



CITY COUNCIL MEETING MINUTES

**January 15, 2019 7:00 PM
Council Chambers
400 N. Douty St.**

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

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

ROLL CALL:

Present: Francisco Ramirez, Martin Devine, John Draxler, Sue Sorensen, Art Brieno (arrived at 5:32 p.m.)

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. Please begin your comments by stating your name and providing your city of residence.

David Ayers, Hanford - He expressed his opinion about the current Memorandum of Understanding (MOU) with the Fire Fighters' Union which the Council will discuss during Closed Session.

STUDY SESSION:

A. Parks & Recreation: Pros Consulting

Parks and Recreation Director, Craig Miller gave a background of when the department began the process of the finding and hiring a consultant for the Parks Master Plan.

Mike Svetz from Pros Consulting provided an overview of the process his company will follow as they create the Parks Master Plan. Pros Consulting's specialty is working with local governments and designing master plans. Part of the process will include understanding the needs and values of the community. Pros have meet with members of the community and the Parks & Recreation Commission in order to generate interest and engagement in the plan. Mr. Svetz explained the components of the community survey; it will be statistically valid and will be sent to a random sampling of the community. The results of the survey will be geographically and demographically balanced, each district will be represented equally. They will receive at least 375 surveys, representing 375 households in Hanford. Surveys will also be available in both English and Spanish.

Mr. Svetz briefly reviewed the inventory the City has as it relates to parks. He noted that Hanford has about 173 acres of park land, 13 of which is undeveloped. Currently, Hanford's entire park system is offering about 4.81 acres for every 1,000 people in the community. Mr. Svetz stated that Pros has completed the park and facility inventory and assessment and will have the report ready in February. Immediate next steps include the administration of the statistically valid survey in February and March. In March they will begin to develop a levels of service analysis, assessment of programs, and an analysis of community needs. In April they will begin a park-by-park improvement workshop. Pros Consulting expect to return to the Council with updates and more information on April 16, 2019.

Both Council Member Ramirez and Vice Mayor Draxler noted they are looking forward to seeing the information and future plans that Pros Consulting will develop. Mayor Sorensen thanked Mr. Svetz for his presentation.

Mayor Sorensen adjourned to Closed Session at 6:29 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, and Ty Mizote
Employee Organization: Hanford Firefighters Local 3898, IAFF

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

Property: FAST Credit Union, extension of escrow
Agency Negotiators: Darrel Pyle, Darlene Mata, John Doyel, and Ty Mizote

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

CASE NAME: Medina v. City of Hanford
CASE NUMBER: Kings County Case No. 18C0358

CASE NAME: Adams v. City of Hanford
CASE NUMBER: Kings County Case No. 18C0068

CASE NAME: Cervantes v. City of Hanford
CASE NUMBER: Eastern District Case No. 1:18-cv-00629

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

CASE NAME: SJVEDC v. City of Hanford
CASE NUMBER: 17C0142

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

Initiation of Litigation: 2 potential cases

7:00 PM CALL TO ORDER REGULAR SESSION:

Mayor Sorensen called the Regular Session to order at 7:02 p.m.

ROLL CALL:

Attendee Name	Title	Status	Arrived
John Draxler	Vice Mayor	Present	5:20 PM
Martin Devine	Council Member	Present	5:20 PM
Sue Sorensen	Mayor	Present	5:25 PM
Art Brieno	Council Member	Present	5:32 PM
Francisco Ramirez	Council Member	Present	5:25 PM

INVOCATION:

Invocation led by Pastor Stan Plooy.

FLAG SALUTE:

CLOSED SESSION ACTION REPORT:

City Attorney, Ty Mizote stated that Items C and D will be discussed in Closed Session after the meeting.

RECOGNITIONS/PROCLAMATIONS:

Fire Chief Chris Ekk introduced the Council to the department's newest firefighter, Bryce Rausa. Mr. Rausa was hired as a part of the SAFER Grant that the City was awarded late last year.

STAFF COMMUNICATIONS:

City Manager Darrel Pyle made a quick reference to a headline in the Hanford Sentinel that may have caused confusion about possibly locating a homeless service center in the Bastille building. He wanted to clarify that those were two different topics [homeless service center, Bastille] and would be discussed separately.

Public Works Director, Lou Camara - He stated that the leaf collection program is ending for the season.

Utilities & Engineering Director, John Doyel - He stated the flat meter project is almost complete.

Finance Director, Paula Lofgren - She stated the auditors are currently working with the Finance Department.

Fire Chief Chris Ekk - He noted there was a fire the week prior on 7th Street and he commended the crew for their good work in putting the fire out.

Parks & Recreation Director, Craig Miller - He noted that he and his department are working diligently to compile the information needed for Pros Consulting and the Parks Master Plan.

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.*

Diane Sharp, Hanford - She said that she has heard and read positive comments about the interest Barrelhouse Brewing Company has in buying the Bastille. She then asked the Council to enforce the lease on the Carnegie Museum building. She stated the current management has not publicly shared financial information. She asked for a City representative to attend the Carnegie's annual meeting. Ms. Sharp asked for a status report on the applications for HEAP money designated for Hanford. Ms. Sharp then requested to pull the proposed downtown homeless service center off the table and to look into using CDBG funds for added security measures.

Lori Porter, Hanford - She thanked the Council for putting the brakes on the proposed homeless service center on 6th St. She stated she opposed the project and gave reasons for her opposition.

Larry Pichot, Hanford - He said he is a board member of China Alley Preservation Society. He said he cleans up the messes left behind by homeless people in China Alley.

Debbie Bridgeford, Armona - She inquired about warming centers for the homeless population. She reached out to her Christian friends and they have showed interest in opening a warming center for the homeless.

Cody Sedah - He introduced himself as the district representative for TJ Cox.

Michelle Brown, Main Street Hanford - She offered her congratulations to the new council members. She spoke about the Bastille and said she would support declaring the Bastille as surplus property. She said a homeless service center would have a negative impact on the businesses downtown.

Male, Hanford - Offered his congratulations to new council members. He said it would benefit all the districts to energize downtown.

Stacey Daniel, Laton - She said she was there on behalf of Yvette Gomez and read a prepared written statement in opposition of a homeless service center.

Nathan Odom, Hanford - He stated that Barrelhouse has done an exceptional job and have a lot of support.

Emily Burnias, Hanford - She thanked Council Members Devine, Ramirez, and Brieno for their planned clean-up day. She is in support of developing a homeless committee.

Joanne Doeter, Hanford - She noted that earlier that day she provided the Council Members with a packet of information regarding revitalizing the Hanford Mall. She also asked the Council to consider amending the zoning restrictions so the Mall could attract new tenants.

Chris Egaloni, Retail Specialist with a commercial real estate firm - He said he is in support of the proposal the Joanne [Doeter] presented.

Anna Anderson, Hanford - She said she doesn't know what's happening at the Carnegie Museum and everybody that has applied for membership has been denied.

Vicotria Girourard, Hanford - She spoke on behalf of the Hanford Multicultural Theater Company. The HMTC has been renting space from Patricia at the Carnegie Museum. She asked if her group could be considered to lease or buy the Bastille.

Male, Hanford - He said he believes a homeless service center is needed in Hanford, although not necessarily downtown. He also opposed changing the zoning ordinances for the Mall.

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:	John Draxler, Vice Mayor
SECONDER:	Martin Devine, Council Member
AYES:	Draxler, Devine, Sorensen, Brieno, Ramirez

- A. City Clerk: Approve minutes from the City Council meeting held on November 6, 2018
- B. City Clerk: Approve minutes from the City Council meeting held on November 20, 2018
- C. City Clerk: Approve minutes from the City Council meeting held on December 4, 2018.

- D. City Clerk: Approve minutes from the City Council meeting held on December 18, 2018
- E. City Clerk: Approve minutes from the City Council Special meeting held on December 18, 2018
- F. City Clerk: Deny Claim and direct the City Clerk to send notification of the denial to the claimant, Diashiga Co Conley.
- G. City Clerk: Deny Claim and direct the City Clerk to send notification of the denial to the claimant, Hector Carmona.
- H. City Attorney: Sale of 0.53 acres located at 6th and Phillips Streets to FAST Federal Credit Union
- I. Public Works: Accept Avigation and Clearance Easement from Nick Champi Enterprises, Inc., in conformance with the City's Airport Layout Plan (ALP).
- J. Public Works: Approve a professional services agreement with the firm of Zumwalt-Hansen & Associates, Inc., for preparation of a Street Master Plan for East Lacey Boulevard, from 10th Avenue to Sierra Drive.
- K. Utilities and Engineering: Continuance of Emergency Resolution for Treatment Project on Well No. 50
- L. Utilities and Engineering: Approve a Notice of Completion for the 11th Avenue at Houston Avenue Traffic Signal Installation Project, and authorize the Mayor to execute and the City Clerk to attest and file said Notice with the Kings County Recorder's Office.
- M. Utilities and Engineering: Approve a Notice of Completion for the FY 17/18 Single and Double Fiberized Micro-Surfacing Project, and authorize the Mayor to execute and the City Clerk to attest and file said Notice with the Kings County Recorder's Office.
- N. Utilities and Engineering: Approve a Notice of Completion for the Fire Station No. 1 Bathroom Renovation Project, and authorize the Mayor to execute and the City Clerk to attest and file said Notice with the Kings County Recorder's Office
- O. Utilities and Engineering: Approve the purchase and installation of two (2) HOMA submersible pumps and associated equipment in the amount of \$80,356.30 from Mattos Underground, of Laton, CA for Storm Drainage Lift Station No. 49. (Sixth Street and 10th Avenue)
- P. Utilities and Engineering: Approve the purchase and installation of one (1) Keen submersible pump and associated equipment at Storm Drainage Lift Station No. 35, from Valley Pump & Dairy Systems, of Armona, CA, in the amount of \$60,311.55. (West Lacey Blvd. near People's Ditch)
- Q. Utilities and Engineering: Approve the purchase and installation of one double containment tank, chlorine pump, injection systems, and related electrical and SCADA programming at Water Tank No. 5 and Water Tank No. 6 from TelStar Instruments of Hanford, CA in the amount of \$60,000. (Grangeville Blvd. at Centennial Dr., Fargo Ave. at BNSF Railroad)
- R. Utilities and Engineering: Authorize staff to advertise for bids for the 13th Avenue at Grangeville Boulevard Traffic Signal Installation Project, and solicit bids and purchase poles and mast arms after additional funding has been secured through CMAQ

S. Finance: Warrant Register

PUBLIC HEARINGS:

GENERAL BUSINESS:

A. City Clerk: Appointments to fill vacancies on the City Commissions.

City Clerk, Sarah Martinez explained there are currently vacancies on all three City Commissions that need to be filled.

As Council Representative for the Planning Commission, Vice Mayor Draxler nominated Jason Kemp Van Ee for appointment and nominated Travis Paden for reappointment to the commission. Seconded by Council Member Brieno. Both approved by a roll call vote, 5-0.

As Council Representative for the Parks & Recreation Commission, Council Member Brieno nominated Cheyne Strawn for appointment and nominated Joseph Casteneda for reappointment to the commission. Seconded by Council Member Ramirez. Both approved by a roll call vote, 5-0.

As Council Representative for the Parking & Traffic Commission, Mayor Sorensen nominated Dennis Ham for appointment and nominated James McLellan for reappointment to the commission. Seconded by Vice Mayor Draxler. Both approved by a roll call vote, 5-0.

There is one possible vacancy on the Parking & Traffic Commission and once it is confirmed, appointment for that vacancy will be placed on the agenda for a future Council meeting.

RESULT:	CONSENSUS
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B. Direction and Discussion on rescheduling the Homeless Service Center Town Hall Meeting and discussion of potential alternative use of the Community Development Block Grant (CDBG) funds.

(Mayor Sorensen rearranged the order of some items under General Business.)

Community Development Director, Darlene Mata requested the Council to discuss and provide direction on various issues regarding a proposed homeless center and/or allocation of funds from the Community Development Block Grant, (CDBG). She asked the Council if they were still interested in holding a town hall meeting to discuss a homeless services center and she provided background information on CDBG funds that could be used to benefit low/moderate income persons, eliminate slum and blight, and to fulfill urgent community needs. Activities the funds could be used for include infrastructure improvements, streets and sidewalk restoration within eligible census tracts, rehabilitation of public facilities, public services, and park improvements. Currently approximately \$225,000.00 still needs to be spent or else the City would be penalized the following year. Dir. Mata stated if the Council does not wish to move forward with a homeless service center, then the discussion should be to decided where and how they want those dollars spent.

Council Member Brieno stated that he didn't think the homeless facility was going to move forward and asked if the money could be used for utility assistance for seniors. Dir. Mata stated that the requirements of the CDBG limit the amount that can be used for public services and those services have already been allocated for funding. Dir. Mata informed the Council that they are looking into the possibility of purchasing the Police Activities League, (PAL), building that is currently being rented from the State of California. Police Chief Sever interjected that he learned the armory building is available for purchase and the City has first rights to buy it because they are already using the building. The PAL program services approximately 70 at-risk youth and the building houses about \$2 million worth of equipment. Chief Sever said the State is going to have the building appraised and they will notice the City of the appraised amount. Council Member Brieno asked if it would be possible to contact our State Assemblyman and get his assistance in negotiating the building. Chief Sever said

that would be a possibility. Council Member Ramirez and Council Member Devine both said they are in support of purchasing the PAL building. Vice Mayor Draxler asked if there was any idea how much the PAL building would be appraised for and Chief Sever estimated approximately \$400,000.00. Vice Mayor Draxler said he supports this idea, but would like to have a back-up plan prepared in case the purchase doesn't go through. He stated that he would like to see the money go toward addressing the homelessness issue since that is where it was originally going towards. Mayor Sorensen said she was in support of reallocating the funds to purchase the PAL building and as a back-up use the money for rehabilitation and/or first-time home buyer programs. The Council also reached consensus on the decision to not hold a town hall meeting regarding a homeless service center.

RESULT:	CONSENSUS
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- C. Community Development: Adopt Resolution 19-01-R declaring a portion of APN 010-265-001 located in the Civic Park between Douty and Irwin north of 8th Street as surplus in accordance with California Government Code Section 54222.

Dir. Mata explained the City is required to initiate a declaration of surplus property and notify public agencies. Dir. Mata gave a brief history of the Bastille property and explained that over time the building has fallen into disrepair. Mayor Sorensen confirmed with Dir. Mata that the Bastille's exterior appearance is protected by the municipal code and restricts alterations being made without Council approval. The decision to surplus the Bastille was prompted by Barrelhouse Brewery's recent letter of interest in purchasing the property.

Vice Mayor Draxler made a motion to approve; seconded by Council Member Devine. Motion passed 5-0.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Draxler, Vice Mayor
SECONDER:	Martin Devine, Council Member
AYES:	Draxler, Devine, Sorensen, Brieno, Ramirez

- D. Public Works: Approval of resolution establishing charges for airport tie -downs, shelters, hanger space and ground leases at the Hanford Municipal Airport.

Dir. Camara explained that the Hanford Municipal Airport is a small operation and half of the revenues generated from the budget come from airport tie-down hangars, airport space, and ground leases. Private aviation pilots rent these spaces from the City of Hanford. There are approximately 80 lease agreements. Provisions in the lease agreements allow the City to increase rates by as much as 10% per year. The last time rates were increased was in March 2013 and since that time costs for services has gone up dramatically. It is proposed by resolution to increase the rates by 10%. All lease holders have been given advanced notice.

Council Member Brieno made a motion to approve; seconded by Council Member Ramirez. Motion passed 5-0.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Art Brieno, Council Member
SECONDER:	Francisco Ramirez, Council Member
AYES:	Draxler, Devine, Sorensen, Brieno, Ramirez

- E. Public Works: Award of Contract; Approve contract change order No. 1 ; and Approve an additional funding appropriation request for the Corporation Yard Wash Bay Renovation Project

Dir. Camara explained that the wash bay in its present state has surpassed its useful life. It has become an inefficient process to try to get multiple City vehicles washed in a timely manner. It is recommended to award the project to Carvalho Construction. The renovation project is entirely funded by enterprise funds.

Council Member Brieno made a motion to approve; seconded by Council Member Devine. Motion passed, 5-0.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Art Brieno, Council Member
SECONDER:	Martin Devine, Council Member
AYES:	Draxler, Devine, Sorensen, Brieno, Ramirez

- F. Finance: Review and Approval of Annual and Five-Year Reports for Development Impact Fee Pertaining to City of Hanford Impact Fees for Parks, Fire Protection, Police Protection, Wastewater System, Transportation, Water System, Storm Water System, and Refuse & Recycling.

Dir. Lofgren provided the Council with the Annual and Five-Year Reports for Development Impact Fees.

Council Member Brieno made a motion to approve; seconded by Council Member Devine. Motion passed, 5-0.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Art Brieno, Council Member
SECONDER:	Martin Devine, Council Member
AYES:	Draxler, Devine, Sorensen, Brieno, Ramirez

- G. Parks & Recreation: Informational item on the design for the Lacey Boulevard Median, located at Garner Avenue and Lacey Boulevard.

Alvin Dias, Parks Superintendent gave a presentation on the Lacey Median project. Ivan Nicar, Parks Supervisor sketched a few ideas that came out of brainstorming sessions and they decided to go with the attached design. The letters that spell out HANFORD will be made by the Hanford High School Shop Class. The final plan was submitted to the Parks & Recreation Commission where it was approved 4-1. This was an informational item only.

COUNCIL REPORTS/COMMENTS:

Council Member Brieno- He asked about the goal setting meeting.

Council Member Ramirez - He stated that he attended the KART meeting. He and Council Member Brieno are currently organizing a clean up effort on January 20th, 10am - 1pm. They will meet at Civic Auditorium.

Council Member Devine - He said he hopes the clean up day is the beginning of something good. He was unable to attend the Chamber of Commerce meeting.

Vice Mayor Draxler - He said he will not be able to attend the April 16th meeting.

Mayor Sorensen - She asked her fellow Council Members if there were any foreseeable meetings they should probably cancel. They agreed to cancel the meeting scheduled on September 3rd, (day after Labor Day). She also requested to keep the August 6th meeting short as it is National Night Out and she would like to attend the event held in the Civic Park.

COUNCIL FUTURE AGENDA ITEMS:

Council Member Brieno would like to discuss the possibility of a homeless commission at the Goal Setting meeting.

RETURN TO CLOSED SESSION:

Mayor Sorensen adjourned the Regular Meeting and returned to Closed Session at 9:31 p.m.

ADJOURNMENT:

No action taken from Closed Session.

Mayor Sorensen adjourned the meeting at 10:20 p.m.

Respectfully submitted,

Sarah Martinez
City Clerk