



**CITY COUNCIL MEETING
MINUTES**

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

6:00 PM CALL TO ORDER CLOSED SESSION:

Mayor 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.

There were no public comments.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

City Attorney Dowd announced an urgent issue with the Veterans' building that came to City Manager Pyle's attention after the agenda had been published. Attorney Dowd recommended that this emergency item be added to the Closed Session agenda. The addition of the item requires a two-thirds vote.

Motion by Vice Mayor SORENSEN, seconded by Councilmember MENDES, to add the emergency item to the Closed Session agenda. Motion carried by the following roll call vote:

AYES: SORENSEN, MENDES, RAMIREZ, SORENSEN, AYERS

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

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

CASE NAME: Hanford Environmental Awareness Team v. City of Hanford
CASE NUMBER: Kings County No. 16C0208

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

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

Number of Potential Cases - 1

C. 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

D. 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)

7:00 PM CALL TO ORDER REGULAR SESSION:

Mayor Ayers called the meeting 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:

Phoenicia Martinez provided the invocation.

FLAG SALUTE:

Mayor Ayers led the flag salute.

CLOSED SESSION ACTION REPORT:

City Attorney Dowd gave the following reports:

1. The roof of the Veteran's building has been examined by three structural engineers and is determined to be suspect. It will be closed as of Wednesday, November 22. The building is owned by the County, and City staff will notify the County tomorrow. This was approved by a 5-0 vote.
2. Agenda Item C: A majority of the City Council directed staff to begin the process of declaring the Rabobank property as surplus, and for staff to bring back information to the Council in the future about how the process is moving forward.

RECOGNITIONS/PROCLAMATIONS:

A. Police: Introduction of new K-9

Police Chief Parker Sever introduced the new canine officer, Argos, and his handler, Officer Joshua Chavez. Argos is an 18-month-old Belgian Malinois, and he has just completed his training for drugs and apprehension. The cost of the canine was \$14,000, and the training was \$20,000. Steve Oliveira and Steve Gonzales, of the K-

9 Foundation, presented Chief Sever with a check for \$20,000. Chief Sever expressed appreciation to these volunteers, and all joined in applause.

B. Police: Oath of Office

Lieutenant James Lutz
Sergeant James Edlund

Chief Sever introduced and congratulated Lieutenant Lutz and Sergeant Edlund and their families. Deputy City Clerk Diana Black administered the Oath of Office, and the officers' spouses pinned the badges. All in attendance expressed congratulations and honor by applause.

STAFF COMMUNICATIONS:

Community Development Director Mata reported that, with it being near Thanksgiving, things are slow in her department. She will have a report at the next City Council meeting regarding the two applicants that were not awarded cannabis permits.

Public Works Director Camara stated that it is leaf-pickup season through January. Lights and downtown holiday decorations are installed and ready to be turned on this Friday.

Utilities & Engineering Director Doyel added that there is an opening for another engineer. They are working on several design projects. The building permit application for Fire Station 3 was submitted last week, and work has started on the Police station.

Finance Director Lofgren announced that the audit is going well and is nearing completion. She also reported that this week marks the first all direct-deposit payroll. The Pentamation upgrade will take place over two days next week. They are working on getting the budget system up and were able to have 10 years of historical data integrated into it.

Parks and Recreation Director Miller reported a successful Toys for Kids Softball Challenge, with 22 teams (up from 12 teams last year). Over 200 toys were collected for the Longfield Center Christmas Toy Giveaway program.

Fire Chief Ekk reiterated that the Fire Station 3 building permit is in process.

Police Chief Sever stated that USA Boxing contacted Hanford Police requesting that one of our PAL fighters, Anthony Valdovinos, participate in the national tournament in Utah. They will pay his registration fee. Anthony will be one of only three competing from California.

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 asked that the sale of Hidden Valley Park be placed on a ballot. He stated that the citizens do not want the park or Rabobank to be sold.

Mark Pratter stated that he was told that the City Attorney would not allow Mayor Ayers and Vice Mayor Sorensen to meet with the Friends of Hidden Valley Park to discuss a compromise regarding the sale of the land, because Mr.

Pratter is part of a lawsuit against the City. He stated that he is not a named plaintiff in the suit. He presented three letters to the clerk from citizens who are opposed to selling the park.

Lou Martinez asked Council to reconsider moving forward with the sale of Rabobank and any other historic buildings. He also asked that the sale of Hidden Valley Park go before the voters. He recognized and thanked City Attorney Dowd for his generosity and all that he does for the community.

Chad Draxler thanked City Council for deciding to deem these properties surplus. He feels that the City needs more money and that most of the citizens are misinformed.

Michael Quinn stated that the citizens want to retain Hidden Valley Park. He disagreed with Mr. Draxler's comments.

Paul Broussard spoke in favor of keeping Hidden Valley Park. He called on Vice Mayor Sorensen to do what she can to bring it to a vote.

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:	Francisco Ramirez, Council Member
AYES:	Devine, Sorensen, Ayers, Ramirez, Mendes

- A. City Clerk: Approve Minutes from the November 7, 2017 Meeting
- B. City Clerk: Deny claim for damages and direct the City Clerk to send out notification of such to Sarah Peterson
- C. City Clerk: Deny claim for damages and direct the City Clerk to send out notification of such to John Adams
- D. Community Development: Waive the second reading and adopt Ordinance 17-20 Approving Rezone No. 2017-01, a Request to Rezone a 9.48-Acre Portion of a Property from O Office to R-H High-Density. The Project is Located at the Southwest Intersection of Centennial Drive and Lacey Boulevard (APN 011-020-042).
- E. Community Development: Waive the second reading and adopt Ordinance 17-21 Approving Rezone Application No. 2017-02, a Request to Rezone the Property Located at 206 West Grangeville Boulevard from R-L-5 Low-Density Residential to O-R Office Residential. The Project is Located at 206 W. Grangeville Boulevard (APN 008-282-003).
- F. Utilities and Engineering: Authorize the Utilities and Engineering Director to execute the attached Work Order No. 19 with Zumwalt Hansen, Inc. for the Construction Staking for the 11th Avenue at Houston Avenue Traffic Signal Installation Project, for an amount not to exceed \$21,800.00.

- G. Public Works: Adopt the attached Resolution 17-61-R establishing the restructuring of Landscape Assessment District No. 15-01-A and confirming the levy and collection of annual assessments for Silver Oaks Addition No. III, Unit No. 2. (Centennial Drive and Berkshire Lane)
- H. Public Works: Purchase of one 2018 Kenworth T-370 flatbed dump truck from PAPE Kenworth, of Fresno, Ca., in the amount of \$94,560.53; authorize an appropriation of \$30,034.53 from Fleet Replacement Reserves; and declare one 1994 flatbed dump truck as surplus.
- I. Fire: Approve Out-of-State Travel to Nevada for Fire Chief Chris Ekk and Finance Director Paula Lofgren to attend Fair Labor Standards Act (FLSA) for Fire Departments Training.
- J. Parks & Recreation: Coe Park Arbor Project - Arbor Purchase in the amount of \$29,588.18.
- K. Finance: Warrant Register

PUBLIC HEARINGS:

- A. Community Development: Public Hearing on the award of Commercial Medical Cannabis Business Permits to the following: Commercial Medical Cannabis Business Permit 2017-01 (Cultivation), 2017-02 (Manufacturing) and 2017-03 (Distribution) to Nc3 LLC, dba as Caliva, located on the south side of Houston Avenue between 10th and 11th Avenue, APN 018-232-002 and 003. The applicant proposes a 325,000 square foot facility on two parcels totaling 47 acres. Commercial Medical Cannabis Business Permit 2017-04 to Genezen 1 LLC, for a Cannabis Campus located at 10210 Idaho Avenue (APN 018-242-021, 022). The site consists of approximately 50 acres. The Campus includes the following permits: • Commercial Medical Cannabis Business Permit 2017-(05-18) to GZ1 Grow and GZ2 Grow for Cultivation of medical cannabis. • Commercial Medical Cannabis Business Permit 2017-19 to Genezen Go for Distribution Permit for medical cannabis. • Commercial Medical Cannabis Business Permit 2017-20 to Genezen Infusion for Manufacturing of medical cannabis. Commercial Medical Cannabis Business Permit 2017-21 to Premium Extracts located on Industry Avenue, east of 11th Avenue (APN 018-242-033) for the Manufacturing of medical cannabis. The parcel is approximately 122,000 square feet.

Mayor AYERS opened the Public Hearing at 7:38 p.m. and called for the staff report.

Community Development Director Mata presented the staff report, recommended adoption of Resolution 17-60-R, and invited questions from Council. She noted that the applicants were also present and available to answer questions. There were no questions at this time.

Mayor AYERS opened Public Comment and asked for those in favor to speak first.

Chad Draxler recommended approval, since it will be safe and regulated. He stated that it will bring money to the City, which can be used toward safety.

Paul Broussard, speaking as a pharmacist, stated that medical cannabis can bring relief from chronic pain and is safer than opioids, which have become a problem.

Mayor AYERS asked for those in opposition to speak.

Bob Ramos defined his view as neutral, stating that he is aware that medical cannabis helps cancer patients, but it is still against federal law. He encouraged Council to use the income from the cannabis facilities' taxes carefully, as one-time money.

Jim Wilson is in favor of medical cannabis, having been on it for 10 years, due to cancer. His cancer is now in remission, and he feels that medical cannabis worked for him.

Anna Anderson, Army veteran, has severe back injuries and other injuries that require her to be on pain medication. If it works, she feels it would be better than opioids, as she has heard of many deaths connected to their use.

Anna Hensley spoke in opposition, due to potential traffic issues, odor, and crime, because she lives on 10 1/2 Avenue, across the street from one of the locations.

Cesar, from Woodlake, spoke in favor of the permits. He would like to see more permits granted and would like to open a dispensary and a delivery service in the future.

Mayor AYERS closed the public hearing at 8:06 p.m. and asked for questions/comments from Council. There were none at this time. Staff was asked to address questions and concerns presented during Public Comment.

Community Development Director Mata noted that Ms. Hensley lives near the Caliva site on Houston Ave. Ms. Mata explained that all these facilities will be under strict controls, and they are required to use scrubbers before air is released. Staff will look at all issues, including traffic, noise, air quality, and odors, as part of the next phase, which will be the Conditional Use Permits.

Police Chief Sever added that each site must submit a security plan, which will be reviewed and approved by the Police Department. He further stated that these are very secure facilities, which will include video monitoring seen by Hanford Police, and HPD will make regular site visit.

In response to Cesar's comments, Ms. Mata referenced the Municipal Code, which does not permit cannabis dispensaries or delivery services.

Councilmember RAMIREZ commented that he did research before coming to a decision on this and that it can save lives. He thanked Director Mata and Chief Sever for their good work. He also mentioned that there will be new jobs created and income for the City.

Councilmember SORENSEN agreed that this was a thoughtful decision, not made lightly. She expressed concern about comments regarding so much money coming in and asked staff to clarify how the money will come to the City.

Director Mata replied that the tax discussion has not occurred yet. There will be at least 600 jobs. More financial information will be coming as the actual projects are closer.

City Manager Pyle relayed information that State Treasurer John Chiang plans to establish a banking model for this industry, regulated by the State of California, as opposed to the federal treasury.

Mayor AYERS thanked Director Mata, Chief Sever, and HdL for their work on this.

Motion adopt Resolution 17-60-R approving the Commercial Medical Cannabis Business Permits.

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

GENERAL BUSINESS:

There was no General Business to discuss.

COUNCIL REPORTS/COMMENTS:

Councilmember MENDES stated that the cannabis decision was big one. He cautioned against celebrating too early in the process. There will be a tax measure needed, in order to reap the financial benefits.

Councilmember RAMIREZ will be attending the Christmas parade this Friday at 6:00 p.m.

Councilmember DEVINE attended the Children's Storybook Garden opening. He encouraged everyone to see it.

Vice Mayor SORENSEN also attended the Children's Storybook Garden opening, noting that it has been a privately supported effort. She expressed congratulations.

Mayor AYERS asked how many of the Councilmembers will be on the City Council float. Councilmember MENDES will not be able to attend.

COUNCIL FUTURE AGENDA ITEMS:

There were no future agenda items noted.

ADJOURNMENT:

Mayor AYERS adjourned the meeting at 8:10 p.m.

Respectfully submitted,

Diana Black
Deputy City Clerk