The City of Hanford
CALIFORNIA

**CITY COUNCIL MEETING**
**MINUTES**
**June 19, 2018 7:00 PM**
**Council Chambers**
**400 N. Douty St.**

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

Mayor Ayers called the Study Session and Closed Session to order at 5:30 p.m.

## ROLL CALL:

Present: Diane Sharp, Martin Devine, Sue Sorensen, David Ayers
Absent: Justin Mendes

## PUBLIC COMMENT - STUDY SESSION & CLOSED SESSION:

Comments from the public are limited to items listed on the agenda (GC 54954.3a). A maximum of three minutes is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.

There were no comments.

## STUDY SESSION:

2018-2019 Enterprise Fund Budget Review

Utilities and Engineering Director John Doyel continued the Proposed Five-Year Capital Improvement Program (CIP) review from the June 12, 2018 meeting. He noted that The Plunge expansion and renovation of the third floor of the courthouse projects were not in the proposed program for the next fiscal year and requested Council direction whether or not to prepare budget pages and allocate funds for the projects.

City Manager Pyle presented a review of the reserve balance sheets requested by Council. Public Works Director Lou Camara presented the Enterprise Fund Budget. They, City Manager Pyle, and Finance Director Lofgren responded to Commissioners' questions.

Some highlights: Funds of $424,000 are available for The Plunge expansion in 2018-2019. Equipment rental refund income from out-of-town fires is available to fully fund the new ladder truck for the Fire Department. The Enterprise Fund reflects the addition of one Fleet Maintenance Supervisor.

Mayor Ayers adjourned to Closed Session at 6:40 p.m.

## CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

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

CASE NAME: Adams v. City of Hanford

CASE NUMBER: Kings County No. 18C0068

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

CASE NAME: Southern California Edison v. City of Hanford
CASE NUMBER: Kings County Co. 17C0268

CASE NAME: San Joaquin Valley Environmental Defense v. City of Hanford
CASE NUMBER: Kings County No. 17C01042

CASE NAME: Valdez v. City of Hanford
CASE NUMBER: Kings County No. 1:17-00430

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

CASE NAME: Perez v. City of Hanford
CASE NUMBER: Kings County No. 17C0335

CASE NAME: CSAA v. City of Hanford
CASE NUMBER: Kings County No. 18CV0217

B. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION - Government Code Section 54956.9(d)(4)

Number of Potential Cases - 1

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

Property: APNs 028-310-005, 028-310-007, 028-310-008, 028-310-025, 028-240-008, 028-240-016, 028-240-018, 028-240-019, 028-240-020, 028-240-021
Agency Negotiators: Darrel Pyle, John Doyel, and Ty Mizote
Negotiating Party: Mark Mendes
Under Negotiations: Terms and Price

## 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 | 5:34 PM |
| Sue Sorensen | Vice Mayor | Present | 3:40 PM |
| Diane Sharp | Council Member | Present | 5:32 PM |
| David Ayers | Mayor | Present | 3:40 PM |
| Justin Mendes | Council Member | Absent | |

## INVOCATION:

Utilities and Engineering Director John Doyel led the Invocation.

## FLAG SALUTE:

Mayor Ayers led the flag salute.

## CLOSED SESSION ACTION REPORT:

There was nothing to report.

## RECOGNITIONS/PROCLAMATIONS:

## STAFF COMMUNICATIONS:

Police Captain Karl Anderson reported that the Police Department is busy, especially with traffic at 11th and 12th Avenues. He reported that one of the officers came upon a fire recently and was able to put it out with his fire extinguisher and a garden hose.

Utilities and Engineering Director Doyel reported that the Flat Rate-to-Meter project will start the first week of July and should be completed around Thanksgiving. Owners will be noticed in *The Hanford Sentinel* and will receive 48-hour notice for their location. The contractors will wear vests and will drive golf carts, so they will be noticeable and will not have large trucks in the neighborhoods.

Public Works Director Camara announced that the Veterans Building repair should be complete by the end of next week. The 11th Avenue railroad track reconstruction should be complete by Friday. It was delayed due to a train derailment in Madera. Mayor Ayers commented that they did a nice job of notifying the public in advance of the road closure.

Parks and Recreation Director Miller stated that the new playground equipment has been installed at Lacey Park. The first Movie at the Park was last Friday at the Civic, with more than 100 in attendance. The Plunge is doing well, and this Friday will be a Movie at the Plunge. It was very successful last year, with over 200 in attendance at each showing.

Finance Director Lofgren reported that, in addition to the budget, she is working on the flat rate-to-meter project and the financial system update.

Fire Chief Ekk announced a tentative start date of July 2 for two new firefighters. The new patrol vehicle was on display outside the Civic Auditorium earlier this evening. It should be ready for service next week. The Fire Department will be issuing citations for illegal fireworks, with David Sumaya in charge. Reminders have been posted on social media and in *The Hanford Sentinel*. Mayor Ayers expressed appreciation and support for their efforts in enforcing this ordinance.

## 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. This is also the public's opportunity to request an item from the Consent Calendar be pulled for discussion purposes or to comment on any item on the agenda. Comments related to 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.*

Rose Shapley noted that today's edition of *The Hanford Sentinel* contained a typo stating that the playground equipment had not been replaced in 17-20 years. She also stated that they incorrectly referred to the condemning of the Veterans Building. She requested the City's 2014-15, 2015-16, and 2016-17 Transient Occupancy Tax (TOT) actuals.

Bob Ramos requested that Item G be pulled from the Consent Calendar. He would like the City to arrange a long-term lease with Rabobank.

Skip Athey encouraged Council to add more manpower to public safety.

Aubrey (NAS Lemoore resident) urged Council to re-evaluate their stance on the Bryce study and the firefighters negotiations.

Local 3898 representative read an article from *The Hanford Sentinel* from June 21, 2012 recounting an incident in which Hanford firefighters rescued a child from a house fire. He saw the little girl recently at Thursday Night Marketplace. He encouraged Council to move forward with the firefighters' contract.

David Sumaya, Hanford Fire, asked that Council work together with the firefighters to find a solution with their contract and fill vacant positions. He thanked Council Member Sharp for attending the funeral of a former Fire employee.

Mike Quinn spoke in support of the firefighters contract. He noted that there are two or three diagonal crosswalks in the City and wondered if that might be a solution for the mid-block crosswalks.

Main Street Hanford Director Michelle Brown reported tremendous community and staff support for Thursday Night Marketplace. Recently, the June Dairy Month Committee provided free snacks and a demonstration of how to milk a cow. Coming events: confirmed that there will be a flyover again this year; Hanford's birthday in August.; Firefighter Appreciation Month. She is talking with Kings County Car Club about a classic car show and talking with Public Works and Parks and Recreation about installing ambient string lighting in the courtyard stage area. Ms. Brown thanked everyone for their support.

## 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.*

Item G was removed for separate consideration.

Motion by Vice Mayor SORENSEN, seconded by Council Member DEVINE, to approve the Consent Calendar, with the exception of Item G. Motion carried by the following roll call vote:

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| AYES: | Council Members SHARP, DEVINE, SORENSEN, AYERS |
| NOES: | Council Members NONE |
| ABSTAIN: | Council Members NONE |
| ABSENT: | Council Members MENDES |

A. Approval of the Minutes of the May 15, 2018 Meeting

B. Approval of the Minutes of the May 29, 2018 Special Meeting

C. Deny claim for damages and direct the City Clerk to send out notification of such to Carolyn Giles

D. Approval of the Contract with Gilbert Electric and Markle Construction for the relocation and updating of 911 services.

E. Public Works: Purchase of 636 residential refuse containers from Toter Wastequip, LLC., in the amount of $34,938.90 (tax and freight included).

F. Finance: Warrant Register

H. Utilities and Engineering: Approval of Final Map and Subdivision Agreement for Tract No. 918, Bella Vista Subdivision (Centennial Drive & Devon Street)

## ITEMS PULLED FROM CONSENT CALENDAR:

Utilities and Engineering: Approval of a termination agreement with Island Land Cattle Company, LLC, and approval of an agricultural lease with PFA Energy Solutions, LLC and authorize City Manager to execute said agreement. (14 1/2 Avenue and Laurel Avenue)

Mayor Ayers called for the Staff Report.

City Manager Pyle and Director Doyel requested that this item be pulled for further discussion in Closed Session regarding an amendment of two terms to the draft lease agreement. Director Doyel answered Mr. Ramos' Public Comment question regarding the property at 14th and Laurel. The property is owned by the Wastewater Treatment Plant Fund for the ultimate disposal of effluent from the treatment plant. It is regulated by the Regional Water Quality Control Board and is part of the City's permit for the wastewater treatment plant.

Director Doyel reported that the current lessee of this property is at the end of a three-year lease, has moved out of state, and no longer wants to farm the land. Council, in Closed Session, gave direction to finalize negotiations. They have requested an amendment to two terms, and that will be discussed in Closed Session, prior to Council consideration of the lease.

Motion by Vice Mayor SORENSEN, seconded by Council Member SHARP, to table this item to Closed Session. Motion carried by the following roll call vote:

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| AYES: | Council Members SHARP, DEVINE, SORENSEN, AYERS |
| NOES: | Council Members NONE |
| ABSTAIN: | Council Members NONE |
| ABSENT: | Council Members MENDES |

## PUBLIC HEARINGS:

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A. Utilities and Engineering: Continued Public Hearing regarding the closure and removal of mid-block crosswalks in the downtown area located at Douty Street between Seventh Street and Eighth Street and Irwin Street between Sixth Street and Seventh Street, and make a determination that the two existing mid-block crosswalks be removed or repaired

Mayor Ayers opened the continued public hearing at 7:40 p.m.

Director Doyel provided a brief review of the ADA-compliance concerns with the mid-block crosswalks, including results of analysis and research into pedestrian-crossing guidelines from other cities. He recommended a larger-scale look at downtown pedestrian safety, with consultant, staff, and community involvement, instead of focusing only on these crosswalks. He presented possible solutions and suggested that making provisions for pedestrian safety in other ways might take care of this issue.

Council Members Sharp and Devine previously had been tasked with looking at downtown projects that could be citizen driven. They recommended assembling a panel of no more than eight, to include someone with historic knowledge, someone with ADA knowledge, Director Doyel, and other stakeholders, to look at the entire downtown and present their findings and recommendations to Council.

Because the formation of a committee was not on this agenda, City Attorney Mizote advised Council to put that item on a future agenda.

There was no action taken on the two crosswalks at issue. The previous votes stand. There is no need for another public hearing. Council, by consensus, directed staff to come back with consideration of a project, to look at the downtown on a broader scale, to provide vehicular and pedestrian analysis, and the formation of a committee with a consultant.

## GENERAL BUSINESS:

A. Designation of voting delegate and alternates for the League of California Cities Annual Conference.

Mayor Ayers designated Vice Mayor Sorensen as the voting delegate, and Council Member Devine as the alternate.

B. Public Works: Adopt Resolution 18-22-R, approving the Annual Engineer's Report and Intention to Levy and Collect Assessments as outlined, pursuant to Chapter 3 of the Landscape and Lighting Act of 1972.

Public Works Director Camara presented the Staff Report, recommended adoption of the resolution, and answered Council Members' questions.

Mayor Ayers called for a motion.

Motion by Council Member SHARP, seconded by Vice Mayor SORENSEN, to adopt Resolution 18-22-R approving the Annual Engineer's Report and Intention to Levy and Collect assessments pursuant to Chapter 3 of the Landscaping and Lighting Act of 1972 for the following districts: 90-01 Pinecastle Addition, Unit No. 1, 2, 3 and 4; 90-02 Park Monterey, Unit No. 1 and 2,; 90-03 Mansionete Estates, No. 7 and 8; 90-04 Hyde Park; 91-01 Sierra Vista (Tract 641)/New Dimensions (Tract 703/713), No. 1-5, and 6; 92-01 Portofino, No. 1, 2, 3, and 4; 92-02 Cielo En Tierra, No. 1, 2, 3, 4, and 5; 93-01 Vintage Estates; 93-02 Walnut Forest, Unit No. 1, 2, and 3; 94-01 Gateway Estates; 94-02 Stonecrest, No. 1, 2, 3, 4, 5, 6, 7, 8, and 9; 94-03 Quail Run Estates, No. 1, 2, 3, 4, and 5; 97-01 Rosewood Estates, No. 1 and 2; 97-02 Summer Field Addition No. 2; 97-03 Country Crossing, No. 1, 2, 3, 4, and 5; 98-01 Crystal Springs, No. 1, 2, and 3; 98-02 Mountain View Estates, No. 1, 2, 3, 4, 5, and 6; 01-01 Pacific Grove (Tract 680/777)/N. Pointe (Tract 778), No. 1, 2, 3, and 4; 01-02 Cambridge Homes (Tract 770), No. 1, 2, and 3. Motion carried by the following roll call vote:

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| AYES: | Council Members SHARP, DEVINE, SORENSEN, AYERS |
| NOES: | Council Members NONE |
| ABSTAIN: | Council Members NONE |
| ABSENT: | Council Members MENDES |

C. Finance: Adopt Resolution 18-23-R approving the Preliminary FY 2018-2019 Budget.

City Manager Pyle proposed finishing the budget review, then scheduling another meeting for adoption, noting that the deadline to adopt the resolution is June 30, 2018.

At 8:50 p.m., Mayor Ayers called for a break.

RECESS: 8:50 p.m. to 9:03 p.m.

The budget review continued, beginning with Storm Drainage.

City Manager Pyle presented the following additional items, for Council consideration:

1. One police sergeant, who would be in charge of youth services and would oversee all SRO's. This position would be partially funded by the PAL grant and partially funded by Pioneer School District.

2. Three firefighters: With the SAFER grant, the City cost would total approximately $60,000.

3. Plunge expansion: Staff is working with an architect on conceptual designs, to include shade structures, additional artificial turf, picnic areas, and additional fencing along Lacey Blvd. Council Member Sharp reported her aunt's recommendation that the Fire bell tower be relocated from the Carnegie Museum to this park (with plants). She also reported that a Skate Park patron requested a bench for seating. Council Member Sharp recommended that the park have a firefighter theme. Vice Mayor Sorensen requested the inclusion of a play area. Staff will develop a budget for this project to present to Council.

4. Appropriation for the Fire ladder truck from three reserve accounts: OES reimbursements for equipment rental ($270,000); Telesquirt reserves ($430,000); Fire Capital Reserve ($300,000).

Vice Mayor Sorensen requested budgeting funds for the Courthouse third floor renovations and improvements. Consensus to budget $50,000, as a place holder.

Council Member Sharp requested consideration of the following items:

1. The $150,000 budget for historic buildings reserves for City-owned buildings is too low. She would like to see it raised to as much as $1 million per year. City Manager Pyle stated that it can come out of the one-million-dollar ACO one-time money in that reserve, if Council chooses;
2. A review of City-owned buildings rental fees sometime within the next 12 months;
3. Placement of the $300,000 from Costco expense be moved from the City Council budget and place it elsewhere. City Manager Pyle stated it will be moved to the Finance budget;
4. Budget or designated unencumbered funds for an additional code compliance officer. She suggested that the expense could be offset by enforcing business tax and other fines.
5. She asked if the City has the budget and personnel needed to improve customer service in the Community Development Department. City Manager Pyle replied that we do have the budget, but Planning has been recruiting for a year, but we have been unable to find a qualified professional. Council Member Sharp then inquired as to the possibility of hiring a retiree part-time to serve as a customer service. Council directed Mr. Pyle to review this input, confer with Community Development Director Mata, and bring it back to Council.

Vice Mayor Sorensen agreed that the $150,000 budget for historic buildings is not nearly enough; however, she felt that it should be allowed to grow each year to reach the larger amount. City Manager Pyle will be bringing back for discussion the one-time funds, and this will be part of that discussion.

Motion by Council Member SHARP, seconded by Council Member DEVINE, to adopt Resolution 18-23-R approving the Preliminary FY 2018-2019 Budget, amended as discussed. Motion carried by the following roll call vote:

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|---|---|
| AYES: | Council Members SHARP, DEVINE, SORENSEN, AYERS |
| NOES: | Council Members NONE |
| ABSTAIN: | Council Members NONE |
| ABSENT: | Council Members MENDES |

Mayor Ayers adjourned to Closed Session at 10:17 p.m.

## CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

Utilities and Engineering: Approval of a termination agreement with island Land Cattle Company, LLC, and approval of an agricultural lease with PFA Energy Solutions, LLC, and authorize City Manager to execute said agreement (14 1/2 Avenue and Laurel Avenue).

## CLOSED SESSION ACTION REPORT:

There was nothing to report.

## ACTION ON ITEM PULLED FROM CONSENT CALENDAR:

Having discussed the lease agreement in Closed Session, Mayor Ayers called for a motion.

Motion by Council Member SHARP, seconded by Vice Mayor SORENSEN, to approve the PFA Energy Solutions Ag Lease Agreement, with the following amendments: 1) The tenant shall have the option to extend the initial 10-year term by an additional 10 years. 2) The tenant may terminate the Lease by giving 120 days' notice to the City if the cultivation, transportation, selling, or harvesting of industrial hemp is made illegal under local, state, or federal law. Motion carried by the following roll call vote:

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|---|---|
| AYES: | Council Member SHARP, DEVINE, SORENSEN, AYERS |
| NOES: | Council Member NONE |
| ABSTAIN: | Council Member NONE |
| ABSENT: | Council Member MENDES |

## COUNCIL REPORTS/COMMENTS:

Vice Mayor Sorensen inquired about the meeting with Mike Quinn that was scheduled for June 20. City Manager Pyle stated that there was a calendar conflict. The Town Hall meeting to consider a ballot measure to increase local sales taxes for a limited time to address building restoration of public historic buildings has been re-scheduled for Tuesday, June 26, 6:00-8:00 p.m. in the Civic Auditorium. It will be noticed in the paper on Thursday and Saturday. City Attorney Mizote and Mr. Pyle will attend. Council Member Sharp stated that she will be out of town and unable to attend. Mr. Pyle announced that he expects a letter by Friday from RXMM, offering to support the tax measure and requesting the opportunity to apply for either new permits or take over existing permits. They want to be in the medicinal cannabis business only. Vice Mayor Sorensen also asked what buildings the seniors will be using. City Manager Pyle stated that they will be back in the veterans building. They can still play bingo on Mondays and can continue their activities at Longfield.

Council Member Sharp requested that each meeting's minutes be on the next agenda. She requested an update from City Manager Pyle on the City Clerk and Human Resources Manager positions. Mr. Pyle replied that the top three applicants for City Clerk will be interviewed tomorrow and there may be a decision on that position by the end of the week. He reported that 16 qualified applicants for the HR Manager position will be narrowed down to 10 or 11. The oral board will be the second week of July, and he hopes to make an offer of employment by the end of July. Council Member Sharp asked if the City needs to hire outside assistance for the HR position in the interim. Mr. Pyle stated that he does not feel it is necessary to hire an outside firm at this time.

Council Member Sharp announced that she will be attending a meeting in San Rafael this week regarding homelessness.

Mayor Ayers expressed concern that the new firefighters be in place as soon as possible. He reported that he, Council Members Sharp and Devine, and City Manager Pyle attended the strategic planning meeting at Adventist Health. He was impressed with the speaker from Ft. Collins, Colorado, and the model used. He asked the Council if they would like to consider their facilitator of the next Goals and Objectives. Consensus from Council that they would like to have a different facilitator than Lyle Sumek Associates and are interested in Mayor Ayers' suggestion.

## COUNCIL FUTURE AGENDA ITEMS:

## ADJOURNMENT:

Mayor Ayers adjourned the meeting at 11:22 p.m.

Respectfully submitted,

Diana Black
Interim City Clerk