



**CITY COUNCIL MEETING
MINUTES**

**February 20, 2018 7:00 PM
Council Chambers
400 N. Douty St.**

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

Mayor David Ayers called the meeting to order at 6:05 p.m.

ROLL CALL:

Present: Justin Mendes, Diane Sharp, 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. Small Cell Technology

City Manager Darrel Pyle provided background information on previously proposed legislation and introduced representatives from AT&T.

Julie Tone and Tom Hannah discussed the importance and purpose of small cell technology to support 5G coverage. Specific locations are able to be identified and allow a small cell to be installed rather than large cell towers. The antennas can be placed at the top of light standards or on buildings. They are requesting a Master Attachment Agreement and amendment to the City ordinance to allow small cell technology in Hanford. They responded to questions and comments by the City Council.

Staff will review a draft agreement and work with AT&T to address any concerns. AT&T will also provide a map of locations that identify where they would want to be located. Council would like to also review potential designs of the poles.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

Mayor Ayers adjourned to closed session at 6:42 p.m.

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

CASE NAME: Transparent California v. City of Hanford, et al.
CASE NUMBER: Kings County No. 17C0245

7:00 PM CALL TO ORDER REGULAR SESSION:

Mayor Ayers called the regular meeting to order at 7:24 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
Diane Sharp	Council Member	Present	7:00 PM
David Ayers	Mayor	Present	7:00 PM
Justin Mendes	Council Member	Present	7:00 PM

INVOCATION:

Robert Needham provided the invocation.

FLAG SALUTE:

Mayor Ayers led the flag salute.

CLOSED SESSION ACTION REPORT:

There was nothing to report.

RECOGNITIONS/PROCLAMATIONS:

A. Police: Awards for Merit and Life Saving

Police Chief Parker Sever presented awards to Officers Chad Medeiros, Jonathan Farr, and Chris Barker for recognition of their life saving actions in 2017. Officer Medeiros was also presented with a meritorious award for his actions to assist a family and their vehicle.

B. Police: Oath of Office

City Clerk Jennifer Gomez provided the Oath of Office to Officers Ruben Cano and Saige Lopez.

STAFF COMMUNICATIONS:

Community Development Director Darlene Mata stated that their site plan review process is improving and are being more responsible. Applications are being submitted to the City by various businesses.

Public Works Director Lou Camara commented on the improvements being made to the Civic Auditorium. The design for the HVAC plans for the old Courthouse are being modified due to the challenges of making improvements to an old building and construction will probably begin in the fall.

Parks Superintendent Alvin Dias provided an update on future events.

Utilities & Engineering Director John Doyel provided an overview of multiple projects that will be taking place soon.

Fire Chief Ekk announced that offers have been made to new firefighters. They also began visiting preschools today as part of their safety program.

Finance Director Paula Lofgren stated that they are working on various reports that are due at the end of the year.

Police Chief Parker Sever commented on their fundraising to add a second K-9 to their department. Also, improvements to their building is coming along and stucco should be added soon.

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.*

Derek Weisser, on behalf of the Hanford Professional Firefighters, expressed their disappointment in the Council's decision to not reach an agreement with them. He discussed the number of hours and costs incurred on employees that have left for other agencies.

Gabriel Martinez discussed the negotiations between the City and fire employees. He also stated the findings by Judge Broadman from the mediation in January. Mr. Martinez discussed the current vacancies in the department.

Connor Kurtz commented on the classification and compensation study and stated that the comparisons were not fair. He expressed his concern that staffing levels are not adequate to serve the new fire station.

Matthew Baker discussed various case laws on wage issues.

Lilian Koenig commented on the recent mass shooting in Florida and requested action from the City to address this potential issue in Hanford and address mental health problems.

Bob Ramos stated that he did not believe that Vice Mayor Sorensen should have voted on Rabobank being declared surplus and should also not vote on anything related to downtown. He also disagreed with pay increases to the Executive staff because they do not live in Hanford. He does not believe the residents should pay employees that do not live in Hanford.

Shelli Barker expressed her support of the Fire Department and to provide them with new equipment and funding.

Jerry Irons commented on the impact fees and that the small and medium sized businesses cannot afford them. He would like the Council to modify these fees for a limited period of time and for this to be discussed at a future meeting.

Robert Garcia requested that the City Council negotiate with the firefighters in good faith.

Jacob Sanchez also expressed his support of the Fire Department.

Michael Quinn hoped that the management is aware of the community's desire to protect historic buildings. He proposed that a half cent sales tax be created for a limited time in order to raise funds for the restoration and preservation of the historic structures.

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:	Sue Sorensen, Vice Mayor
AYES:	Devine, Sorensen, Sharp, Ayers, Mendes

- A. City Clerk: Approve Minutes from the February 6, 2018 Special Meeting
- B. City Clerk: Approve Minutes from the February 6, 2018 Regular Meeting
- C. City Clerk: Deny claim for damages and direct the City Clerk to send out notification of such to Jason Verhoeven on behalf of George Verhoeven Grain, Inc.
- D. Parks & Recreation: Approval of Contract for the 04-03 Cambridge Homes Landscape Enhancement Project in the amount of and not to exceed \$23,635.51
- E. Parks & Recreation: Approval of Contract for the 01-04 Silver Oaks Landscape Enhancement Project in the amount of and not to exceed \$24,125.00
- F. Public Works: Purchase of one replacement 2018 Ford F-550 utilities service truck from Keller Ford, of Hanford, Ca., in the amount of \$78,893.60; authorize an appropriation of \$1,366.60 from Fleet Replacement Reserve Funds; and declare one 2003 utility service truck as surplus.
- G. Public Works: Purchase of one 2018 Vermeer BC1000XL brush chipper from RDO Equipment Co., of Fowler, Ca., in the amount of \$39,226.31 and declare one 2005 Brush Bandit 150 wood chipper as surplus.
- H. Utilities & Engineering: Waive the second reading and adopt Ordinance 18-01 approving an amendment to Municipal Code Section 10.16.130(b) for Red Curb/No Parking on Seventh Street between Mall Drive and Campus Drive.
- I. Finance: Warrant Register

ITEMS PULLED FROM CONSENT CALENDAR:

- 1. Parks & Recreation: Approval of Contract for the 02-01 Ashton Park Phase One Landscape Enhancement Project in an amount of and not to exceed \$22,314.76

Council Member Mendes pulled this item from the Consent Calendar to recuse himself. He has a conflict of interest due to the location of his residence.

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

PUBLIC HEARINGS:

- A. Community Development: APPEAL NO. 2018-01, appealing the Planning Commission's denial of Planned Unit Development No. 2017-01 and Tentative Tract 924. Planned Unit Development No. 2017-01 is request to deviate from the standards of the Hanford Municipal Code for the R-L-12 Low-Density Residential Zone District to allow a 26-lot gated community with common open space areas, reduced lot sizes, reduced setbacks, and a reduced street width for a private street. Vesting Tentative Tract Map 924 is request to subdivide a 4.19-acre parcel into 26 residential lots in the R-L-12 Low-Density Residential Zone District with a Planned Unit Development overlay. The project is located at the southern intersection of Greenfield Avenue and Fitzgerald Lane (APN 010-320-115).

Associate Planner Gabrielle De Silva provided background information for the Council's review and consideration. The applicant submitted a revision, but staff has determined that the revision still does not meet the findings for approval. Staff responded to questions and comments by the City Council.

Mayor Ayers opened the public comments of the public hearing at 8:23 p.m.

Alex Dwiggins of Zumwalt-Hansen spoke on behalf of the Clark family and requested that the Council overturn the Planning Commission's decision and approve their Planned Unit Development. He stated reasons as to why this project meets the required findings. He also discussed some general plan policies which he believes this project will support.

Alejandro Clark, the developer, addressed the parking concerns that the Council inquired about. He also stated that this is an infill project which makes it difficult to develop. He also noted that they received several letters of support for their project from other residents.

Warren Thompson, the architect, discussed the style and look of the proposed homes. He believes this is a good fit for this property and the surrounding properties.

Peter Pollack expressed his support of this development and would like to see these empty lots filled in.

Gary White supported this project.

Brian McKay owns property across the street and commented on his support of this development which will also help eliminate the current blight.

Rob Tuttrup lives east of the property and submitted information which is enclosed with the staff report. He appreciated the effort to have this property developed, but wants the plans to follow city ordinances and restrictions. He requested that the appeal be denied.

Michelle Dove lives next door to this project and urged the Council to support the Planning Commission's decision and deny the appeal. She commented on the different look of this project from the neighboring homes. She also expressed her concern on the wall which would impede their view of oncoming traffic.

Alex Dwiggins addressed the block wall and pointed out where it would be located.

Alejandro Clark stated that the issue with vehicles speeding has nothing to do with their project. They have tried to address some of their concerns.

Brian McKay also commented on other block walls in the area.

With no further comments, Mayor Ayers closed the public comments at 8:57 p.m.

Council Member Mendes commented on his support of this proposed project and the revisions that the developer has made to address concerns by opponents.

Council Member Sharp noted her support and enthusiasm for this project.

Council Member Devine concurred with Council Members Mendes and Sharp in the opportunity to develop homes that are much needed in Hanford.

Vice Mayor Sorensen discussed her desire to see more green space and that it was rather small. She appreciated the quality of this project.

Mayor Ayers inquired about the landscape that will be installed. Staff clarified that the homeowners will be responsible for the cost of maintenance.

Staff requested evidence to support Finding 6 which is that the combination of different dwelling types, architectural appearance, and/or varieties of land uses in the development will compliment each other and harmonize with the existing and proposed land uses in the vicinity if the Council would like to approve the appeal.

Council Member Sharp stated that in support of Finding 6 that there is evidence that a wide variety of housing types exist in that area; the project is considered infill and is supported by existing infrastructure; and there are a mix of lot sizes within an existing neighborhood.

Motion to bring back resolutions for approval based on these findings.

Mayor Ayers called for a brief recess at 9:17 p.m. Mayor Ayers reconvened the meeting at 9:25 p.m.

City Attorney Ty Mizote clarified that the public hearing will be continued to a future meeting for action by the City Council, but the public comments portion is closed.

RESULT:	APPROVED [4 TO 1]
MOVER:	Diane Sharp, Council Member
SECONDER:	Justin Mendes, Council Member
AYES:	Devine, Sharp, Ayers, Mendes
NAYS:	Sorensen

GENERAL BUSINESS:

A. Finance: Adopt Amendments to the 2017-18 Fiscal Year Budget

Finance Director Paula Lofgren presented budget amendments regarding services and operations by the Police Department, plus expenses in the Computer Maintenance Operations.

Motion to approve the amendments as presented.

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

- B. Utilities and Engineering: Authorize staff to advertise for bids for the Coe Park Arbor Project and pre-authorize the City Manager to award and execute the contract on behalf of the City to the lowest responsible bidder, providing project bid is within current budget appropriation.

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

Motion to approve the item as presented.

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

- C. Utilities and Engineering: Approve a Notice of Completion for the Rotary Field Lighting Project, and authorize the Mayor to execute and the City Clerk to attest and file said Notice with the Kings County Recorder's Office.

Utilities & Engineering Director John Doyel discussed the project that was completed.

Motion to approve the Notice of Completion.

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

- D. Parks & Recreation: Approve contract with Figueroa Concrete Partners for the Harris ST Ball Park Improvements Project in an amount not to exceed \$29,900.00.

Parks Superintendent Alvin Dias discussed the CDBG project to make improvements at the ballpark.

Motion to approve the contract with Figueroa Concrete Partners.

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

- E. Public Works: Purchase of one EZ -Liner VS 110 Paint Striping Vehicle, from EZ- Liner Industries of Orange City, IA., in the amount of \$144,653.43

Public Works Director Lou Camara briefly discussed the additional striping that City staff will be able to conduct with this purchase.

Motion to approve the purchase of one EZ - Liner VS 110 Paint Striping Vehicle.

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

- F. Public Works: Purchase of one 2017 CAT 926M wheel loader and attachments from Quinn Co., of Selma, Ca., in the amount of \$195,425.48; authorize an appropriation of \$13,570.48 from Fleet Replacement Reserve Funds; and declare one 1994 CAT IT28F wheel loader and attachments as surplus.

Public Works Director Lou Camara discussed the replacement of the wheel loader and attachments and declaring a 1994 wheel loader as surplus.

Motion to approve.

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

- G. Administration: Approval of Memorandum of Understanding with the Executive Management Employees Association.

City Manager Darrel Pyle stated that this item is being pulled from the agenda, and it will be brought back at a future meeting under closed session. The Council concurred with this action.

RESULT:	WITHDRAWN
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- H. Administration: Authorize the City Manager to Execute a Professional Services Agreement between the City of Hanford and Mr. Robert E. Cendjas and Associates regarding business development and economic development for the City of Hanford.

City Manager Darrel Pyle pulled this item from the agenda and will place it on a future meeting under a study session.

RESULT:	WITHDRAWN
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COUNCIL REPORTS/COMMENTS:

Council Member Mendes expressed his concern that Council Members are reacting to discussions on social media. He also commented on disingenuous comments made by a few individual residents. He encouraged the Council to remind their constituents that they have been happy with a significant number of agenda items approved by the Council and people are wanting to recall Council Members just because the Council does not vote the way they want one time. He stated that the City has done well in the last four years including downtown and that staff has contributed to that success. He said that they need to defend the good things that they have done and the fiscal decisions they have made.

Council Member Sharp commented on her upcoming KCAO meeting.

Council Member Devine agreed with Council Member Mendes and commented on the only two residents that reached out to him regarding the firehouse. He believes that the City is moving in the right direction and wishes that the public had a better understanding of the processes that the City must follow.

Vice Mayor Sorensen also tried to explain to a constituent the process but was met with frustration and an unwillingness to listen. Even though she voted no on the demolition, she wanted a plan in place for the future of that space and would like the community to be involved, as well as the Parks and Recreation Commission. Ms. Sorensen discussed Mr. Quinn's request for a sales tax ballot measure.

Mayor Ayers stated that he agreed with the decision by the Council to demolish the fire station even though it was emotional for him to see it taken down. He expressed his pleasure with a new furniture store opening and bringing ethnic diversity to Hanford.

COUNCIL FUTURE AGENDA ITEMS:

Council Member Mendes would like to address the traffic problems at Della and Greenfield. Mr. Camara stated that the Parking & Traffic Commission can look into the issue. Mr. Mendes stated that he is willing to sell the Bastille to Heart of Hanford for \$1.00. The Council provided consensus to add this to closed session on a future agenda.

ADJOURNMENT:

Mayor Ayers adjourned the meeting at 10:03 p.m.

Respectfully submitted,

Jennifer Gomez
City Clerk