



CITY COUNCIL MEETING MINUTES

**March 6, 2018 7:00 PM
Council Chambers
400 N. Douty St.**

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

Mayor David Ayers called the meeting to order at 5:30 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. Veterans Building Structural Evaluation Report

Public Works Director Lou Director introduced Rick Ransom of Brooks-Ransom Associates who is a structural engineer. Mr. Brooks provided an overview of the current construction of the roof and ceiling and the areas that are failing. Mr. Ransom discussed the findings in their report and recommendations. A budget of approximately \$60,000 would be anticipated to make the necessary repairs.

Council Member Mendes recommended that the City contact the County for a financial partnership. The Council concurred.

The Council provided consensus for staff to move forward with Brooks-Ransom to prepare the drawings. Staff will bring back a future agenda item for authorization to go out to bid and a budget transfer.

B. Water System Issues and Challenges

Utilities & Engineering Director John Doyel provided a presentation addressing water system issues including arsenic violation at Well No. 50, trihalomethane violations in the southwest part of town, and that Well No. 37 was abandoned not destroyed. The City currently does not treat the water, but that would be the solution. Challenges to a treatment process would be the need for additional training and certification of staff. There would be initial capital expense as well as ongoing operational costs. Staff is considering putting Well No. 37 back into operation since it also needs treatment. A new well was budgeted for FY18 and FY19 and staff would recommend not moving forward with a new well, but treat for the identified issues and see if Well 37 can be recovered.

Staff responded to questions and comments by the Council. The consensus of the Council was for staff to move forward with their proposed plan.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

Mayor Ayers adjourned to Closed Session at 6:20 p.m.

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

Property: APN 018-242-077

Agency Negotiators: Darrel Pyle and Ty Mizote

Negotiating Party: Gery Zacher

Under Negotiations: Terms and Price

Property: APN 010-265-001

Agency Negotiators: Darrel Pyle and Ty Mizote

Negotiating Party: Main Street Hanford/Heart of Hanford

Under Negotiations: Terms and Price

B. CONFERENCE WITH LABOR NEGOTIATORS - Government Code Section 54957.6

Agency designated representatives: Darrel Pyle, Marissa Gonzales, and Mario Zamora

Employee Organization:

Executive Management Employees Association (E.M.E.A.)

Hanford Firefighters Local 3898, IAFF

7:00 PM CALL TO ORDER REGULAR SESSION:

Mayor Ayers called the regular meeting to order at 7:02 p.m.

Mayor Ayers apologized to the public for their poor management of time at the last meeting.

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:

The invocation was provided by Pastor Stan Plooy.

FLAG SALUTE:

Mayor Ayers led the flag salute.

CLOSED SESSION ACTION REPORT:

There was nothing to report. Council will return to Closed Session to discuss the Real Property Negotiations at the end of the meeting.

RECOGNITIONS/PROCLAMATIONS:

STAFF COMMUNICATIONS:

Police Captain Karl Anderson stated that they have been addressing false threats on schools put on social media by minors.

Community Development Director Darlene Mata noted that an application for a conditional use permit has been received by Urban Air for the trampoline facility.

Utilities & Engineering Director John Doyel provided an update on current and upcoming capital improvement projects.

Parks & Recreation Director Craig Miller invited everyone to attend the Kids Fest on March 17th.

Fire Chief Chris Ekk commented on their preschool fire prevention program. He also reminded everyone to change their clocks this weekend and change the batteries in their smoke alarms.

Finance Director Paula Lofgren stated that they are rolling out the new time card system.

A. Status Report for Capital Improvement Projects in Construction

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.*

Gail Soto of Hanford Senior Citizens, Inc. expressed concern that they are not welcome at the Veterans Building by the veterans and believes it belongs to the Seniors as well.

Nancy Block stated her support of the Senior group for their assistance to her personally, and they need the City's support so they can have a place to gather.

Adam Mederos would like to build a new salon and change his current salon to a beauty school, but the zoning does not allow him to have a school at that location. He explained that he would like to follow the process to allow him to proceed with his plans.

Patricia Dickerson of the Carnegie Museum stated that they will need to postpone their reopening a couple of weeks due to some additional improvements they will be making. The new date will be March 24th.

Nancy Valdez, Secretary of Hanford Senior Citizens commented on the need for the Seniors to have a place to be active and meet. They would like to have the Goodwill building.

Tom McKean on behalf of the Hanford Professional Firefighters commented on the comparisons made in the classification and compensation study. He also stated that they are not asking for a raise in their contract negotiations.

Todd Cotta expressed concerns about the zoning change to his property at 9 1/2 Avenue and that they are now attempting to sell it. Potential buyers are unable to put businesses there that they would like.

Emily Burnias expressed her thanks to the Seniors for the work they have done at the Veterans Building. She invited everyone on behalf of the Western Regional Vietnam Wall to their dedication of the permanent replica of the Vietnam Wall at the Dinuba Memorial Hall on April 30th. She requested a \$1,000 donation from the City of Hanford.

Bob Ramos stated that the Seniors should have the Goodwill building and that it would be a good fit for them. He would like better service to be provided to businesses to overcome zoning violations.

Fernando Valdez spoke on behalf of the senior citizens and requested that the City assist them with finding a permanent location.

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 Consent Calendar except for items pulled for separate consideration.

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

- A. City Clerk: Approve Minutes from the February 21, 2018 Special Meeting
- B. City Clerk: Approve Minutes from the February 22, 2018 Special Meeting
- C. City Clerk: Approve Minutes from the February 26, 2018 Joint Meeting
- D. City Clerk: Deny claim for damages and direct the City Clerk to send out notification of such to Danny Escobar
- E. Administration: Approve settlement with Lucila Zaragoza Soto Garcia in the amount of \$155,000.
- F. Public Works: Purchase of 26 (three cubic yard-recycle), 18 (three cubic yard), 10 (two cubic yard) and 15 (one cubic yard) commercial refuse containers from Consolidated Fabricators Corporation, in the amount of \$41,209.99 (tax and freight included).
- G. Public Works: Award contracts to Expert Gate Repair of Madera, Ca., and Gilbert Electric of Hanford, for the replacement of two gate electric gate operators located at the Police Department parking lot, in an amount not to exceed \$12,000.
- H. Public Works: Purchase of one replacement 2018 Ford F-450 flatbed truck from Keller Ford, of Hanford, in the amount of \$48,238.90 and declare one 1994 flatbed truck as surplus.
- I. Utilities and Engineering: Approval of agricultural lease with Sanchez Brothers Farming, Inc. and authorize City Manager to execute said agreement. (11th Avenue and Houston Avenue)
- J. Parks & Recreation: Approve the purchase of a playground structure from NSP3 for Lacey Park in the amount of \$102,315.24.
- K. Parks & Recreation: Approve the purchase and installation of a new playground at Quail Run Estates Park in the amount of \$36,735.32.
- L. Finance: Warrant Register

ITEMS PULLED FROM CONSENT CALENDAR:

1. City Clerk: Approve Minutes from the February 20, 2018 Meeting

Mayor Ayers made a correction to his statement under Council Comments that he was referring to a furniture store not a restaurant.

Motion to approve as amended.

RESULT:	APPROVED AS AMENDED [UNANIMOUS]
MOVER:	David Ayers, Mayor
SECONDER:	Sue Sorensen, Diane Sharp
AYES:	Devine, Sorensen, Sharp, Ayers, Mendes

2. Utilities and Engineering: Award a Contract for the Civic Auditorium Exterior Painting Project to Jeff Painting, of Los Angeles, CA in the amount of \$103,700.00 and establish a construction contingency of \$10,370.00 for this project.

Vice Mayor Sorensen pulled this item for clarification on the funding from ACO. Utilities & Engineering Director stated that \$91,000 will be used from the Building Replacement Reserve fund while approximately \$23,000 will be used from ACO to cover the difference.

Motion to approve.

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

PUBLIC HEARINGS:

- A. Community Development: (STAFF RECOMMENDS THIS ITEM BE CONTINUED TO MARCH 20, 2018): Adoption of Resolution No. 18-09-R, upholding the appeal of the Planning Commission's denial of Planned Unit Development No. 2017-01, therefore approving Planned Unit Development No. 2017-01, a request to deviate from the standards of 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. Adoption of Resolution No. 18-10-R, upholding the appeal of the Planning Commission's denial of Vesting Tentative Tract 924, thus, approving Vesting Tentative Tract 924, a 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. Adoption of Mitigated Negative Declaration No. 2017-13, certifying that the proposed projects would not result in a significant adverse impact on the environment with the incorporation of mitigation measures. The project is located at the southern intersection of Greenfield Avenue and Fitzgerald Lane (APN 010-320-115)

Staff stated that the developer requested to continue the hearing to the next meeting in order to review an additional access point to the development.

Motion to continue the public hearing to March 20, 2018.

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

GENERAL BUSINESS:

- A. Utilities and Engineering: Permission to Advertise the Corporation Yard Wash Bay Renovation Project and Pre-Authorize the City Manager to award and execute the contract on behalf of the City

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

Motion to approve as presented.

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

- B. Utilities and Engineering: Award a contract to Dave Christian Construction Company, Inc., of Fresno, CA in the amount of \$1,713,922.10 for the FY 16/17 Pavement Resurfacing Project, establish a construction contingency of \$171,390.00 for this project, and approve an additional appropriation of \$125,312.10 from the TDA Gas Tax Fund.

Utilities & Engineering Director John Doyel described the proposed project and the bids that were received. The additional appropriation will help cover the contingency costs.

Motion to approve.

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

- C. Utilities and Engineering: Permission to Advertise the FY 17/18 Single and Double Fiberized Micro-Surfacing 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 discussed the project and budget.

Motion to approve.

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

COUNCIL REPORTS/COMMENTS:

Council Member Mendes attended the KART meeting where they discussed a new site for their facility. Mr. Mendes suggested that staff look at comparisons of costs of constructing a Senior Center at the old fire station location and at the old YMCA building. He also attended the EDC meeting where they mentioned that the area north of the YMCA would be a good location for senior housing and that the YMCA location be a facility for senior activities. Mr. Mendes commented on a personal matter that a sex offender has moved next door to his children's daycare provider and discovered that it is permitted under current state law. He contacted Assembly Member Salas' office, but was told that Mr. Salas did not want to pursue changing that law and that the daycare provider could always move due to its small size. Mr. Mendes stated that this type of representation is terrible and therefore he has pulled papers to run for the Assembly District and champion this issue himself.

Council Member Sharp attended the open house at the Veteran's center at the Amtrak Station. She also looked at the old YMCA building. Ms. Sharp requested a list of times where new businesses are having issues with the general plan. She also would like the license plate frames on city vehicles to be removed if they reference something other than Hanford.

Council Member Devine expressed his full support of Council Member Mendes and his efforts to address the matter relating to the daycare provider.

Vice Mayor Sorensen is also familiar with that daycare and is excited to hear that Council Member Mendes is willing to make a difference in that issue. She has attended several meetings regarding homelessness and also attended the Veterans First Response Resource Center. Ms. Sorensen expressed concern about the purpose and use of the Veterans Building/Senior Center. She inquired about the process to modify zoning. Ms. Mata stated that the process was explained to the two individuals and she then explained the process to the Council.

Mayor Ayers also attended the open house of the First Response Center at the train station. He also toured the old YMCA building. He stated that he will meet with Gail Soto to discuss a location for the Senior Citizens.

COUNCIL FUTURE AGENDA ITEMS:

Council Member Mendes inquired about the timing of updating the fees. Ms. Mata stated that the building division is still working on their fees. Staff will bring back to Council in the next month or two a proposal which will establish fees that reflect a full cost recovery.

Council Member Sharp requested that a second public comment be added at the end of the meeting. There was not a consensus by the Council to bring this back as a future agenda item.

ADJOURNMENT:

Mayor Ayers reconvened Closed Session at 8:06 p.m. With nothing to report after Closed Session, the meeting was adjourned at 8:52 p.m.

Jennifer Gomez
City Clerk