



**CITY COUNCIL MEETING
MINUTES**

June 4, 2019 7:00 PM

Council Chambers

400 N. Douty St.

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

Vice Mayor John Draxler noted there was a quorum present and called the Study and Closed Session to order at 5:30 p.m.

ROLL CALL BY THE CITY CLERK:

Present: John Draxler, Martin Devine, Francisco Ramirez, and Art Brieno

Absent: Sue Sorensen

PUBLIC COMMENT:

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. Update on Community Choice Aggregation with Lancaster Choice Energy.

Brian Goldstein, Pacific Energy Advisors and Cathy De Falco, California Choice Energy Authority presented information to the Council on Community Choice Aggregation (CCA). Mr. Goldstein noted that Edison is currently undergoing a system upgrade and because of that they would not be ready to launch a CCA until June 2020. Mr. Goldstein stated Cal Choice does not recommend launching during the months of July or August due to volatility in the power markets; therefore, September 2020 is the earliest recommended month for the CCA launch. The first phase of launching would be to all residential and City-owned municipal accounts. The second phase would be May 2021 and capture all remaining customers.

Vice Mayor Draxler adjourned to Closed Session at 6:22 p.m.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

A. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (GC 54956.9(d)(1))

Helena v. City of Hanford

Kings County Case No. 17C0102

Medina v. City of Hanford
Kings County Case No. 18C0358

State of CA v. City of Hanford
Kings County Case No.: 18C0218

SJVEDC v. City of Hanford
Kings County Case No. 17C0142

City of Hanford v. Wounded Soldiers & Family Relief Fund, Inc.
Kings County Case No, 19UD0127

B. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION (GC 54956.9(d)(2))
1 potential case.

7:00 PM CALL TO ORDER REGULAR SESSION:

Vice Mayor Draxler noted there was a quorum present and called the Regular Session to order at 7:00 p.m.

ROLL CALL:

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

INVOCATION:

Invocation led by Police Chief Parker Sever.

FLAG SALUTE:

CLOSED SESSION ACTION REPORT:

No action taken.

RECOGNITIONS/PROCLAMATIONS:

A. Mikayla Contreras

Ms. Mikayla Contreras recently competed and won the title of Miss Teen California United States. Vice Mayor Draxler congratulated her and thanked her for her representation of the City of Hanford. Ms. Contreras was also recognized by Assembly Member Rudy Salas.

B. April Silva

Ms. April Silva was presented a Certificate of Recognition for Outstanding Leadership for the work she does through JFK Jr. High's leadership and volunteer program.

C. Melissa Simas

Ms. Melissa Simas was presented a Certificate of Recognition for Outstanding Leadership for the work she does through JFK Jr. High's leadership and volunteer program.

STAFF COMMUNICATIONS:

Police Chief Parker Sever - He reported the Kings County Fair went smoothly and there was a presence of officers each night.

Community Development Director, Darlene Mata - She completed recruitment for an entry-level Planner position and so far has received 65 applications

Public Works Director, Lou Camara - There will be street work projects beginning soon now that school is out of session. The projects are the traffic light installation at the intersection of 13th Avenue and Grangeville Blvd., and reclimate and fiber seal projects.

Parks Superintendent, Alvin Dias - He reported to the Council that eight (8) 60' palm trees have been planted in Civic Park, the City's Summer Camp begins the following week, as will Movies in the Park.

Interim Fire Chief, Erik Brotemarkle - He expressed gratitude to Darrel Pyle and the Council Members as the Fire Department prepares to open Fire Station No. 3.

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.*

Dan Chin, Hanford - He presented a packet of information regarding Mayor Sorensen's possible conflict of interest in voting on zoning issues.

Jeff Porterfield, Hanford - He spoke about the homelessness problem in Hanford.

Noor Memon, Hanford - Stated that he wants to do something about the Bastille. He said he has people that are interested in purchasing the Bastille.

Christopher Graham, Owner of Plan B Taphouse - He asked the Council about progress on developing a food truck ordinance.

Diane Sharp, Hanford - She expressed appreciation for the Parks department on transplanting the palm trees. She also recognized Dir. Mata for working on the fee schedules. Ms. Sharp offered suggestions on the fee schedule.

Michael Quinn, Hanford - He voiced his opinion on the proposed zoning changes. He also requested to pull Item A [Townsend Contract].

Bob Ramos, Hanford - He said he agreed with Mr. Quinn and also requested to pull Item A from Consent.

Craig Johnson, Hanford - He agrees with Mr. Quinn. He said his business would be affected by zoning changes. He believes that changing the zoning would be detrimental to the downtown area.

COUNCIL RESPONSE TO PUBLIC COMMENT:

Vice Mayor Draxler responded to public comment. He stated that the Council will review the documents provided by Mr. Chin. He directed Mr. Memon to speak with the City Manager regarding any possible real estate inquiries.

Director Mata said the food truck ordinance is in progress; it is a goal the Council set forward in the new fiscal year.

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.

A member of the public requested to remove Item A [Townsend Contract] from the Consent Calendar. Motion to approve.

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

- A. Utilities and Engineering: Continuance of Emergency Resolution for Treatment Project on Well No. 50.
- B. Public Works: Purchase of 636 residential refuse containers from Toter Wastequip, LLC., in the amount of \$33,489.76 (tax and freight included).
- C. Finance: Warrant Register

ITEMS PULLED FROM CONSENT:

1. Administration: Authorization for the City Manager to sign the contract for consulting services with Townsend Public Affairs, Inc. for the preparation and submittal of a grant application for Proposition 68 Statewide Parks Program funding.

(Item A)

City Manager Darrel Pyle provided background information on this item. He explained that Council directed Staff to hire a grant writer to assist the City in applying for grant money through Prop 68.

Motion to approve.

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

PUBLIC HEARINGS:

- A. Community Development: Introduce and waive the first reading of Ordinance 19-07, approving Municipal Code Amendment No. 2019-01: a request by 198-43, LLC to amend Title 17, Section 17.08.030 – Commercial, Office, and Industrial Zone Use Table of the Hanford Municipal Code by adding sections in order to permit or permit with a conditional use permit, the following uses in the C-R Regional Commercial zone district: colleges; exercise studios; large health facilities; business support services; medical offices; professional and commercial offices; laboratories; government offices; furniture stores; landscape nurseries; banks and credit unions – secondary branch; food catering; payday lenders; and tailoring. (RECOMMENDED TO BE CONTINUED TO JUNE 18, 2019)

Dir. Mata recommended to the Council to continue the Public Hearing to June 18, 2019.

Motion to continue the public hearing to June 18, 2019 made by Council Member Brieno, seconded by Council Member Ramirez. Motion passed, 3-1.

RESULT:	TABLED [3 TO 1]	Next: 6/17/2019 7:00 PM
MOVER:	Art Brieno, Council Member	
SECONDER:	Francisco Ramirez, Council Member	
AYES:	Draxler, Brieno, Ramirez	
NAYS:	Devine	

GENERAL BUSINESS:

- A. Administration: Adopt Resolution 19-15-R, authorizing the City's entry into an exercise of Joint Powers Agreement regarding the California Choice Energy Authority (CCEA) and taking further actions related thereto.

City Manager Pyle withdrew this item from the agenda so it may be heard when all five Council Members are present.

RESULT:	WITHDRAWN
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- B. Community Development: Discussion and Direction regarding Community Development Fees including Planning, Building, Code Enforcement, Cannabis

Director Mata provided the Council a background on the current fee schedule. Community Development fees are considered user fees and subject to State of California Legislations regarding cost of service fee recovery. Building permit fees for new construction were increased in 2014; the fees are based on building valuation. Dir. Mata stated that the Planning Department is not reaching full cost recovery; however, the Building Department is reaching full cost recovery. The fees pay for a pre-application review, application intake, application review, preparation of staff report and

conditions of approval, Committee/Commission/Council review, and Staff time, overhead costs, and allocated costs.

Council Member Ramirez expressed appreciation for Dir. Mata's effort in compiling the fee schedule and presenting surveyed information from Lemoore and Visalia. Council Member Brieno asked if an project amendment on a small project would cost the same as one for a big project. Dir. Mata answered yes, because they both require the same amount of analysis and work effort. Council Member Ramirez voiced his support for the fees and stated that otherwise, funding would have to be offset from the General Fund. Council Member Devine shared the same thoughts.

C. Administration: LAD Preparation

City Manager Pyle opened the discussion to regarding the development of a Landscape and Lighting Assessment District (LAD) for an existing neighborhood to purchase and develop a park in a currently vacant lot. The location is on Parkside Dr. The current owner of the property is Self Help Enterprises and they have plans to build three affordable housing units. Under direction from the Council the City Attorney outlined the process for acquisition and development of a park.

Council Member Brieno wants someone from the Park's department to look at the property and estimate how much it would cost to maintain it. Alvin Dias estimated that it could cost a base rate of \$500.00 per month to maintain, not including the costs of water. Chief Sever interjected and stated that when there was a park in the property there were also numerous alleyways and people would run through them to escape whenever police were called. He stated if a park would be built there, he would like to see the alleyways blocked off. Council Member Brieno said he felt the alleyways were fine and it would be a question of lighting and indicated there is an alleyway to the proposed park space from his home. He further stated that the costs of maintenance could be put on the taxes of the homeowners in that neighborhood. Dir. Camara stated that there is a timeframe for LADs to get on the tax roll with the County; the soonest an assessment could be completed and potentially placed on the taxes of the property owners would be December 2020. Council Member Brieno said that he thinks non-profit groups and churches would volunteer to maintain the park. Council Member Ramirez agreed with him and said he heard from a lot of churches who have said they would volunteer for clean-ups. Vice Mayor Draxler asked if the land was included in the Parks Master Plan, Dir. Mata answered no because it is privately owned property. Vice Mayor Draxler expressed caution with moving forward. Council Member Brieno restated that volunteers would take care of everything and asks that the City just provide the water. Council Member Ramirez also stated he believed citizens would volunteer their time.

Consensus of the Council to direct Staff to move forward with initiating real property negotiations with Self Help Enterprises.

COUNCIL REPORTS/COMMENTS:

A. Council Comments

Council Member Ramirez - He said the City needs to increase community engagement.

Council Member Devine - He attended the LAFCO meeting; they have a \$60,000.00 budget.

Vice Mayor Draxler - He attended the Planning Commission meeting. At the KWRA meeting they are moving forward with privatization.

City Manager Pyle informed the Council of the upcoming League of California Cities Annual Conference in October. He asked the Council to consider cancelling or rescheduling the October 15, 2019 meeting to accommodate for traveling to the conference in Long Beach, California.

COUNCIL FUTURE AGENDA ITEMS:

A. Council Agenda Items

Council Member Ramirez - He said he would like to write letter to High Speed Rail in support of the current Amtrak Station in Hanford. City Manager Pyle noted that a representative from the League for High Speed Rail will meet with City Staff later in the week and Council Members are welcome to attend.

ADJOURNMENT:

Voce Mayor Draxler adjourned the meeting at 9:21 p.m.

Respectfully submitted,

Sarah Martinez
City Clerk