



CITY COUNCIL MEETING MINUTES

**December 19, 2017 7:00 PM
Council Chambers
400 N. Douty St.**

5:30 PM CALL TO ORDER STUDY SESSION & CLOSED SESSION:

Mayor David Ayers called the Study Session & Closed Session to order at 5:33 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 Choice Aggregation

City Manager Darrel Pyle introduced Jason Caudle, Deputy City Manager for the City of Lancaster. Mr. Pyle provided an overview of Hanford's 2006 consideration for Community Choice Aggregation and the benefits offered now. Both, Southern California Edison and PG&E support CCA programs. The goal would be to offer local choice, 100% renewable options, 10% rate reductions for all customers, economic development incentives, and local revenue stream. The City can work with the City of Lancaster in developing and implementing a CCA.

Mr. Caudle discussed a hybrid model, California Choice Energy Authority. Some of the benefits include local control and revenue to the City, the program is tailored to meet individual needs of communities, and reduced administrative costs. He provided an overview of the next steps and actions the City should take if wanting to move forward in becoming a member of CCEA.

Mr. Pyle stated that it would cost \$65,000 to contract for additional research and to create an implementation plan.

The consensus of the City Council was to move forward with this project.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

Mayor Ayers adjourned to closed session at 6:13 p.m.

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

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

CASE NAME: Helena Chemical Company v. City of Hanford
CASE NUMBER: Kings County No. 17C0102

B. 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.)

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

Property: 401 N. Irwin Street
Agency Negotiators Darrel Pyle and Ty Mizote
Negotiating Party: Rebecca Campbell, Kings County
Under Negotiation: Lease Terms

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:

Police Chief Parker Sever provided the invocation.

FLAG SALUTE:

Mayor Ayers led the flag salute.

CLOSED SESSION ACTION REPORT:

There was nothing to report.

RECOGNITIONS/PROCLAMATIONS:

A. Introduction of Joey Joslin, CEO - Chamber of Commerce

The Vice President of the Chamber introduced the new board members and their new CEO, Joey Joslin.

STAFF COMMUNICATIONS:

Police Chief Parker Sever commented on their holiday activities and events with the community.

Public Works Director Lou Camara discussed their current leaf collection program and the upcoming Christmas tree pickup program.

Parks & Recreation Director Craig Miller thanked the Lions Club for providing breakfast for Breakfast with Santa on Saturday.

Fire Chief Chris Ekk commented on their recent fundraiser for St. Jude's Hospital at Chili's. Crews will be returning home from the Thomas fire in Southern California. A groundbreaking ceremony will be on January 3rd for the new fire station.

Finance Director Paula Lofgren attended an event at Hanford West where community issues were discussed by students. She briefly discussed activities and training in her department.

City Manager Darrel Pyle introduced Aiden Devine who is a Junior Explorer. Aiden is raising funds for the Police Department's K-9, Argos, to provide him with a bullet proof vest.

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.*

Jerry Irons requested that the item pertaining to the surplus property be pulled for discussion.

Steve Bannister of Main Street Hanford commented on a program known as Direct Public Offering (DPO) to raise community funds to refurbish the old fire station. He requested that the agenda item pertaining to the demolition of the fire station be pulled for further discussion.

Michelle Brown, Interim Executive Director of Main Street Hanford, stated that she is looking forward to 2018 and adding more to their events.

Bob Ramos inquired about the responsibility of the buyer for removing the water tanks for the parcel at Fifth and Irwin Streets.

Karen McConnell on behalf of the PAL program discussed the fundraiser for Argos and getting a bullet proof vest for him.

Jerry Irons asked about bus stop benches that have been removed on Douty Street. Public Works Director Lou Camara stated that he would follow up with KART.

Michael Quinn requested that the agenda items be pulled regarding the Landscape Assessment District and the renovation project for Fire Station No. 1's bathroom.

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

- A. Public Works: Acceptance of City of Hanford Energy Action Plan
- B. Utilities & Engineering: Waive the second reading and adopt Ordinance 17-22 approving an amendment to Municipal Code Section 10.16.130(b) to prohibit parking at any time at Fifth Street - on the north side, from 482' west of the centerline of Douty Street and extending 118' west.
- C. Utilities & Engineering: Authorize staff to advertise for bids for the Lacey Boulevard from Mall Drive to Magna Carta Avenue, and Grangeville Boulevard from 12th Avenue to Centennial Drive Pavement Overlay Resurfacing Project.
- D. Utilities and Engineering: Award a contract to Serna Construction, Inc., of Fresno, CA in the amount of \$75,870.00 for the Courthouse Brick Area Site Improvements Project and establish a construction contingency of \$7,600.00 for this project.
- E. Utilities and Engineering: Notice of Completion for Hanford Police Department and Longfield Center Reroofing Project
- F. Utilities and Engineering: Approve the purchase of new water meter boxes and meter box lids, in conjunction with the flat to meter conversion project from Ferguson Enterprises for a price not to exceed \$102,337.70.
- G. Finance: Warrant Register

ITEMS PULLED FROM CONSENT CALENDAR:

- 1. City Clerk: Approve Minutes from the December 5, 2017 Meeting

Council Member Mendes pulled this item to abstain due to his absence at the December 5th meeting.

Motion to approve as presented.

RESULT:	APPROVED [4 TO 0]
MOVER:	Sue Sorensen, Vice Mayor
SECONDER:	Martin Devine, Francisco Ramirez
AYES:	Devine, Sorensen, Ayers, Ramirez
ABSTAIN:	Mendes

- 2. Public Works: Approval of City surplus property sales for parcels located at Fifth / Irwin Streets and Hanford - Armona Road / 10 1/2 Avenue.

Public Works Director Lou Camara discussed the process the City followed to surplus the properties and the bid results to purchase the properties. The buyer of the parcel at Fifth/Irwin Street will be responsible for clearing the site within 18 months, and they intend to develop the location for their business.

Jerry Irons requested that the Council re-open the bid to allow another business the opportunity to bid on the demolition of the water towers. City Manager Darrel Pyle clarified that a bid for demolition was not done, because the City did not want to be responsible for that. The bidding was only for the purchase of the property.

Connor Meeks of Telstar Instruments described their intention to immediately demolish the towers and to construct two new buildings.

City Attorney Ty Mizote recommended that if they wanted to consider the proposal by Mr. Irons, then the City should start the process over again. Otherwise, they can move forward with approving the sales as recommended by staff.

Motion to approve the sales.

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

- Public Works: Adopt the attached Resolution 17-64-R establishing the restructuring of Landscape Assessment District No. 16-02-A and confirming the levy and collection of annual assessments for Tract 914, Mynderup Subdivision, Units I and II. (12th Ave and Hume Ave)

Public Works Director Lou Camara clarified the purpose of restructuring the existing landscape assessment district.

Motion to approve Resolution 17-64-R.

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

- Utilities and Engineering: Permission to Advertise the Hanford Fire Station No. 1 Bathroom Renovation Project and Pre-Authorize the City Manager to award and execute the contract on behalf of the City.

Public Works Director Lou Camara provided background information for the Council's review and consideration. Mr. Camara responded to questions and comments by the public and City Council.

Motion to approve as submitted.

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

- Administration: Contract for the demolition of the Old Fire Station located at 404 West Lacey Blvd.

City Manager Darrel Pyle provided background information on the old fire station and staff's research to reoccupy the space for other purposes which was estimated to cost \$2,000,000. Due to the high cost, it is recommended to demolish the building and expand the parking lot to benefit the Plunge.

Council Member Mendes recommended that Main Street Hanford focus their efforts to fix buildings in Civic Square and move forward with the demolition.

Mayor Ayers supported a 90 day delay for Main Street Hanford to attempt to raise funds for the old fire station.

Vice Mayor Sorensen agreed that if funds are going to be raised then it should be done for the buildings that have a higher value and are in disrepair and have more urgent needed repairs. She would also like to see a plan for the entire block.

Council Member Ramirez expressed his concern about the ability to meet the long term goals of developing that block for a new recreation facility and that having delays will only prohibit progress.

Motion to approve the contract for demolition.

RESULT:	APPROVED [3 TO 2]
MOVER:	Justin Mendes, Council Member
SECONDER:	Francisco Ramirez, Council Member
AYES:	Devine, Ramirez, Mendes
NAYS:	Sorensen, Ayers

PUBLIC HEARINGS:

- A. Commercial Medical Cannabis Business Permit 2017-02 (Manufacturing) – A request by Nc3 LLC, dba as Caliva, to relocate approved Commercial Medical Cannabis Business Permit 2017-02 to 10757 Energy Street (APN 018-242-070) in accordance with Hanford Municipal Code 5.56.180(a). The applicant proposes to manufacture cannabis in an existing 20,000 square foot facility.

Police Chief Parker Sever discussed the requested change to the location for manufacturing to an existing building.

Mayor Ayers opened the public comments of the public hearing at 8:06 p.m. Rand Martin on behalf of Caliva spoke on their opportunity to move up their time line to start manufacturing due to the different location. A request to change the location of the distribution will need to be done at a future meeting, as there was a miscommunication to notice that request for tonight's public hearing. With no further comments, Mayor Ayers closed the public hearing at 8:09 p.m.

Motion to adopt Resolution 17-65-R.

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

GENERAL BUSINESS:

- A. Community Development: Adoption of the Implementation Plan for the General Plan, a plan of actions to implement the policies in the 2035 General Plan.

Vice Mayor Sorensen recused herself due to a conflict of interest with the Downtown zoning.

City Manager Darrel Pyle explained the plan will provide guidance in implementing the policies that were adopted in the 2035 General Plan. Many policies are self-implemented in the General Plan, but some policies will require implementation by the City Council and this Plan will be used in that process.

Motion to adopt Resolution 17-66-R adopting the Implementation Plan for the General Plan as recommended by the Planning Commission.

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 stated several meetings have been cancelled due to the end of the year.

Council Member Ramirez attended the Hanford West event where the students discussed public policy. He also attended the Christmas Tree auction.

Council Member Devine had nothing to report.

Vice Mayor Sorensen attended the Breakfast with Santa and was pleased at how well organized it was. She also attended the Main Street Hanford meeting and provided an update. She requested that they be given the opportunity to provide input for the old fire station property. Staff will schedule a study session to show some concepts of potential parking and expansion of recreation facilities.

Mayor Ayers commented on his attendance at the Chamber of Commerce meetings and the Tree Auction.

COUNCIL FUTURE AGENDA ITEMS:

Council Member Mendes would like the Council to review the contract with Kings Waste & Recycling. Mayor Ayers stated that a review will be going to their Board, so he recommended that it be brought to the Council afterwards. The Council provided a consensus with Mayor Ayers' recommendation.

Council Member Ramirez requested that independent audits be done for the financials of the Chamber of Commerce and Main Street Hanford prior to the renewal of their contracts. There was not a consensus by the City Council to move forward at this time on a formal audit.

ADJOURNMENT:

Mayor Ayers adjourned the meeting at 8:31 p.m.

Respectfully submitted,

Jennifer Gomez
City Clerk