



**CITY COUNCIL MEETING
MINUTES**

**October 16, 2018 7:00 PM
Council Chambers
400 N. Douty St.**

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

ROLL CALL:

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

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.

No comments.

STUDY SESSION:

A. CCA Data Analysis with the City of Lancaster

Cathy De Falco, Operations Director of California Choice Energy Authority (CCEA) and Brian Goldstein of Pacific Energy Advisors presented information on an energy analysis with the City of Lancaster. In September 2002, Assembly Bill 117 granted the right to cities within California to combine the electricity load of its residents and businesses in a community wide electricity aggregation program; known as Community Choice Aggregation, (CCA). Under a CCA program, the incumbent utility continues to be responsible for electricity delivery and transmission, owning and maintaining the power and transmission infrastructure, reading the meters and billing and collecting from customers is purchased by the CCA, with the revenues collected staying in the City to Benefit the citizens and businesses of Hanford.

Mayor Ayers adjourned to Closed Session at 6:38 p.m.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

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

Property: 321-333 E. Seventh Street (APN 012-044-005)

Agency Negotiators: Darrel Pyle and Robert Dowd

Negotiating Parties: Juan Yulin

Under Negotiations: Terms and Price

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

CASE NAME: Valdez v. City of Hanford
CASE NUMBER: Eastern District Case No. 1:17-cv-00430

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

CASE NAME: Southern California Edison v. City of Hanford
CASE NUMBER: Kings County Case No. 17C0268

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

**C. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION – Government
Code Section 94956.9(d)(4)**

Initiation of Litigation: 1 potential case

7:00 PM CALL TO ORDER REGULAR SESSION:

ROLL CALL:

Attendee Name	Title	Status	Arrived
Martin Devine	Council Member	Present	5:25 PM
Sue Sorensen	Vice Mayor	Present	5:25 PM
Diane Sharp	Council Member	Present	5:25 PM
David Ayers	Mayor	Present	5:25 PM
Justin Mendes	Council Member	Present	5:25 PM

INVOCATION:

Invocation led by Pastor Walt Black.

FLAG SALUTE:

CLOSED SESSION ACTION REPORT:

No Action.

RECOGNITIONS/PROCLAMATIONS:

A. Civilian Medal of Honor

Fire Chief Chris Ekk presented the Citizen of Heroism Award to Jake Highfill and Larry Dennis for their heroic actions on September 13, 2018. Both gentlemen were going about their business when they saw smoke coming from a nearby shelter. They both saw there was a person in the shelter and immediately went toward it to help pull the woman trapped inside to safety. They both braved the flames and explosions to help a person in need. Their actions helped save the life of the woman. Approximately 70% of her body was burned; she was transported to Community Regional Medical Center in Fresno and is in recovery in the burn center. Mr. Highfill and Mr. Dennis displayed characters of bravery by risking their own safety to help a complete stranger. Both men received the highest civilian award from the Hanford Fire Department. Chief Ekk extended his gratitude and respect for Mr. Highfill and Mr. Dennis.

B. Take Action Project by Girl Scout Troop 3049

Girl Scout Troop 3049 gave a presentation in support of banning plastic straws. Addressing the City Council was a part of their Take Action Project and are working toward completion of a Girl Scout award.

STAFF COMMUNICATIONS:

Community Development Director, Darlene Mata - Noted that new building laws and code changes seem to be coming up more frequently. Business owners in the middle of major remodels are having issues come up regarding bathroom regulations. These laws are coming from the state level and the Community Development department does their best to work within the what the laws provide.

Public Works Director, Lou Camara - Provided project updates: the fiber seal project is almost complete; the bike/pedestrian project is half-way complete. As of October 16th, the department opened up for bids for the Courthouse HVAC project; three have come in so far, but they're all over-budget.

Utilities & Engineering Director, John Doyel - Stated the flat grate project will begin soon.

Parks Superintendent, Alvin Dias - Stated the Renaissance Faire was one of the largest in recent history. Several people came in to Hanford from out-of-town to attend the Faire. He also noted that food vendors did very well, and several of them sold out of product. Mr. Dias informed the Council that there was also a concert hosted by several local churches that was well attended. Now, as the season is changing the department is preparing for the Haunted Maze in the Civic and the Family Fall Festival.

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.*

Bob Ramos, Hanford - Requested to pull Item F from the Consent Calendar.

Grady Hart, Porches Garden Shop - Stated that the proposed location for a homeless resources center was bad. He feels it would cause a huge loss for all of us [downtown business owners]. He cited a study that outlines approximately \$30 million in losses for local businesses when homeless centers are located nearby.

Yvette Gomez, Hanford - Expressed concern about the proposed homeless center. She feels the homelessness problem would grow and hurt the business and properties nearby. She also stated it could affect the potential for new businesses to come in. She stated she is opposed to the proposed location.

Paul Hardiman, Porches Garden Shop - He asked if there was an impact study on the issue. He asked if there have been any meetings with the stakeholders and if so, are there reports? He identified stakeholders as the first responders and police. He asked if the property has already been sold to the City. He cited a printout from a presentation that states the City of Hanford is currently purchasing the property identified as the Jordan F. Miller building. He's concerned about the increase of crime.

Tim Collier, Funny Faces Bed and Biscuit - His location on Glendale Avenue sees a lot of the homeless population near. He stated that it's disconcerting that the homeless people are not just from Hanford; they are being shipped to Hanford. There are about 60 homeless individuals living next to his business property. The Fire Department has to come by almost once a month to put out fires that the homeless have started. He asked if and how the City is addressing the folks who are being bussed in here from Fresno, Bakersfield, Oregon, etc.

Dave Clevenger, Kings Gospel Mission - Expressed appreciation for the Fire Department and the Police Department for the work they do. He said he doesn't feel the building is the right approach to the addressing homelessness in Hanford. There are small groups of people who are chronically homeless. Instead of putting money and effort into a building, he would like to see collaboration between current agencies. His recommendation would be to commission a study of people related to this problem.

Randy Enriquez, Martial Arts Academy - He stated that he has dealt with homeless people at his business. He said they cause a nuisance in front of his building because they are drinking and smoking in front. His business is also adjacent to a liquor store and sometimes they will congregate there. He asked if there is a city ordinance to prohibit smoking in public places of instruction, including martial arts schools.

Michelle Brown, Main Street Hanford - It came to her attention that Barrelhouse Brewing Company has expressed interest in buying the Bastille. She asked the Council to not let this opportunity pass by. She further stated that she is opposed to placing a homeless service center downtown.

Lori Porter, Hanford - Her husband owns Porter Painting. She stated they currently have issues with homeless people at their business and thinks that the center add more problems. She stated that the Poverello House in Fresno has negatively impacted the surrounding businesses and neighborhood.

Jim Castleman, Hanford - He has seen an influx of homeless people in the past few years. He stated that the business downtown are having to deal with homeless problem and adding a service center would give the homeless another reason to be downtown. On another note, he feels it's past time to do something about the Bastille and is in support of Barrelhouse moving in. He feels the City should do whatever they have to, to get Barrelhouse in there.

Woody Martinez, Roberts Collision Center - He has seen the homeless population grow. Sometimes he's afraid of leaving late at night from work because he doesn't know who is there. He doesn't think the homeless service center is the way to go.

Mike Daniel, Laton - He stated he did not approve of the Council's decision to allow the Marquez Brothers building to close 5th Street and build their buildings the way they did.

Eddie Sasser, Hanford - He said that Hanford spent a lot of money to improve 6th street, but no street lights were put in. He asked if it is true that homeless people are being bussed in from Fresno and Visalia.

Scott Alcosar, Hanford - Spends time volunteering at the soup kitchen. He stated that there are services offered by the church that can help them.

Craig Johnson, Hanford - Owner of Salmon's Furniture and a warehouse on 5th Street. He feels a service center will make it unsafe for his employees. He stated that Downtown is having a bit of a comeback and this would put the nail in the coffin. He said that more studies need to be done.

Terry Duram, Hanford Equipment Company - She said she pays business taxes and doesn't like that the center might go there. She agrees that something needs to be done, but not where it's going to be put.

Council Member Mendes asked if City Manager Darrel Pyle could explain where the City is in the process of purchasing or selecting a location for a homeless service center. Mr. Pyle answered that at the Council's direction, Staff made inquiry with the property owner and negotiate a price for purchase and sales agreement that would be the action item to open escrow on the building on 6th Street. Council Member Mendes restated the Council gave direction on that item and asked if there was a price yet. Mr. Pyle said it was below appraised value and at this point without further direction, the City would enter escrow. Mr. Pyle confirmed the property has not been purchased, not in escrow.

Jimenez, Hanford - He is a business owner downtown. He believes the City does have a crisis with the City purchasing property on 6th street. He asked why can't it be moved to the outskirts of town.

Doug Porter, Hanford - He stated that when business owners met with the City Manager earlier [that day] it didn't seem like the purchase of the property was sure, but now it appears to be so. He stated it was the same thing with Marquez closing 5th street.

Lori Porter, Hanford - She said she doesn't feel there was transparency in this issue.

Jeff Porterfield, Hanford - He stated that one gentleman earlier said that the City Council has a lot of problems communicating issues with the people. He feels that the Council's decisions are already made before giving the public an opportunity to voice concerns. He stated that in the past the newspaper has been a good carrier of information to the people. He said that right now the Hanford Sentinel is in serious trouble. He said he understood Council Member Sharp's reasons for not wanting to advertise for commissioner vacancies in the newspaper. He gave a recent example of how Council Member Sharp didn't want to advertise for the commission vacancies in the Hanford Sentinel because the reach was not very high, however he said it didn't seem to make a difference. He said that the City Council still needs a way to communicate with the people.

Grady Hart, Hanford - He stated he was told by officers that the decision to place a service center was based on the location being the lowest rent area in the City.

Paul Hardiman, Hanford - He said he approached Mr. Pyle that morning. He said Mr. Pyle's response was completely and totally misleading. He thinks the Council needs to come together with all the downtown business owners and have an open discussion.

Tristan Long, Hanford - On behalf of a lady who had already spoken, it is requested that project be postponed.

Linda, Robert's Collision Center - Opposed to the homeless shelter that will be put downtown. It will affect the businesses.

Bob Ramos, Hanford - Stated the City should postpone the purchase of the property. He also said that Mr. Pyle should be replaced.

Stacy Daniel, Laton - She owns a business in the City of Hanford. She questions the transparency of the city government.

Randy Enriquez, - Do you consider downtown the heart of this city? [Asks the audience] Yes. Homelessness is a cancer.

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.

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

A. City Clerk: Approve Minutes from the City Council Special Meeting held on August 28, 2018
Motion to approve.

B. Finance: Warrant Register

- C. Public Works: Purchase of one replacement 2019 Ford F-350 fleet mechanic service truck and one replacement 2019 Ford F-350 parks flatbed dump truck from Keller Ford, of Hanford, Ca., in the amount of \$112,670.25; authorize an appropriation of \$13,702.25 from Fleet Replacement Reserve Funds; and declare two trucks as surplus.

ITEMS PULLED FROM CONSENT:

1. City Clerk: Approve Minutes from the City Council Special Meeting on August 7, 2018

Mayor Ayers requested to remove this item from Consent because he was out of town.

Motion to Approve.

RESULT:	APPROVED [4 TO 0]
MOVER:	Sue Sorensen, Vice Mayor
SECONDER:	Justin Mendes, Council Member
AYES:	Devine, Sorensen, Sharp, Mendes
ABSTAIN:	Ayers

2. City Clerk: Approve Minutes from City Council Meeting held on August 21, 2018

Mayor Ayers requested to remove this item from Consent because he was out of town.

Motion to Approve.

RESULT:	APPROVED [4 TO 0]
MOVER:	Sue Sorensen, Vice Mayor
SECONDER:	Justin Mendes, Council Member
AYES:	Devine, Sorensen, Sharp, Mendes
ABSTAIN:	Ayers

3. Police: Problem Oriented Police Building Renovation

A member of the public requested to pull this item from the Consent Calendar.

Police Chief Parker Sever that the Problem Oriented Police (POP) team will be house in the building. The carpeting is in significant disrepair and needs to be replaced. Quotes from businesses in Hanford were higher than a quote provided by a business in Visalia.

Motion to approve.

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

PUBLIC HEARINGS:

- A. Police Department: Hold the public hearing and approve the use of the Edward Bryne Memorial Justice Assistance Grant (JAG) for FY 2018.

Chief Sever explained that each year the Council must hold a public hearing for the JAG Grant funding. This year the City was allotted \$22,00 to purchase of Brazos Ticket Writers. The ticket writers will help automate the process and be more efficient for use by the motor officers. The ticket information will go straight to the Court.

Mayor Ayers opened the Public Hearing for Public Comment. No comments.

Vice Mayor Sorensen asked if the ticket writers will be shared among the officers. Chief Sever said some will be allocated directly to the traffic officers and what is remaining will be shared among the shifts. Occasionally, an officer may still have to handwrite a ticket. Vice Mayor Sorensen asked if more will be needed in the future. Chief Sever answered, yes.

Motion to approve.

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

GENERAL BUSINESS:

- A. Utilities and Engineering: Adopt Emergency Resolution 18-35-R approving expenditure of funds for emergency repair of Well No. 50, award a contract to AdEdge Water Technologies for the Arsenic Removal Treatment at Well No. 50 for a not to exceed price of \$1,185,613.00 and approve an additional appropriation of \$185,613.00 from Water Capital Reserves to fully fund this project.

Dir. Doyel explained that there are arsenic issues at Well 50. The levels are out of compliance with the State requirements. In order to use the well to its full capacity a treatment on a portion of the water stream that goes through it. In the process of evaluating different types of treatment methods, Well 45 was lost to a casing failure and Well 44 started pumping sand. Because those two wells were down, it was determined to move quickly on Well 50. Dir. Doyel asked the Council to consider adopting Emergency Resolution 18-35-R and approve expenditure of funds for emergency repair of Well 50 and award the contract to AdEdge Water Technologies for the arsenic removal.

Council Member Sharp stated that it is important to provide safe water. Mayor Ayers asked where Well 50 was located; Dir. Doyel answered that it is at Hanford-Armona Road and 9th Ave.

Motion to adopt Emergency Resolution 18-35-R Approving expenditure of funds for emergency repair of Well 50 by Council Member Sharp, seconded by Council Member Devine. Adopted.

Motion to award a contract to AdEdge Water Technologies by Council Member Sharp, seconded by Council Member Mendes. Approved.

Motion to approve additional appropriation of \$185,613 from water capital reserves to fully fund the project by Council Member Sharp, seconded by Vice Mayor Sorensen. Approved.

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

- B. Fire: Adopt Resolution 18-34-R Designating City of Hanford Fire Stations as Safe Surrender Sites

Chief Ekk gave the Council an explanation of Resolution 18-34-R. This is in accordance with California health and safety codes. It provides the safe surrender of a baby within the first 72 hours. The law requires the baby be taken to a hospital after. If the baby seems over 72 hours old or neglected, law enforcement and child protective agencies will be notified. Upon adoption of the resolution, signage will be placed at the Hanford Fire Stations designating the buildings as safe surrender sites.

Vice Mayor Sorensen asked if this resolution would need to be renewed each year. Chief Ekk answered that it wouldn't.

Motion to approve.

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

- C. Community Development: Appeal 2018-02, an appeal of the denial of Historic Sign Permit 2018-46, a request by Zahir Ahmad to allow a sign above the second floor windows of a designated contributing building in the Historic Overlay District located at 530 W. Lacey Boulevard. (APN 010-510-003)

Dir. Mata explained that this item was a continuation from the first meeting of September. At that meeting the Council directed Staff to meet with the applicant and develop a sign program for the building. Anton Bodeluci, Dr. Ahmad's representation, presented to the Council the sign program proposal for The Creamery Building, he also presented a proposed new monument sign that would be set in front of the building. Esau Torres, the contractor who designed Dr. Ahmad's signs gave a description of the signs including colors, lighting, and size.

Dir. Mata informed the Council that the approval sought that evening would be for American Uniform Depot's sign request that was denied at the previous meeting. The denial was appealed. Dir. Mata provided the Council with findings to grant the appeal in the Council's agenda packet. Dir. Mata also informed the Council that the Commercial Historic Downtown zone does not allow existing monuments to be removed or replaced; they can only be maintained. Council Members Sorensen and Devine asked what can be done to allow for a replacement monument sign. Council Member Mendes provided that the third stipulation listed in the resolution can be stricken to provide Dr. Ahmad the liberty to replace the monument sign.

Motion to grant the appeal and strike the third condition on the resolution.

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

COUNCIL REPORTS/COMMENTS:

Council Member Mendes - Attended the Mixer at the Courthouse stage last week. LAFCO meeting was cancelled.

Council Member Sharp - Attended a Landlord Information Forum sponsored by Adventist Health. She expressed appreciation for the community members who attended the meeting that morning and the Council meeting. She said she hopes the transparency issue will be taken to heart by the Council and management group.

Council Member Devine - Stated that the Planning Commission meeting was cancelled.

Vice Mayor Sorensen - Attended the Mixer as well and wanted to recognize and appreciate the improvements to the Civic Park from the partnership between Main Street Hanford and Chamber of Commerce. She stated she also

attended the League of California Cities meeting in Bakersfield. She said understood the homeless issues need to be addressed in the community. She expressed appreciation for everyone who came out to voice their concerns.

Mayor Ayers - Stated he has an Airport meeting coming up that he will attend.

COUNCIL FUTURE AGENDA ITEMS:

Council Member Mendes - He would like to address what's going on with the homeless service center. He suggested holding a town hall meeting to engage the entire community. He spoke on the topic of the email from Barrelhouse Brewery and said [we] can't let them slip through. Council Member Sharp said that she would want to work a long-term lease deal with directions for Barrelhouse instead of selling the Bastille. Council Member Mendes disagreed with that idea. Dir. Mata said she would communicate with Barrelhouse and work out their request more thoroughly.

Council Member Sharp - She said she feels the plans that have been developed so far regarding the homeless service center are insufficient. She would like the City to work with the Wellness Bridge and Kings Gospel Mission. She agrees that holding a town hall would be a good idea.

Council Member Devine - He agreed with holding a town hall meeting. He also agreed with moving forward with Barrelhouse.

Vice Mayor Sorensen - She brought up a comment made about the City Manager and wanted to address it. She explained that the City Manager acts on direction of the Council and wanted it to be clear that the City Manager did not go out on his own with this homeless project. She said that the homeless issue was something they wanted to work on and that the Staff has taken it to heart. Council Members have been involved at a much higher level with meetings involving homelessness. She would like to hold a town hall meeting as well.

Mayor Ayers - He stated there is a consensus to hold a town hall meeting. He said it will have to be a collaborative effort to come up with a solution that everyone will be comfortable with. He expressed appreciation to Vice Mayor Sorensen, Council Member Sharp, and Chief Sever for their involvement in addressing the issues. Mr. Pyle asked about potential dates to hold the meeting and Mayor Ayers recommended after November 6th.

ADJOURNMENT:

Meeting adjourned at 9:13 p.m.

Respectfully submitted,

Sarah Martinez
City Clerk