



CITY COUNCIL MEETING MINUTES

November 6, 2018 7:00 PM

Council Chambers

400 N. Douty St.

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

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

ROLL CALL:

David Ayers, Sue Sorensen, Martin Devine, Diane Sharp, and Justin Mendes were all present.

PUBLIC COMMENT - CLOSED SESSION & STUDY 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.

Mayor Ayers adjourned to Closed Session at 5:32 p.m.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

A. CONFERENCE WITH LABOR NEGOTIATORS - Government Code Section 54957.6

Agency designated representatives: Darrel Pyle, Sarah Cardoza, Paula Lofgren, Ty Mizote

Employee Organization: Hanford Firefighters Local 3898, IAFF

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

Property: Bastille APN: 010-265-001

Agency Negotiators: Darrel Pyle, Darlene Mata, John Doyel, and Ty Mizote

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

Initiation of Litigation: 1 potential case

STUDY SESSION:

The Council reconvened at 6:43 p.m. for the Study Session.

A. Courthouse HVAC Discussion

Public Works Director, Lou Camara presented the results of the bids received for the Courthouse HVAC project. Three bids were received; the lowest bid came from Buildings Unlimited, however they decided to withdraw. The next lowest bid from Carvalho Construction was approximately \$1,000,000 more. Overall, the remaining bids were substantially over the budget. Dir. Camara stated that the comments he received from contractors regarding the project was that it would be very labor intensive, and working around tenants while trying to renovate would take a longer amount of time.

The budget amount that is currently approved is \$1,125,000. Dir. Camara presented different options for the Council to decide how to proceed. Option 1: go with the second bidder and the price would be just under \$2,500,000; Option 2: reject all bids and direct Staff to re-bid the project for a future date; Option 3: reject all bids and authorize Staff to enter into discussions with Schneider Electric for a possible design-build contract; Option 4: reject all bids and continue to operate the systems until it fails.

Council Member Sharp told the Council that she thinks the bids should be rejected and have Staff re-bid at a later date. Building Superintendent, Randy Shaw gave a summary of the history of some repairs and renovations that have taken place; outlining that the HVAC system is nearing the end of its useful life. City Manager, Darrel Pyle stated that some of the business owners in the Courthouse have told the City that it is too hot in the summer. Community Development Director, Darlene Mata interjected that we [the City] have been put on notice by most of the tenants that the air conditioning has been an issue.

Vice Mayor Sorensen asked if the City would get more bids if there were not current occupants in the building. Mr. Shaw stated they could potentially get more bids if that was the case. Dir. Camara said if that was the direction to take, then the City would have to give the current tenants notice to vacate. Council Member Sharp asked about the timeframe and Dir. Camara answered that it would be about 40 days from start to finish. Mayor Ayers expressed his concern over the costs of the project. Vice Mayor Sorensen asked about the lifespan of a new HVAC system. Mr. Shaw answered that with proper upkeep, it could last 30 to 40 years. Council Member Mendes proposed the possibility of declaring the Courthouse as surplus property in conjunction with the Bastille. Mayor Ayers and Vice Mayor Sorensen agreed that doing nothing is not an option and the Council should be open to future funding opportunities.

Mayor Ayers ended the Study Session at 7:15 p.m.

7:00 PM CALL TO ORDER:

Mayor David Ayers called the meeting to order at 7:19 p.m.

ROLL CALL:

Attendee Name	Title	Status	Arrived
Martin Devine	Council Member	Present	5:20 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	5:15 PM

INVOCATION:

Invocation led by Pastor Thomas King.

FLAG SALUTE:

CLOSED SESSION ACTION REPORT:

No action taken.

RECOGNITIONS/PROCLAMATIONS:

A. Proclamation for Lowe's Home Improvement

Police Chief Parker Sever presented a representative from Lowe's Home Improvement with a proclamation in recognition of the business's contribution of safety packages for all classrooms in the Hanford Elementary School District.

STAFF COMMUNICATIONS:

City Attorney, Ty Mizote - Explained that the meeting is technically a Special Meeting because the meeting agenda may not have been available on the City's website over the previous weekend. To comply with the Brown Act, Special Meetings require a minimum of a 24 hour notice instead of 72 hours for a Regular Meeting.

Police Chief Parker Sever - Recently state legislature tried to pass a law that would take away local control of marijuana deliveries and it failed. Currently, they are rewriting definitions that allow for marijuana deliveries in the City and the local municipality cannot stop it from happening. A letter has been sent by the City in support of local ordinances.

Public Works Director, Lou Camara - The leaf pick up program will begin this month.

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.*

Noor Meman, Hanford - He asked for permission from the Council to make the Bastille a drug education museum.

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.

Council Member Sharp asked to remove Item A.

Motion to approve.

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 October 2, 2018 City Council Meeting

B. City Clerk: Deny Claim for Damages and Direct the City Clerk to Send Notification to Helen Cotta

- C. City Clerk: Deny Claim for Damages and Direct the City Clerk to Send Notification to Sharon Jefferson
- D. City Clerk: Adopt Resolution 18-37-R, Conflict of Interest Code, Designating the Filing Obligations for Employees of the City of Hanford
- E. Finance: Warrant Register
- F. Parks & Recreation: Approve the landscape maintenance contract between EMTS and the City of Hanford for quadrants one (1), two (2) and four (4). Also the landscape maintenance contract between Clean Cut Landscape and the City of Hanford for quadrant three (3).
- G. Community Development: Set December 4, 2018 as the date for a public hearing on Road Abandonment 2018-01, a request by the City of Hanford to abandon approximately 55,242 square feet of right of way of the former East Lacey Boulevard, west of State Highway 43.
- H. Utilities and Engineering: Approve a Notice of Completion for the Coe Park Arbor Project, and authorize the Mayor to execute and the City Clerk to attest and file said Notice with the Kings County Recorder's Office.
- I. Public Works: Approval of a Deferred Development Agreement with Ronald L. Hurt and Denise M. Hurt for future improvements of Curb and Gutter, Sidewalk, and Street improvements within South 11th Avenue. (12250 South 11th Avenue)
- J. Utilities and Engineering: As it relates to Landscape Assessment District Annexation No. 15-01-A, adopt the attached resolutions, 18-38-R Initiating Annexation Proceedings for Assessment District Annexation No. 15-01-A and 18-39-R Intention to Levy Assessments and Confirmation of Engineer's Report for Assessment District Annexation No. 15-01-A and set January 15, 2019 as the Public Hearing date to consider the Annexation.

ITEMS PULLED FROM CONSENT:

- 1. City Clerk: Approve Minutes from the September 18, 2018 City Council Meeting
Council Member Sharp found two names had been misspelled in the September 18, 2018 minutes.

Motion to Approve as Amended.

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

PUBLIC HEARINGS:

GENERAL BUSINESS:

COUNCIL REPORTS/COMMENTS:

Council Member Mendes - He has not had commission meetings. He expressed his appreciation for his colleagues' support in his campaign for Assembly.

Council Member Sharp - KCAO's strategic plan is emphasizing housing. She confirmed that the Town Hall meeting is scheduled for November 27, 2018 at 6:00 p.m. She said that it will be a good opportunity to listen to the community. She said that there was a contentious Planning Commission meeting on October 23rd and the recording is not available. She requested to review the minutes from that meeting. She asked about a food truck ordinance.

Council Member Devine - He stated that he would like a copy of the Planning Commission meeting minutes as well. He wishes his colleagues good luck in their respective campaigns.

Vice Mayor Sorensen - She's looking forward to the Town Hall. She asked if Commissioner applications have been received since advertising on social media instead of through the Hanford Sentinel. City Clerk, Sarah Martinez replied that no applications have been received. She also asked about food truck ordinances.

Mayor Ayers - Attended a retirement reception for John Zumwalt at the College of Sequoias. He said he is looking forward to the Town Hall meeting and would like to encourage other service groups to be involved. Regarding Commissioner vacancies, he stated that Council Member Devine will interview for the Planning Commission, Vice Mayor Sorensen will interview for Parks and Recreation Commission and, Council Member Sharp will interview for the Traffic and Parking Commission.

COUNCIL FUTURE AGENDA ITEMS:

Council Member Sharp - She would like to look at ordinances regarding marijuana delivery from other communities. She would like to make the deliveries look as inconspicuous as possible.

Vice Mayor Sorensen - Follow up conversation on the Courthouse HVAC project and she would like to discuss a timeline.

ADJOURNMENT:

Mayor Ayers adjourned the meeting at 7:50 p.m.