



**CITY COUNCIL MEETING
MINUTES**

**February 18, 2020 7:00 PM
Council Chambers
400 N. Douty St.**

5:30 CALL TO ORDER CLOSED SESSION:

Mayor Draxler called the Closed Session to order at 5:30 p.m.

ROLL CALL BY CITY CLERK:

Present: Sue Sorensen, Martin Devine, Francisco Ramirez, John Draxler, 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.*

No comments.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

Mayor Draxler adjourned to Closed Session at 5:31 p.m.

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

Agency Designated Representative: Mario Cifuentez, Sarah Cardoza, Paula Lofgren, and Ty Mizote
Employee Organizations: Hanford Firefighters Local 3898 (IAFF); General Employees Management Association (GEMA); Executive Management Employees Association (EMEA)

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

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

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

Property: APNs 028-240-008, 028-310-016, 028-310-021
Agency Negotiators: Mario Cifuentez, Ty Mizote
Negotiating Party: AG Green Farms, LLC; Bobby Whalen and Robert Gold

Property: APNs 028-240-018, 028-240-020, 08-310-005, 028-310-007, 028-310-008, 028-310-025
Agency Negotiators: Mario Cifuentez, Ty Mizote
Negotiating Party: City Farm Industries, Inc.; Ross Lyndon-James and Mark Askey

Property: 109 E. Eighth St.
Agency Negotiators: Mario Cifuentez, Darlene Mata, and Ty Mizote
Negotiating Party: Carnegie Museum

7:00 PM CALL TO ORDER REGULAR SESSION:

Mayor Draxler called the meeting to order at 7:01 p.m.

ROLL CALL:

Attendee Name	Title	Status	Arrived
John Draxler	Mayor	Present	5:15 PM
Martin Devine	Council Member	Present	5:10 PM
Sue Sorensen	Council Member	Present	5:25 PM
Art Brieno	Council Member	Present	5:30 PM
Francisco Ramirez	Vice Mayor	Present	5:10 PM

INVOCATION:

Invocation led by Pastor Mike Weatherley.

FLAG SALUTE:

CLOSED SESSION ACTION REPORT:

City Attorney Ty Mizote stated no action was taken on Labor Negotiations and Existing Litigation; the Council will continue finish their discussion on Real Property Negotiation items after the meeting.

RECOGNITIONS/PROCLAMATIONS:

None.

STAFF COMMUNICATIONS:

City Manager, Mario Cifuentez - He attended a meeting the Kings County Community Development office regarding the 2020 Census and outreach opportunities for the City. He met with the facilitator for the Goals and Objectives planning.

Police Chief Parker Sever - A new officer started Monday, February 10th. The department has put out testing for a new K9 officer; Hanford Rotary held a fundraiser for a K9 officer and were able to donate \$14,000.00. One Hanford officer will begin working with the Kings County Sheriff's Department Mounted Unit.

Community Development Director, Darlene Mata - The Planning Commission appreciated the new start time of 5:30 p.m. Bed, Bath, and Beyond is going into the Marketplace shopping center; construction will begin soon.

Utilities & Engineering Director, John Doyel - Refuse will need to replace five garbage trucks; this will be on the next agenda.

Fire Chief Steve Pendergrass - A part-time clerical support person and a part -time fire inspector has been hired for the department.

A. Status Report for Capital Improvement Projects in Construction.

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 city of residence.*

Bob Ramos, Hanford - He requested to pull Item B [Akel Engineering] from the Consent Calendar.

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 pull Item B [Akel Engineering] and Council Member Brieno requested to pull Item D [Aramark Contract].

Motion to approve.

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

- A. City Clerk: Approval of the minutes from the City Council Meeting held on February 4, 2020.
- B. Approve a Notice of Completion for Tract No. 917, Woodside Homes, and authorize the Mayor to execute and the City Clerk to attest and file said Notice with the Kings County Recorder's Office. (Southwest corner of Grangeville Boulevard and Centennial Drive)
- C. Utilities and Engineering: Approve a Notice of Completion for Tract No. 887 Unit II, Silver Oaks Addition III and authorize the Mayor to execute and the City Clerk to attest and file said Notice with the Kings County Recorder's Office. (Southwest corner of Devon Street and Centennial Drive)
- D. Fire: Approval of the purchase for replacement day room furniture, for Fire Stations 1 & 2, in the amount of \$5,367.47.
- E. Parks & Recreation: Approve the purchase of new pool covers, portable lifeguard chairs, and lifeguard umbrellas from Lincoln Aquatics in the amount of \$25,658.49 for the Plunge competition pool and appropriate \$25,658.49 from the Aquatics Capital Equipment Replacement Reserve Account to fund the purchase.

F. Finance: Warrant Register

ITEMS PULLED FROM CONSENT:

- A. Public Works: Approval of an agreement with Akel Engineering of Fresno, CA in the amount of \$20,589 for the purpose of performing a Citywide Refuse Route Analysis.

(Item B)

Dir. Doyel explained this item is in regard to a route analysis for the refuse pickup. The aim is to improve refuse pick-up efficiency.

Motion to approve.

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

- B. Public Works: Approve the request by Prudential Overall Supply to withdraw their bid due to bidder error, and award a contract to Aramark Uniform Services, for a term not to exceed three (3) years, to provide uniform and laundry services, for \$447.42 per week, per specifications of Request for Bid No. 20-01.

(Item D)

Council Member Brieno questioned which departments get uniforms. Dir. Doyel answered the uniforms are for Public Works, Maintenance, and Parks staff.

Motion to approve.

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

GENERAL BUSINESS:

- A. Administration: Approval of a Lease with City Farm Industries, Inc. for 960 acres of City property, owned by the Water Treatment Fund

City Attorney, Ty Mizote explained the terms of the lease with City Farm Industries, Inc., (CFI). The leases term is for twenty-five years beginning February 1, 2020. CFI's lenders have required a 25-year term period; CFI anticipates paying the loan in full within two years. The annual rental rate will start at \$100.00 per acre, per year and will increase by \$50.00 per year for every year the lease remains in effect; annual rate will be pre-paid three years in advance. It is recommended the Council approve the lease, but remove the corporate guaranty. Atty. Mizote noted the prior tenant, PFA Energy Solutions, had owed multiple vendors in excess of \$2,000,000.00 for products and services for the land. It is CFI's intent to pay the vendors what is owed and they will be paid out of escrow. Mayor Draxler felt this lease is a good solution to get the vendors paid.

Motion to approve.

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

B. City Attorney: Approval of the First Amendment to Chamber of Commerce Services Agreement and authorization for the Mayor to execute the agreement.

Atty. Mizote provided background information on the revisions made to the agreement with the Hanford Chamber of Commerce. He explained former Interim City Manager, Mike Olmos, Mayor Draxler, and Council Member Devine had been part of the discussions with Chamber representatives on the terms of the agreement. The Chamber expressed they no longer want to be responsible for the maintenance and operation of Freddie the Firetruck and the Carousel. As such, the new agreement no longer stipulates the requirement for applicable insurances. The compensation terms will not change; the Chamber will receive \$57,540.00 for services provided in Fiscal Year 2020; the compensation amount will decrease to \$47,540.00 in Fiscal Year 2021, and then decrease to \$40,000.00 in Fiscal Year 2022.

Vice Mayor Ramirez stated he is not comfortable justifying the money the City will give to the Chamber for services that other Chambers do normally. He stated the reason the Chamber receives the amount in the agreement was originally for the maintenance and operation of Freddie the Firetruck and the Carousel. He stated other cities do not give their Chambers nearly the same amount and believes paying the Hanford Chamber is corporate welfare. He proposed to the Council reducing the support to \$20,000.00. Mayor Draxler explained that he and Council Member Devine have been meeting with the Chamber and discussed the prior contract and the understanding was to keep the same agreed amount until 2022 and renegotiate at that time. Vice Mayor Ramirez said it was not fiscally responsible.

Vice Mayor Ramirez made a motion to change the annual support to the Chamber of Commerce to \$20,000.00. It was not seconded; the motion died.

Council Member Sorensen made a motion to approve the amendment to the Chamber of Commerce Services Agreement as negotiated; seconded by Mayor Draxler.

Vice Mayor Ramirez asked for an amendment to Council Member Sorensen's motion to stipulate a reduction in the amount of support to the Chamber until it gets to \$20,000.00 instead of seeking renegotiation at the end of the agreement in 2022; seconded by Council Member Devine.

Council Member Sorensen disagreed with the proposed amendment and felt that was putting the cart before the horse, and there is not a reason to go that far out and not allow the Council at that time to make the decision. She prefers to allow the Chamber a chance to grow and develop their organization and the Council needs to hold them accountable. Council Member Brieno said he also felt that it was too far out to make that kind of decision and agreed with Council Member Sorensen to keep the Chamber accountable. Mayor Draxler also agreed with his fellow Council Members.

Vice Mayor Ramirez's motion to amend failed; 2 to 3. The Council then voted on Council Member Sorensen's motion to approve.

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

- C. Utilities and Engineering: That the City Council, by motion award a contract to David A. Bush, Inc., of Hanford, CA for the Civic Park Bathroom Renovation Project, in the amount of \$173,000.00, establish a construction contingency of \$17,000 for this project, and approve an additional appropriation of \$75,000 from the Accumulated Capital Outlay Fund.

Council Member Brieno explained that he got a better understanding of the scope of the work after meeting with Dir. Doyel. Council Member Sorensen would like the trellis to remain and if possible, she would like something to provide shade around the restroom building.

Ms. Raquel White, a representative from Construction Industry Force Account Council, (CIFAC), asked if the Council is approving the bid for just the roofing project and does not include the southern portion of the building. Dir. Doyel stated that they are going to revisit the southern portion of the building and see if they need to go out to bid for that work. Ms. White stated the work determined to be done on the southern portion of the building is not general maintenance, not routine or recurring work for the preservation of the facilities and it should be competitively bid.

Motion to approve.

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

- D. Utilities and Engineering: That the City Council, by motion award a contract to Ray Figueroa Construction DBA Figueroa Concrete Partners of Hanford, CA, in the amount of \$72,440.80 and establish a construction contingency of \$7,200 for this project.

Dir. Doyel provided background information on the project. Council Member Sorensen voiced her support for the concrete walkway.

Motion to approve.

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

- E. Public Works: Approve a contract with Valley Security and Alarm for a contract price of \$45,230.00, approve a contract with Vortex for a contract price of \$28,123.00, approve an additional appropriation of \$13,900 from the Water Capital Reserves, the Storm Drainage Capital reserves, the Wastewater Capital Reserves, and the Refuse Capital Reserves for the Public Works Security Improvement Project.

Dir. Doyel explained the necessity for security systems of the Public Works administration building. Mayor Draxler said he wants to be able to keep the staff and the City's assets safe. The security measures include cameras on the building and a camera at the entry gate.

Motion to approve.

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

COUNCIL REPORTS/COMMENTS:

A. Council Comments

Vice Mayor Ramirez - He attended an informational meeting on the Census 2020. He also attended the second session of the WELL program he's involved with and met with the Orange County Water District.

Council Member Brieno - He attended a SGMA meeting and learned the region is facing another drought and there will not be as much surface water.

Council Member Devine - He stated he will accept the LAFCO representation vacancy.

Council Member Sorensen – She toured the Kings Gospel Mission women’s shelter.

Mayor Draxler - He briefly reviewed the Future Agenda Items.

COUNCIL FUTURE AGENDA ITEMS:

A. Council Future Agenda Items

Mayor Draxler stated future items will be addressed at the Goal Setting meeting.

RECONVENE TO CLOSED SESSION:

Mayor Draxler reconvened the Council to Closed Session at 8:27 p.m.

ADJOURNMENT:

With nothing to report from Closed Session, Mayor Draxler adjourned the meeting at 8:45 p.m.

Respectfully submitted,

Sarah Martinez
City Clerk