



**City Council Regular Meeting
Minutes**

**November 5, 2024 7:00 PM
Council Chambers
400 N. Douty St.**

4:00 PM CALL TO ORDER STUDY SESSION AND CLOSED SESSION:

Mayor Paden called the study session and closed session to order at 4:00 p.m.

ROLL CALL BY THE CITY CLERK:

Present:	Absent:
Council Member Mark Kairis Council Member Travis Paden Council Member Lou Martinez Council Member Martin Devine	

PUBLIC COMMENT:

*Study Sessions are considered Special Meetings under the Brown Act. Accordingly, comments from the public are limited to items listed on the agenda (GC 54954.3a). Public Comment will be accepted during each agenda item. A maximum of **three minutes** is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.*

Jack Schwartz provided his suggestion on the presented options for the Hanford Marketplace Development Agreement.

Kyle Crocker commented on the proposed Hanford Marketplace Development agreement options.

Bob Ramos commented on the Hanford Marketplace Development agreement and stated it should not be extended.

Dave Ayers commented on the Hanford Marketplace Development agreement and spoke in opposition to extending it.

STUDY SESSION:

- A. Presentation by the Carnegie Museum of Kings County regarding their 2024 Exhibits and Collections and ongoing efforts to restore the Historic Carnegie Library building.

Carnegie Museum Board Member Rob Bently provided an overview of their events and their involvement in the community. He also recognized the Hanford Police Department for their partnership in their events. Mr. Bently answered questions from the Council.

- B. Presentation and Council discussion related to Renewal Options for the Hanford Marketplace Development Agreement that expires in April 2025

Deputy City Manager Jason Waters provided an overview of the Hanford Marketplace Development Agreement and potential agreement options. He responded to the Council's questions regarding the original agreement and the design requirements. City Attorney Mizote clarified the process involved in completing the necessary improvements. Additionally, Mr. Waters discussed the impact fees. After some discussion, the Council agreed to reevaluate the agreement after the completion of the City's Impact Fee Study.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

- A. CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION (54956.9 (d)(2))
3 potential cases.

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

Property: 113 Court St. (Court House) APN: 010-265-001-000
Agency Negotiators: Mario Cifuentez and Ty Mizote
Negotiating Party: Kevin Nickell and Jason Carvalho

CALL TO ORDER REGULAR SESSION:

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

ROLL CALL:

Present:	Absent:
Council Member Mark Kairis Council Member Travis Paden Council Member Lou Martinez Council Member Martin Devine	

INVOCATION:

The invocation was led by Sherri Winterowd.

FLAG SALUTE:

The flag salute was led by Vice Mayor Kairis.

CLOSED SESSION ACTION REPORT :

None.

RECOGNITION:

- A. Recognition of Associate Engineer Jaklin Hart for receiving the ASCE San Francisco Section 2024 Individual Award for Outstanding Younger Civil Engineer on October 3, 2024.

The City Council presented a certificate of recognition to Associate Engineer Jaklin Hart.

- B. Badge Pinning Ceremony and Oath of Office for Officers Manuel Cazares and Bryan Milligan.

Police Chief Stephanie Huddleston introduced officers Manuel Cazares and Bryan Milligan, and City Clerk Natalie Corral administered the oath of office.

COUNCIL REPORTS/GENERAL REPORTS:

Brief information-only reports from City Council and/or Staff, including committee reports and reports by City Council related to meetings attended at City expenses (AB1234).

The Council discussed the meetings and events they attended. During this time, City Manager Cifuentez provided an update on the Raise Grant and Hidden Valley Park.

A. INFORMATION REPORT - WARRANT REGISTER

PUBLIC COMMENT:

This is the time for citizens to comment on subject matters 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. State law does not allow the Council to discuss or take action on issues not on the agenda, except that members of the Council or staff may briefly respond to statements made or questions posed by persons exercising their public testimony rights (Gov. Code sec. 54954.2). A maximum of three minutes is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.

Nick Wagner commented on General Business Item A and shared his concerns regarding the sale of the courthouse.

Judy Scott commented on the sale of the courthouse

Delbert Ray, a resident of Lemoore, provided his background and commented on Blue Door Massage and Spa.

David Guzman stated he does not want to be annexed into the city.

Angelica Garcia provided her background and talked about a community assessment on second-hand smoke.

Rusty Brookshier commented on the proposed sale of the courthouse. He requested the discussion be tabled.

Adam Frankson commented on the Blue Door Massage and Spa. He spoke in support of the business.

Marcie Paleo, a resident of Lemoore, spoke in support of Blue Door Massage and Spa's appeal.

Bob Ramos commented on the sale of the courthouse. He requested the matter be put on hold until the new council members are seated.

Noor Memoon commented on the courthouse. He asked that the city put the kiosk back in Civic Park.

Nancy Howze asked that the sale of the courthouse be postponed.

Dave Ayers provided his background and commented on the sale of the courthouse, he also requested that it be tabled.

Jack Schwartz commented on the proposed sale of the courthouse. He requested the council answer his list of questions.

Onan Champi spoke in support of the sale of the courthouse.

Jim Castleman spoke in support of the sale of the courthouse.

Dennis Ham asked for clarification regarding the sale of the courthouse.

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.

The Council pulled items E, F and H. Motion to approve the consent calendar except for the item pulled for separate discussion.

RESULT:	Passed (UNANIMOUS)
MOVER:	Council Member Mark Kairis
SECONDER:	Council Member Martin Devine
AYES:	Mark Kairis, Travis Paden, Lou Martinez, Martin Devine

- A. Procedural Waiver: Waive reading in full of resolutions and ordinances and approval and adoption of same by reading title the only.
- B. City Clerk: Approval of the Minutes of the August 6, 2024, Meeting
- C. City Clerk: Approval of the Minutes of the August 20, 2024, Meeting
- D. City Clerk: Approval of the Minutes of the September 17, 2024, Meeting
- E. Administration: Approval of Supplemental Services Agreement No. 2 with Brandley Engineering for design engineering services for a new fuel island and fuel tanks for the Hanford Municipal Airport for a contract amount and appropriation in the Airport Fund Not to Exceed \$240,000, to be funded 95% through Federal and State grants.
- F. Community Development: Approval of Historic Resources Permit No. 0015-24, a request by BMO Bank to construct exterior improvements, including a new ramp and step to the entryway door, accessible parking striping, landscape curbs with paving, and an ATM. The property is designated as a noncontributing building within the Historic Overlay Zone. The project is located at 230 W. Seventh Street (APN 012-052-014)
- G. Community Development: Approval of Historic Resources Permit HRA0016-24 to place fencing at the Social Security Administration building. The property is designated as a noncontributing building within the Historic Overlay Zone. The project is located at 330 N. Harris Street (APN 010-276-021).
- H. Parks and Community Services: Sole source authorization to purchase slides from PlayPower LT Farmington, Inc. and Appropriation from the General Fund for \$34,402.13 to replace eight slides at the Freedom Park play structure.
- I. Public Works: Approval of the Notice of Completion for the FY 24 Pavement Resurfacing Treatment Project, with a final project cost of \$329,948.43, and Authorization for the Mayor to execute and the City Clerk to file the Notice with the Kings County Recorder's Office.
- J. Utilities and Engineering: Authorization for the City Manager to approve a contract change order with Synagro West, LLC for the disposal of additional biosolids generated through the wastewater treatment process at the City's Wastewater Treatment Facility in the amount of \$3,549.60 for a revised contract amount of \$53,499.60, to be paid for out of the Wastewater Enterprise Fund.

- K. Utilities and Engineering: Acceptance of Grant Deed for Right-of-way from Aldar Mini Storage L.P., A California Partnership
- L. Fire: Approval of the donation of a 2003 PIERCE Quantum Type 1 Fire Engine from the City of Clovis.
- M. Council: Approval of the Second Reading and Adoption of Ordinance No. 24-06 amending Chapter 3.28 of the Hanford Municipal Code to allow the City Council to designate the board of directors of a private organization to serve as the Central Parking and Business Improvement Area Advisory Board as required by the Hanford Municipal Code.

PULLED CONSENT ITEMS:

- A. City Manager: Approval of the Holiday Closure of City Offices for 2024 and Authorization for the City Manager to work with Bargaining Units to negotiate the closure in future years.

[Item E]

Pulled by Council Member Martinez for clarification. City Manager Cifuentez responded.

Motion to Approve.

RESULT:	Passed (UNANIMOUS)
MOVER:	Council Member Travis Paden
SECONDER:	Council Member Lou Martinez
AYES:	Mark Kairis, Travis Paden, Martin Devine, Lou Martinez

- B. Administration: Approval of the annual City of Hanford Salary Schedules, pursuant to the California Code of Regulations (CCR) 570.5.

[Item E]

Pulled by Council Member Martinez. City Manager Cifuentez answered his questions.

Motion to Approve.

RESULT:	Passed (UNANIMOUS)
MOVER:	Council Member Lou Martinez
SECONDER:	Council Member Travis Paden
AYES:	Mark Kairis, Travis Paden, Lou Martinez, Martin Devine

- C. Administration: Approval of Amendment No. 4 of the License Agreement between the Carnegie Museum of Kings County and the City of Hanford to extend the term of the agreement until December 31, 2025.

[Item H]

Pulled by Vice Mayor Kairis. City Manager Cifuentez answered questions from the Council.

Motion to Approve.

RESULT:	Passed (UNANIMOUS)
MOVER:	Council Member Mark Kairis
SECONDER:	Council Member Martin Devine
AYES:	Mark Kairis, Travis Paden, Lou Martinez, Martin Devine

PUBLIC HEARING:

- A. Utilities and Engineering: Public hearing to accept public input and Adoption of Resolution 24-40-R to Authorize the City's Participation in the California Statewide Communities Development Authority's Statewide Community Infrastructure Program (SCIP).

Mayor Paden opened the public hearing at 8:04 p.m. for both items A and B: a Public Hearing to accept public input and the Adoption of Resolution 24-40-R to Authorize the City's Participation in California Statewide Communities Development Authority's Statewide Community Infrastructure Program (SCIP) and the adoption of the California Municipal Finance Authority (CMFA) Bond Opportunities for Land Development (BOLD) Program. Mayor Paden called for the staff reports. Utilities and Engineering Director Frank Senteno presented the staff reports for the Council's review and approval. Staff and the City Attorney answered questions from the Council. Mayor Paden closed the public hearing at 8:27 p.m.

Public Comment:

IN FAVOR:

Tim Dan, a developer, asked a question regarding the program.

OPPOSED:

None.

Motion to approve resolutions 24-39-R & 24-40-R authorizing the adoption and implementation of the BOLD & SCIP Programs within the City's boundaries.

RESULT:	Passed (UNANIMOUS)
MOVER:	Council Member Mark Kairis
SECONDER:	Council Member Martin Devine
AYES:	Mark Kairis, Travis Paden, Lou Martinez, Martin Devine

- B. Utilities and Engineering: Public Hearing and Adoption of the California Municipal Finance Authority (CMFA) Bond Opportunities for Land Development (BOLD) Program

Mayor Paden opened the public hearing at 8:04 p.m. for both items A and B: a Public Hearing to accept public input and the Adoption of Resolution 24-40-R to Authorize the City's Participation in California Statewide Communities Development Authority's Statewide Community Infrastructure Program (SCIP) and the adoption of the California Municipal Finance Authority (CMFA) Bond Opportunities for Land Development (BOLD) Program. Mayor Paden called for the staff reports. Utilities and Engineering Director Frank Senteno presented the staff reports for the Council's review and approval. Staff and the City Attorney answered questions from the Council. Mayor Paden closed the public hearing at 8:27 p.m.

Public Comment:

IN FAVOR:

Tim Dan, a developer, asked a question regarding the program.

OPPOSED:

None.

Motion to approve resolutions 24-39-R & 24-40-R authorizing the adoption and implementation of the BOLD & SCIP Programs within the City's boundaries.

RESULT:	Passed (UNANIMOUS)
MOVER:	Council Member Mark Kairis
SECONDER:	Council Member Martin Devine
AYES:	Mark Kairis, Travis Paden, Lou Martinez, Martin Devine

- C. Community Development: Appeal No. 006-24, a request by the applicant, Ayla Tidwell, to overturn the decision of the Planning Commission to deny Conditional Use Permit No. 0038-24, a request by Blue Door Massage and Spa to locate a massage therapy business at 1208 N. Douty Street (APN 010-107-004) in the O-R Office Residential zone district.

Mayor Paden opened the public hearing at 8:28 p.m. and called for the staff report. The Vice Mayor recommended that the request for approval be returned to the Planning Commission for review and approval. After a brief discussion, the Council decided to move forward with the appeal review. Senior Planner Gabrielle Myers presented the staff report for the Council's review and approval. Staff answered questions from the Council. Mayor Paden closed the public hearing at 8:43 p.m.

Public Comment:

IN-FAVOR:

Ayala Tidwell, owner of Blue Door Massage and Spa spoke in favor.
Joanne White spoke in favor.
Sherri Winterowd spoke in favor.
Carol Farris spoke in favor
Brenda Tidwell spoke in favor.
Michelle Brown spoke in favor.
Onan Champi spoke in favor

OPPOSED:

None

Motion to Approve.

RESULT:	Passed (UNANIMOUS)
MOVER:	Council Member Mark Kairis
SECONDER:	Council Member Travis Paden
AYES:	Mark Kairis, Travis Paden, Lou Martinez, Martin Devine

GENERAL BUSINESS:

- A. Administration: Approval of Disposition and Development Agreement and Authorization for the Mayor and City Manager to Execute Necessary Documents for the Sale of the County of Kings Courthouse, 113 Court Street, Hanford, California, to Esteem Land Company LLC (DBA Barrelhouse Brewing)

Deputy City Manager Jason Waters discussed the Kings County Courthouse's history and maintenance needs. Co-owners of Esteem Land Company, Jason Carvalho and Kevin Nickell, shared their past project experiences and the plans for the courthouse. City Manager Cifuentez noted the courthouse is surplus property. Vice Mayor Kairis, Mayor Paden and Council Member Devine expressed their support for the agreement. Staff and both Mr. Nickell and Mr. Carvalho answered questions from the Council. After some discussion, Council member Devine made the motion to approve.

RESULT:	Passed (UNANIMOUS)
MOVER:	Council Member Martin Devine
SECONDER:	Council Member Travis Paden
AYES:	Mark Kairis, Travis Paden, Lou Martinez, Martin Devine

ITEMS FOR FUTURE AGENDAS:

At this time, any Council Member may ask a question for clarification or may request a matter, which is not otherwise scheduled on a City Council agenda, to be placed on a future agenda. The Council Member referring the item shall provide sufficient information as to the nature of the item. The City Council, by concurrence of a majority, may direct the City Manager to put the item on a future agenda. (GOV. CODE SEC. 54954.2)

A. Council Future Agenda Items

None.

B. Upcoming Events and Important Dates:

November 11: City offices will be closed in observance of Veterans Day

November 16: Walk with a Doc at Freedom Park 9:00am -10:00am [More info.](#)

November 19: Regular City Council Meeting

ADJOURNMENT:

Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available to public inspection in the City Clerk's Office located at 319 N. Douty Street, Hanford, California 93230, during normal business hours. Such agendas are also available at the city's website, www.cityofhanfordca.com subject to staff's ability to post the agenda before the meeting. If you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's office, 559-585-2515, 319 N. Douty Street, Hanford, California 93230, at least 2 days prior to the meeting {28 CFR 35.102.35.104 ADA Title II}

Mayor Paden adjourned the meeting at 9:42 p.m.

Respectfully submitted,

Natalie Corral
City Clerk