOVER:</b>    | Sue Sorensen, Vice Mayor      |
| <b>SECONDER:</b> | Martin Devine, Council Member |
| <b>AYES:</b>     | Devine, Sorensen              |
| <b>NAYS:</b>     | Ayers, Ramirez, Mendes        |

## PUBLIC HEARINGS:

- A. Community Development - REVISED TENTATIVE TRACT NO. 918: A request to revise the previously approved tentative tract, in order to subdivide 47.51 acres into 142 single-family, low-density residential lots, (an increase of 12 lots from the previous approval of 130 lots) a two-acre park, and a 5.02-acre basin. MITIGATED NEGATIVE DECLARATION NO. 2016-06: A request to certify that the project will not have a significant effect on the environment with the incorporation of mitigation measures. The project is located south of Fargo Avenue, between 12th and 13th Avenues, west of the future Centennial Drive (APN 009-030-041 and a portion 009-030-148).

Associate Planner Gabrielle De Silva provided background information for the Council's review and consideration.

Mayor Ayers opened the public comments for the public hearing at 8:03 p.m.

John Zumwalt on behalf of the applicant spoke briefly on the project.

Bob Ramos opposed the size of the park in the development and stated that two acres is not sufficient.

Mr. Zumwalt responded to the size of the park and the similar size of the proposed park to other developments.

With no further comments, Mayor Ayers closed the public comments at 8:09 p.m.

Council Member Mendes spoke in favor of the neighborhood parks.

Vice Mayor Sorensen inquired about the requirements to determine the size of the parks. Community Development Director Darlene Mata discussed the policies in the General Plan which determine those minimum requirements.

Motion to certify Mitigated Negative Declaration No. 2016-06 for the project.

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| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>              |
| <b>MOVER:</b>    | Justin Mendes, Council Member            |
| <b>SECONDER:</b> | Francisco Ramirez, Council Member        |
| <b>AYES:</b>     | Devine, Sorensen, Ayers, Ramirez, Mendes |

Motion to adopt Resolution 17-50-R approving Revised Tentative Tract Map 918.

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| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>              |
| <b>MOVER:</b>    | Francisco Ramirez, Council Member        |
| <b>SECONDER:</b> | Justin Mendes, Council Member            |
| <b>AYES:</b>     | Devine, Sorensen, Ayers, Ramirez, Mendes |

## GENERAL BUSINESS:

- A. City Clerk: Appointment for Three (3) seats to Parks & Recreation Commission

City Clerk Jennifer Gomez requested that three appointments be made to the Commission.

Vice Mayor Sorensen previously interviewed the applicants and made the recommendations to appoint Karen Clancy with the term ending on December 31, 2017; appoint Joseph Castaneda with the term ending on December 31, 2018; and Gregory Kelley with the term ending on December 31, 2019.

The Council approved the recommendations.

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| <b>RESULT:</b> | <b>CONSENSUS</b> |
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**B. Police: Introduce and waive the first reading of Ordinance 17-17 Adding Chapter 12.18 of Title 12 Regulating Bicycle Parking, Civic Park**

Police Chief Parker Sever discussed the need for enforcement of bikes being improperly stored in the park. Additional bike racks are currently stored and available if needed.

Chief Sever responded to comments and questions by the City Council.

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

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

**C. Police: Introduce and waive the first reading of Ordinance 17-18 Amending Chapter 8.32 for language and general consistency with the new Hanford Municipal Code Chapter 5.56 Commercial Cannabis Activity**

Police Chief Parker Sever provided background information for the Council's review and consideration.

Motion to introduce and waive the first reading of Ordinance 17-18.

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

**D. Utilities & Engineering: Award a contract to Carvalho Construction, Inc., of Lemoore, CA in the amount of \$999,500.00 for the Police Department Building Remodel Project, establish a construction contingency of \$99,500.00 for this project, and approve an additional appropriation of \$262,000 from Accumulated Capital Outlay Reserves as a loan to be paid back by Police Impact Fees as they are collected.**

Utilities & Engineering Director John Doyel discussed the project and costs associated with it. Mr. Doyel responded to questions and comments by the City Council.

Motion to approve as presented.

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| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>              |
| <b>MOVER:</b>    | Justin Mendes, Council Member            |
| <b>SECONDER:</b> | Martin Devine, Council Member            |
| <b>AYES:</b>     | Devine, Sorensen, Ayers, Ramirez, Mendes |

**E. City Clerk: Review 2018 Calendar of City Council Meetings**

City Clerk Jennifer Gomez provided a schedule of City Council meetings for 2018 and requested direction from the Council to cancel any specific dates.

Following discussion, the Council agreed to cancel the following 2018 meetings: January 2, July 3, August 7, and September 4.

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|---------------------------------|
| <b>RESULT:</b> <b>CONSENSUS</b> |
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### **COUNCIL REPORTS/COMMENTS:**

Council Member Mendes attended the KART meeting and commented on the future buses. He also praised Parks & Recreation for their toddler T-ball program.

Council Member Ramirez attended the public safety event and stated that it was well attended.

Council Member Devine had nothing to report.

Vice Mayor Sorensen stated that the City Manager attended the Main Street Hanford meeting. Mr. Pyle gave a brief update on their recent successful events, as well as their upcoming Witches Night Out. Ms. Sorensen also attended the public safety lunch and stated that it was a great event.

Mayor Ayers attended the KCAG meeting and gave a brief update. He also attended the Kings Waste Recycling meeting. Mr. Ayers stated that the Chamber reviewed their bylaws and they hope to fill the Board position soon, followed by the Executive Director position.

### **COUNCIL FUTURE AGENDA ITEMS:**

Council Member Ramirez requested that the Council look at changing the start time for Planning Commission meetings to 5:30 p.m. There was no consensus by the Council to put this on a future agenda. Mr. Ramirez also requested a study session on the Lime Bike program. The City Council provided a consensus to put this on a future agenda.

Vice Mayor Sorensen requested a study session on creating stricter dog laws for Civic Park and Lacey Park. The Council provided a consensus to put this on a future agenda. Ms. Sorensen also requested a study session on reviewing the landscape maintenance standards and design in subdivisions. The Council agreed to put this on a future agenda for discussion.

### **ADJOURNMENT:**

Mayor Ayers adjourned the meeting at 8:53 p.m.

Respectfully submitted,

Jennifer Gomez  
City Clerk