



CITY COUNCIL MEETING MINUTES

**July 2, 2019 7:00 PM
Council Chambers
400 N. Douty St.**

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

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

ROLL CALL BY THE CITY CLERK:

Present: Sue Sorensen, John Draxler, Martin Devine, and Art Brieno

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.*

David Ayers, Hanford - Spoke about Closed Session items regarding Labor Negotiations with the IAFF.

STUDY SESSION:

A. County islands annexation

Utilities & Engineering Director, John Doyel provided background information on a previous County island annexation and the relationship with the Local Agency Formation Commission (LAFCO) which processes annexations between Kings County and cities. It was LAFCO's stance that the City of Hanford should annex the eight (8) islands it surrounds. In anticipation of new legislation from the State, Staff determined to begin the discussion of island annexation with Kings County. Dir. Doyel noted the hesitancy to taking in County islands, is that the residential roads are not well maintained. If the City were to annex, there would be a significant impact to the gas tax fund for long-term maintenance on these roads.

Dir. Doyel voiced these concerns to the Kings County representatives as well as the policing the nearly 2,000 additional residents, fire and code enforcement, as well as the deferred maintenance on the roads. An analysis showed to meet the needs after annexation the City would need one (1) Police Officer, one (1) Community Services Officer, one (1) Firefighter, and at least one (1) Code Enforcement Officer as well as street deferred maintenance.

Kings County is willing to give the City \$125,000.00 per year for two years from the Kings County Association of Governments (KCAG) allocation for road maintenance; assignment of property tax value of islands to the City which is approximately \$200,000.00 per year; the County Sheriff will continue to patrol island areas for two years in order to assign property tax income to road

maintenance. Staff recommends processing the annexations all at once; annexations take approximately one year to process.

There was consensus from the Council to proceed with the planned island annexation.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

A. CONFERENCE WITH LEGAL COUNSEL - LABOR NEGOTIATIONS (GC 54957.6)

Agency Designated Representative: Darrel Pyle, Sarah Cardoza, Paula Lofgren, and Mario Zamora
Employee Organizations: Hanford Firefighters Local 3898, IAFF; Hanford General Employees Management Association (GEMA); Hanford Police Officers Association (HPOA); and Service Employees International Union, Local 521 (SEIU)

B. CONFERENCE WITH LEGAL COUNSEL - REAL PROPERTY NEGOTIATIONS (GC 54956.8)

Property: Bastille and Hanford Courthouse
Agency Negotiators: Darrel Pyle, Darlene Mata, and Ty Mizote
Negotiating Party: Noor Memon

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

Tafoya v. City of Hanford
Kings County Case No. 18C0379

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

Sara Perez v. City of Hanford
Kings County Case No. 17C0335

CALL TO ORDER REGULAR SESSION:

Mayor Sorensen called the meeting to order at 7:00 p.m.

ROLL CALL:

Attendee Name	Title	Status	Arrived
John Draxler	Vice Mayor	Present	4:31 PM
Martin Devine	Council Member	Present	4:32 PM
Sue Sorensen	Mayor	Present	4:31 PM
Art Brieno	Council Member	Present	4:32 PM
Francisco Ramirez	Council Member	Present	4:32 PM

INVOCATION:

Invocation led by Police Chief Parker Sever.

FLAG SALUTE:

CLOSED SESSION ACTION REPORT:

No action taken.

RECOGNITIONS/PROCLAMATIONS:

A. Recognition of City Manager Darrel Pyle

City Manager Darrel Pyle was recognized by the Council, City Staff, and Members of the Public for his leadership and accomplishments during his time with the City of Hanford. Mr. Pyle will retire from Hanford and move to Oklahoma where he accepted a City Manager position with the City of Norman. Mr. Pyle was commended for his selfless service to the City and his positive attitude. Dir. Mata listed many accomplishments and projects that were completed under his management, including the Costco Project and In-n-Out.

The City of Hanford wished Mr. Pyle well as he begins a new chapter.

STAFF COMMUNICATIONS:

Parks & Recreation Director, Craig Miller - There will be a free Public Swim Day on the Fourth of July. A Joint Meeting with the Parks and Recreation Commission is scheduled for July 16th.

Utilities & Engineering Director, John Doyel - Well 45 is back online. Well 50 should be complete by the end of the month.

Community Development Director, Darlene Mata - Interviews for the Associate Planner in two weeks. Recruitment will begin for a second code enforcement officer.

Police Chief Parker Sever - The Hanford Explorers came in first place at a recent competition.

PUBLIC COMMENT:

*This is the time for citizens to comment on subject matters not on the agenda and that are 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.*

John Zumwalt, Hanford - He spoke highly of Darrel Pyle and expressed his appreciation for Darrel's leadership.

Michelle Brown, Hanford - She offered her congratulations and well wishes to Darrel. She thanked him for his support of Main Street Hanford. Main Street is considering expanding the facade grant program to include murals and noted the success of the utility box paintings.

Bob Ramos, Hanford - He said he doesn't want Robobank [Rabobank building] sold because it's an icon of the community.

Craig Johnson, Hanford - He said that he respects Darrel Pyle. He said he appreciates his service to the City.

Diana Black, Hanford - She said she appreciates Darrel's demeanor and positive attitude in the workplace. She said she will miss him.

Emily Burnias, Hanford - She said that Hanford is moving in a great direction. She expressed appreciation for Darrel.

Jerry Irons, Hanford - He expressed his appreciation for Darrel. He said he appreciated Darrel's honesty and integrity.

David Ayers, Hanford - He also expressed appreciation for Darrel's work. He said that the City of Hanford is a better place today because of Darrel's service. He is concerned about Robobank [Rabobank building]. He made a proposal to create a committee in the next 60 days generate support for a tax initiative for money to go to the restoration and repair of City-owned buildings such as the Bastille, Courthouse, and Rabobank.

COUNCIL RESPONSE TO PUBLIC COMMENT:

Mayor Sorensen stated the Council will discuss Mr. Ayers's proposal during the Rabobank discussion in General Business.

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 Brieno requested to pull Item F-Warrant Register from the Consent Calendar.

Motion to approve.

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 May 7, 2019.
- B. City Clerk: Approve minutes from the City Council meeting held on May 21, 2019.
- C. City Clerk: Approve minutes from the City Council special meeting held on June 13, 2019.
- D. Utilities and Engineering: Continuance of Emergency Resolution for Treatment Project on Well No. 50.
- E. Public Works: Award a contract to California Boiler Company of Visalia, CA., in the amount of \$113,273.50 for the Civic Auditorium Boiler Replacement Project.

ITEMS PULLED FROM CONSENT:

- 1. Finance: Warrant Register
(Item F)

Council Member Brieno asked a question about the costs spent on the airport. Dir. Doyel addressed his question and stated the current project is for runway rehabilitation.

Motion to approve.

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

PUBLIC HEARINGS:

A. Community Development: Adoption of Resolution 19-21-R approving changes to the fee schedule for Planning, Building, Code Enforcement, Cannabis, and Public Works User Fees.

Dir. Mata presented the proposed user fees for the Community Development department. In 2007 a Fee Study was completed by Maximus. The goal of fees are full cost recovery including direct costs and overhead. Building permit fees for new construction were increased in 2014; fees were based on building valuation. Fees pay for pre-application review, application intake, application review, preparation of staff report and conditions of approval, Committee/Commission/Council review, staff time, overhead costs, and allocated costs.

The Council reach consensus of the following amendments to the proposed Community Development Fee Schedule:

\$3,500.00 for a Regular Conditional Use Permit (CUP)

\$150.00 for non-electrical signs

\$250.00 for electrical signs

\$3,500.00 for variances

Provide notice to businesses that in one year the Parking in Lieu fee will raise from \$2,000.00 to \$4,000.00.

Mayor Sorensen opened the hearing for Public Comment.

Comments from those IN FAVOR:

No comments.

Comments from those OPPOSED:

Jerry Irons, Hanford - Suggests in fairness to the public, this resolution should be pushed two months out.

David Ayers, Hanford - He stated it is unfair to ask the tax payers to subsidize the Community Development services.

Mayor Sorensen closed the Public Comment portion of the Public Hearing. Motion to approve as amended.

RESULT:	APPROVED AS AMENDED [4 TO 1]
MOVER:	Francisco Ramirez, Council Member
SECONDER:	John Draxler, Vice Mayor
AYES:	Draxler, Devine, Sorensen, Ramirez
NAYS:	Brieno

GENERAL BUSINESS:

- A. Community Development: Declaration of the property located at 218 N Douty (APN 012-053-005), currently Rabobank, as surplus City property.

Dir. Mata noted the Council directed Staff to bring back information on listing the Rabobank Building (218 N. Douty St.) as surplus. Currently Rabobank, soon to be Mechanic's Bank, is in the first year of a five year lease. The current rent is \$5,429.35 and goes up 3% each year on July 1. The expenses of the building have been \$113,679.00 as indicated by records that go back to 1998, however most years were not tracked.

Mayor Sorensen informed the Council she had a letter from the Fair Political Practices Commission (FPPC) stating it was permissible for her to vote on this matter. Council Member Brieno said that he would like to accept Mr. Ayers's proposal to form a committee and postpone this decision till that time. Council Member Ramirez said he feels the maintenance on this building is getting too costly. He feels that the City should not be in the real estate business and it's time to move forward. Council Member Devine agreed with Council Member Brieno and would like to table the discussion until Mr. Ayers creates a committee. Vice Mayor Draxler would like to move forward with declaring the surplus and at the same time Mr. Ayers can form a committee if he chooses to do so.

Mr. Ayers admitted he did not come prepared to formally detail and outline his idea for a committee to promote a tax measure. Mayor Sorensen agreed with Council Member Ramirez and Vice Mayor Draxler that the City Staff should not be used as property managers.

Motion to approve.

RESULT:	APPROVED [3 TO 2]
MOVER:	Francisco Ramirez, Council Member
SECONDER:	John Draxler, Vice Mayor
AYES:	Draxler, Sorensen, Ramirez
NAYS:	Devine, Brieno

- B. 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.

Cathy De Falco from Lancaster Choice Energy was present to answer questions from the Council. Council Member Ramirez voiced his support for the City to enter into the Joint Powers Authority. Mayor Sorensen agreed with him.

Motion to approve.

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

COUNCIL REPORTS/COMMENTS:

Vice Mayor Draxler - Attended KWRA and reviewed negotiations on the manager's salary. With privatization it will lower the tipping fees to the City of Hanford.

Council Member Devine - Attended a League of California Cities training and conference in Newport Beach. He feels they are behind the ball on homelessness. He also attended a leadership class.

Council Member Ramirez - He also attended the League of California Cities training and conference. He went to a Finance class while there. He congratulated David Ayers on being appointed as the Council of Governments representative to High Speed Railroad.

Council Member Brieno - He stated that the City will not apply for a grant for a park in this first round. He doesn't feel that outside consultants understand the needs of the community, he prefers local people.

Mayor Sorensen - She encourages people to go out and enjoy the Art in the Park.

COUNCIL FUTURE AGENDA ITEMS:

A. Tachi Tribal Council

Mayor Sorensen and Vice Mayor Draxler agreed to arrange a meeting with Tribal Council representatives. City Clerk, Sarah Martinez will coordinate the meeting details.

ADJOURNMENT:

Mayor Sorensen adjourned the meeting at 10:45 p.m.

Respectfully submitted,

Sarah Martinez
City Clerk