



**CITY COUNCIL MEETING
MINUTES**

**November 7, 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 6:00 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 three minutes is allowed for each speaker.

Bob Ramos expressed concern about real property negotiations with Rabobank and stated that he does not want it sold.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

Mayor Ayers adjourned to closed session at 6:03 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:

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

Hanford Firefighters Local 3898, IAFF

Hanford Police Officers Association (HPOA)

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

Property: 218 N. Douty Street

Agency Negotiators: Darrel Pyle, Darlene Mata, Ty Mizote

Negotiating Party: Robin Leamy for Rabobank

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

CASE NAME: San Joaquin Valley Environmental Defense Center v. City of Hanford
CASE NUMBER: Kings County No. 17C0142

7:00 PM CALL TO ORDER REGULAR SESSION:

Mayor Ayers called the regular session to order at 7:00 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 Thomas King provided the invocation.

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 stated that construction will begin soon at the police department's two story building.

Public Works Director Lou Camara announced the installation of holiday lights and the upcoming leaf pickup program that will continue through January.

Parks & Recreation Director Craig Miller commented on an upcoming softball tournament and the Christmas Toy Give Away Program at Longfield Center.

Fire Chief Chris Ekk discussed the car seat check up program that they hosted. Equipment was recently installed to improve communication on radio towers.

Finance Director Paula Lofgren discussed the upgrade to their finance program which will take place later this month.

Utilities & Engineering Director John Doyel provided an update on recent street and lights projects.

City Manager Darrel Pyle stated that the City received correspondence from Gail Croom requesting a donation from the City for their annual Martin Luther King Day event.

A. Capital Improvement Projects Status - Informational Item

Informational item only.

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.*

Bob Ramos stated that the citizens do not want to sell Hidden Valley Park and recommended that the voters decide.

Jeff Fontes on behalf of Bridge the Gap requested that their business be reconsidered for cannabis permits. They would like the opportunity to explain how they are qualified to do business.

Jacob Yparrea of Bridge the Gap discussed their interview performance but would like to tell the Council more about their business. They are wanting to take a healthcare type model and apply it to the industry which would include an education component.

Mark Pratter appreciated that members of the City Council have reached out and are looking to resolve the issue on Hidden Valley Park. He hopes they will find a solution that will be acceptable to the majority of the community.

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

- A. City Clerk: Approve Minutes from the October 17, 2017 Meeting
- B. Administration: Approve the request from Koinonia Christian Fellowship for a city donation for the Party-4-Life event scheduled for December 31, 2017.
- C. City Clerk: Deny claim for damages and direct the City Clerk to send out notification of such to Reyna Reyes
- D. City Clerk: Deny claim for damages and direct the City Clerk to send out notification of such to Laura Cervantes
- E. Public Works: Approval of Resolutions 17-55-R, 17-56-R, and 7-57-R regarding Infrastructure Master Plans for Water, Sewer and Storm Drainage Facilities.

- F. Public Works: Purchase of one 2018 Peterbilt 520 automated refuse vehicle from Ruckstell California Sales Co., Inc., of Fresno, Ca., in the amount of \$307,169.34; authorize an appropriation of \$48,080.82 from Refuse Enterprise Funds; and declare one 2009 refuse vehicle as surplus.
- G. Parks & Recreation: Approve contract with Westscapes in the amount of and not to exceed \$34,520.72 for Landscape Assessment District Enhancement Projects
- H. Utilities and Engineering: Approve a Notice of Completion for the Youth Athletic Complex - Storm Drain Outfall Structure, and authorize the Mayor to execute and the City Clerk to attest and file said Notice with the Kings County Recorder's Office.
- I. Utilities and Engineering: Approve a Notice of Completion for the Sixth Street at Douty Street Parking Lot Improvements Project and authorize the Mayor to execute and the City Clerk to attest and file said Notice with the Kings County Recorder's Office.
- J. Utilities and Engineering: Approve a Notice of Completion for the FY 16-17 Manhole Repair Project, and authorize the Mayor to execute and the City Clerk to attest and file said Notice with the Kings County Recorder's Office.
- K. Utilities and Engineering: Approve a Notice of Completion for the FY 16/17 Cape Seal Treatment Project, and authorize the Mayor to execute and the City Clerk to attest and file said Notice with the Kings County Recorder's Office.
- L. Utilities and Engineering: Approve the Final Map and Subdivision Agreement for Tract No. 887, Unit 2, and accept all easements and dedications offered for public use. (Centennial Dr. and Berkshire Lane)
- M. Utilities and Engineering: Award a contract Bush Engineering, Inc. of Hanford, CA in the amount of \$881,373.00 for the 11th Avenue at Houston Avenue Traffic Signal Installation Project, and establish a construction contingency of \$88,137.00.
- N. Utilities and Engineering: Authorize the City Attorney to prepare and the City Manager to execute a Purchase and Sale Agreement with Kuldeep S. Sidhu and Sukhminder Kaur for the remnant parcel north of the Fire Station No. 3 on 12th Avenue and Hanford Armona Road
- O. Finance: Warrant Register

PUBLIC HEARINGS:

- A. General Plan Amendment No. 2017-03 (A): a request to change the land use designation on a 9.48-acre portion of a parcel from Office to High-Density Residential. Rezone No. 2017-01: a request to change the zoning designation on a 9.48-acre portion of a parcel from O Office to R-H High-Density Residential. Tentative Parcel Map No. 2017-01: a request to divide the 19.68-acre parcel, located at APN 011-020-042, into one parcel, totaling 9.48 acres (Parcel A), and a designated remainder, totaling 10.2 acres. Mitigated Negative Declaration No. 2017-11: 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 at the southwest intersection of Centennial Drive and Lacey Boulevard (APN 011-020-042).

Community Development Director Darlene Mata discussed the proposed zone change and project. A letter opposing the project was received on October 6th from Hofmans Nursery. Ms. Mata addressed the concern of

pesticides being used by the nursery and stated that the distance of the proposed residential area is actually farther in distance than residences that are currently near the business.

Mayor Ayers opened the public comments of the public hearing at 7:29 p.m.

John Zumwalt of Zumwalt Hansen on behalf of the applicant supported the recommendation by the Planning Commission and City staff. He had spoken to Mrs. Hofman about her concerns for their business and that she seemed to be satisfied with the proposal.

Mayor Ayers closed the public comments at 7:32 p.m.

Motion to certify Mitigated Negative Declaration No. 2017-11.

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

Motion to adopt Resolution 17-52-R.

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

Motion to introduce and waive the first reading of Ordinance 17-20.

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

Motion to adopt Resolution 17-53-R.

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

- B. General Plan Amendment No. 2017-03 (B): a request to change the designation for the property located at 206 W. Grangeville Boulevard from Low-Density Residential to Office Residential. Rezone No. 2017-02: a request to change the zoning designation for the property located at 206 W. Grangeville Boulevard from R-L-5 Low-Density Residential to O-R Office Residential. Site Plan Review No. 2017-11: a request to convert an existing single-family residential home to a professional office. Mitigated Negative Declaration No. 2017-12: a request to certify that the project would not have a significant impact on the environment with the incorporation of mitigation measures. The project is located at the northwest corner of Grangeville Boulevard and Leoni Drive, 206 W. Grangeville Boulevard (APN 009-282-003).

Community Development Director Darlene Mata discussed the proposed change of the zoning designation with the request to convert an existing single-family residential home to a professional office.

Mayor Ayers opened the public comments of the public hearing at 7:39 p.m., and with no comments given, closed the public comments at 7:40 p.m.

Motion to certify Mitigated Negative Declaration No. 2017-12.

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

Motion to adopt Resolution 17-54-R.

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

Motion to introduce and waive the first reading of Ordinance 17-21.

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

Motion to adopt Resolution 17-58-R.

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

GENERAL BUSINESS:

- A. Utilities and Engineering: Approve an additional appropriation from Storm Drain Reserves in the amount of \$32,381.92 and approve the purchase and installation of a new pump and motor from Valley Pump and Dairy Systems for a price not to exceed \$32,381.92.

Utilities & Engineering Director John Doyel provided background information for the Council's review and consideration.

Motion to approve as presented.

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

- B. Utilities and Engineering: Approve the purchase of new water meters, meter box lids, AMR radio units, and attaching hardware in conjunction with the flat to meter conversion project from Zenner, USA for a price not to exceed \$461,787.17.

Utilities & Engineering Director John Doyel discussed the water conservation orders established by the State and the actions taken by the City to be in compliance by completing this project. Mr. Doyel responded to questions and comments by the City Council.

Motion to approve as presented.

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

- C. Community Development: Recommendation by the Community Development Director to award a total of 21 Cannabis Business Permits to Nc3 dba Caliva, Genezen and Premium Extracts in accordance with Section 5.56.090 of the Hanford Municipal Code and adopt Resolution 17-59-R Amending the Number of Permits

Community Development Director Darlene Mata provided a PowerPoint presentation giving an overview of the direction given by the Council at past meetings and the permits requested by each applicant. Ms. Mata briefly discussed the proposed projects. Staff recommended a change from the Council's prior decision of allowing 2 campuses with 8 permits each to now allow Genezen 1 and 2 to be combined as a single campus and approve a total of 16 permits to them. Ms. Mata explained the application review process, evaluation, and interviews. Staff recommended amending the number of permits pertaining to a cannabis campus and tentatively approving permits for Caliva, Genezen, and Premium Extracts.

Council Member Mendes would like additional discussion on an appeal process for applicants that are not being recommended by staff. Following additional discussion, there was a consensus by the City Council to move forward with the three recommended applicants. There was also a consensus for staff to bring back information on an appeal process.

Randi Knott of Genezen thanked the City staff for their accessibility and quick response to questions. Genezen hopes that smaller businesses will be able to take advantage of their campus model, and they look forward to their project. They also restated their commitment to campaigning for the approval of a cannabis tax measure next year.

Rand Martin of Caliva expressed their desire to expand their operations in Hanford and be a partner with the city. He also expressed his appreciation of City staff for developing this opportunity.

Jose Rivas of Premium Extracts thanked the City for the application process that they created and followed.

Motion to adopt Resolution 17-59-R amending the total number of Commercial Medical Cannabis Permits that may be issued.

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

Motion to tentatively approve the permits for Caliva, Genezen, and Premium Extracts.

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

COUNCIL REPORTS/COMMENTS:

Council Member Ramirez attended the KCAO meeting, and they are still discussing a location for a homeless facility. Mr. Ramirez recognized a City employee in the Parks and Recreation Department who recently assisted a disabled woman whose electric scooter stopped working.

Vice Mayor Sorensen attended the EDC meeting, and she also commented on the recent activities by Main Street Hanford. Ms. Sorensen was happy that the street sweeper now comes the day after the trash cans are on the street and not on the same day.

Mayor Ayers was happy that Main Street Hanford is partnering with the Chamber of Commerce for the Christmas Parade.

COUNCIL FUTURE AGENDA ITEMS:

ADJOURNMENT:

Mayor Ayers adjourned the meeting at 8:47 p.m.

Respectfully submitted,

Jennifer Gomez
City Clerk