



**City Council Regular Meeting
Minutes**

**February 3, 2026 7:00 PM
Council Chambers
400 N. Douty St.**

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

Mayor Kairis 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 Kimber Regan - LATE Council Member Nancy Howze	

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.*

Judy Scott shared her insights on what the community is looking for in its parks.

Bob Ramos commented on the Planning Commission vacancies.

William Lynch commented on Main Street Hanford's continued involvement in the community.

STUDY SESSION:

- A. Presentation from Thorn Run Partners to The City of Hanford City Council on federal legislative updates and outlook for 2026

Greg Burns, Lobbyist, provided an update and outlook for the Council's review and feedback. The Council thanked Mr. Burns for his presentation and all his work.

- B. Planning Commission Appointments – Interview of Finalist Candidates

City Manager Chris Tavarez provided a brief review of the process and the Council interviewed the four (4) candidates: Lisa Mcllwaine, Cecily Esparza, Parveer Gill, and Jonathan Juarez.

- C. Receive an annual report presentation from Main Street Hanford

Main Street Hanford Director Michelle Brown presented Main Street's annual report with event and business highlights. Ms. Brown answered questions from the Council.

Mayor Kairis adjourned the study session at 5:49 p.m.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

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

APN: 010-270-021 330 N. Harris Street

Agency Negotiators: Chris Tavaréz and Ty Mizote

Negotiating Party: Great Valley Holdings, LLC (Stu Clark)

CALL TO ORDER REGULAR SESSION:

Mayor Kairis 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 Kimber Regan Council Member Nancy Howze	

INVOCATION:

The invocation was led by Pastor Bobby Guerra.

FLAG SALUTE:

The flag salute was led by Council Member Martinez.

CLOSED SESSION ACTION REPORT:

None.

RECOGNITION:

- A. Recognition of the Hanford PAL Boxing Club and its boxers, Nicolas Romo, Noel Mejia, David Vale, Adrian Arrilola, Leonardo Mendoza, Aiden Avila, Zayden Hernandez and Isaac Galindo for achieving the highest win percentage and being honored by USA Boxing.

The Council recognized the Hanford PAL Boxing Club and its boxers.

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.

Rose Shapley commented on bike paths and missing signage. She requested a meeting with the City Manager to discuss her concerns.

Myrna Bradish, So CalGas Company Branch Manager, asked that the city support keeping the Hanford Branch open for the community. She provided the dates for the upcoming public hearing. She also answered questions from the Council.

Bob Ramos commented on Hidden Valley Park. He stated that the community wants parkland.

Whitney (last name not provided) shared her background as a teacher and coach. She expressed concerns about being attacked due to information related to online research and asked if the city can assist with the matter.

Leonor Hollis, District Liaison for Woodrow Wilson Junior High School, commented on funds spent on street safety near the school. She also shared concerns about the safety of students walking to school in the fog.

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 consent items B, C, and F. Motion to approve the consent calendar except for the items pulled for separate discussion.

RESULT:	Passed (UNANIMOUS)
MOVER:	Council Member Nancy Howze
SECONDER:	Council Member Travis Paden
AYES:	Mark Kairis, Travis Paden, Lou Martinez, Kimber Regan, Nancy Howze

- A. Waive reading in full of resolutions and ordinances and approval and adoption of same by reading the title only.
- B. Utilities and Engineering: Approval of the establishment of a pre-qualified list of Materials Testing and Geotechnical Engineering Consultants to perform on-call professional services as needed, and authorization for the City Manager to execute professional services agreements with the selected firms for On-Call Materials Testing and Geotechnical Consultant Services (RFQ No. 2026-10).
- C. Utilities and Engineering: Approval a contract with VANIR Construction Management, Inc. for On Call Construction Inspector Services for the months of February through April 2026 at a Not to Exceed cost of \$85,500; and, Authorization for the City Manager to extend services for up to nine additional months at an estimated \$29,380 per month if services are still required.

PULLED CONSENT ITEMS:

- A. Administration: Approve Resolution 26-06-R authorizing the Mayor to sign letters of support for advocacy items identified by the League of California Cities

[Item B]

Pulled by Council Member Paden.

Council Member Paden expressed concerns about authorizing the Mayor to sign letters of support on behalf of the entire City Council and stated that he was opposed to the authorization. The Mayor explained the reason for requesting Council approval. After much discussion, the Mayor pulled the item from the consent calendar. No action was taken.

- B. Community Development: Waive the 2nd Reading and Adopt Ordinance No. 25-13, approving Prezone No. 0013-24, request to prezone 78.16 acres as R-M Medium-

Density Residential and 5.45 acres as MX-N Neighborhood Mixed Use, consistent with General Plan Amendment No. 0009-24 and prezone 51.92 acres as R-L-5 Low-Density Residential and 6.32 acres as C-N Neighborhood Commercial, consistent with the General Plan Designation. The prezone pertains to property located north of Grangeville Boulevard, east of 9 1/4 Avenue (APNs 014-143-022, 014-143-069, 014-143-078, 014-830-010, 014-830-011, and 014-830-013 through -018).

[Item C]

Council Member Paden pulled the item to recuse himself from the discussion and vote.

Motion to Approve.

RESULT:	Passed
MOVER:	Council Member Nancy Howze
SECONDER:	Council Member Kimber Regan
AYES:	Mark Kairis, Lou Martinez, Kimber Regan, Nancy Howze
ABSTAIN:	Travis Paden

- C. Public Works: Authorize the City Manager to award a construction contract for The Plunge Slide Pool Repairs to Burkett's Pool Plastering, Inc, of Ripon, CA, in the amount of \$58,152.00.

[Item F]

Pulled by Council Member Martinez.

Public Works Director Russ Sterling provided details of the project and answered questions from the Council.

Motion to Approve.

RESULT:	Passed (UNANIMOUS)
MOVER:	Council Member Lou Martinez
SECONDER:	Council Member Travis Paden
AYES:	Mark Kairis, Travis Paden, Lou Martinez, Kimber Regan, Nancy Howze

GENERAL BUSINESS:

- A. Community Development: Authorization to award a contract to Rincon Consultants, Inc., for an amount not to exceed \$189,277.00 for preparation of an Agricultural Mitigation Program and Feasibility Study

Deputy City Manager Jason Waters and Assistant Planner Maddison Faria provided the background and overview of the program and study. Staff answered questions from the Council.

Motion to Approve.

RESULT:	Passed (UNANIMOUS)
MOVER:	Council Member Nancy Howze
SECONDER:	Council Member Lou Martinez
AYES:	Mark Kairis, Travis Paden, Lou Martinez, Kimber Regan, Nancy Howze

- B. Finance: Presentation to the City Council regarding the timing of the Transient Occupancy Tax (TOT) ballot measure.

Senior Administrative Analyst Sarah Wilborn provided an overview and requested the Council's direction. Staff responded to questions from the Council. By consensus, the Council directed staff to present the ballot measure to the voters at the Primary Election on June 2, 2026.

Motion to Approve.

RESULT: Passed (UNANIMOUS)
MOVER: Council Member Travis Paden
SECONDER: Council Member Lou Martinez
AYES: Mark Kairis, Travis Paden, Lou Martinez, Kimber Regan, Nancy Howze

C. Community Development: Appointment of Planning Commission Members

Deputy City Manager Waters provided the Council with the interview results and requested direction. By motion, the Council appointed Lisa McIlwaine, Cecily Esparza, and Parveer Gill to the Planning Commission vacancies and designated the fourth candidate, Johnathan Juarez, as eligible to fill any future unscheduled vacancies.

Motion to Approve.

RESULT: Passed (UNANIMOUS)
MOVER: Council Member Mark Kairis
SECONDER: Council Member Nancy Howze
AYES: Mark Kairis, Travis Paden, Lou Martinez, Kimber Regan, Nancy Howze

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 events and meetings they attended.

A. INFORMATION REPORT — DECEMBER WARRANT REGISTER

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)

None.

A. Council Future Agenda Items

B. Upcoming Events and Important Dates:

February 5: City Manager Swearing-in ceremony 5:00 pm - 6:00 pm at the Civic Auditorium Council Chambers

February 11: City/County Coordinating Meeting hosted by the City of Lemoore

February 17: Regular City Council Meeting

February 16: City offices will be closed in observance of Presidents' Day

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. Duty 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. Duty Street, Hanford, California 93230, at least 2 days prior to the meeting {28 CFR 35.102.35.104 ADA Title II}

Mayor Kairis adjourned the meeting at 8:30 p.m.

Respectfully submitted,

Natalie Corral
City Clerk



Rincon Consultants, Inc.
4589 North Marty Avenue, Unit 102
Fresno, California 93722
559-228-9925

October 29, 2025
Rincon Project No. 25-18390

Jason Waters, Deputy City Manager
City of Hanford Community Development Department
317 North Douty Street
Hanford, California 93230
Via BidNet: <https://www.bidnetdirect.com/california/cityofhanford>

Subject: Proposal for Preparation of an Agricultural Mitigation Program and Feasibility Study – Proposed Fee Structures and Schedules Cover

Dear Mr. Waters:

Rincon Consultants, Inc. (Rincon) is pleased to provide this separate cover in response to Request for Proposals (RFP) No. 2026-09 to the City of Hanford (City) to prepare the Agricultural Mitigation Program (AMP) and Feasibility Study, and related California Environmental Quality Act (CEQA) documentation. We are excited to bring **ECOnorthwest (ECO)** to our team to prepare the Feasibility Study for this project.

Rincon notes several inconsistencies in the RFP regarding the organization of content to be included in the Proposed Fee Structures and Schedules. We have organized the information as follows; all required items in the RFP are included in this proposal.

Thank you for your consideration and for this opportunity to support the City with its AMP and Feasibility Study. If you have any questions regarding this Proposed Fee Structures and Schedules, please contact Rosalyn at 760-930-7671 or rprickett@rinconconsultants.com.

Sincerely,
Rincon Consultants, Inc.

A handwritten signature in blue ink that reads 'Kristin Pittack'.

Kristin Pittack
Senior Planner

A handwritten signature in blue ink that reads 'R Prickett'.

Rosalyn Prickett
Principal

Proposed Fee Structure and Schedules

The consultant team is providing the following proposed fees and cost information for all services to be provided for each phase and task outlined in the proposed project approach. Titles and hourly rates of personnel are provided in **Table 1**. The City will be invoiced for professional services monthly from Rincon, which will be submitted in the same format as reflected **Table 2** below for all phases and tasks. The invoice will be provided in a consolidated billing approach to include both Rincon and ECO personnel for the project.

Comprehensive fee schedules have been provided for Rincon and ECO following Table 2. As reflected in the comprehensive fee schedules, since the project is anticipated to conclude in 2027, a multi-year escalation rate is provided. The rates and cost estimates provided in Tables 1 and 2 for this proposal reflect 2025 rates and are subject to rate escalation provided on the comprehensive fee schedules.

The consultant team is providing the proposed project approach summary with the proposed fee structure and schedules as required in the RFP. Personnel titles and hourly rates and the proposed fee structure and schedules are included following this description.

Proposed Project Approach

Rincon will prepare the AMP and enabling ordinances that align with the City's adopted 2035 General Plan. We understand that the City is seeking a locally responsive, technically sound framework to guide future development while preserving valuable agricultural lands. Rincon brings extensive experience in land use planning, policy development, and CEQA compliance, and we are well-positioned to lead a comprehensive process that includes evaluating existing AMP models across California, identifying a range of policy alternatives, and facilitating a robust public outreach campaign to inform the selection of a preferred program. The AMP will be designed as a practical, user-friendly document that supports staff, decision-makers, and the public in understanding and implementing agricultural mitigation strategies.

The public outreach campaign will include both engagement with current agricultural landowners and interested parties such as the Kings County Farm Bureau, Agricultural Advisory Committee, Groundwater Sustainability Agencies (GSAs) within the Kings Subbasin in the Hanford Sphere of Influence (SOI). Early engagement will both inform the selection of a preferred program and also inform the development of a community outreach program. The community outreach program will be developed in the form of an engagement toolkit as a long-term set of media brochures and best management practices (BMPs) for use by City staff, which aims to encourage current agricultural landowners' continued participation in programs that preserve farmland, including the Williamson Act, conservation easements, and USDA-funded conservation practices. Public outreach will be completed as identified throughout Phases I through III.

ECO will prepare a Feasibility Study that evaluates the financial impacts of agricultural mitigation on residential development, including potential effects on housing affordability and development costs. In addition to the economic feasibility, ECO will address other key components of feasibility including legal feasibility, political feasibility, and practical feasibility. This analysis will help the City assess the viability and necessity of an AMP within the City's specific planning and economic context. To support the adoption of the AMP and enabling ordinances, Rincon will also prepare a CEQA Addendum that evaluates the proposed program's consistency with the City's existing environmental documentation. Our final deliverables will include a technically rigorous and accessible program that serves as a trusted resource for staff, developers, and community members — clearly outlining the purpose, structure, and implementation pathways of the AMP and enabling ordinances. Rincon is committed to delivering a product that is grounded in best practices, responsive to local needs, and is actionable for all users. The AMP, Feasibility Study, and CEQA Addendum will be formally presented for consideration by the Planning Commission and City Council. actionable for all users. The AMP, Feasibility Study, and CEQA Addendum will be formally presented for consideration by the Planning Commission and City Council.

Personnel Titles and Hourly Rates

As shown in Table 1 below, are each personnel are listed for Rincon and ECO by name, title, and hourly rate. These rates were used to provide the project cost summary as shown in Table 2.

Table 1 Titles and Hourly Rates

Name and Title	Hourly Rate
Rincon Team	
Rosalyn Prickett, Principal I	\$318
Kimiko Lizardi, Principal I	\$318
Kassandra Gale, Senior Supervisor II	\$302
Kristin Pittack, Senior Professional II	\$264
Eric VonBerg, Senior Professional II	\$264
Erin Knight, Professional II	\$180
Monet Bernard, Professional I	\$160
Ryan Perry, Professional I	\$160
Kara Bedwell, Professional I	\$160
Maya Ziff, Professional I	\$160
Debra Jane Selzer, Technical Editor	\$152
Wendy Van Leuven, Billing Specialist	\$111
Brooke Emmett, Publishing Specialist	\$124
Anton Weaver, Publishing Specialist	\$124
ECO Team	
Becky Steckler, Project Director	\$265
Robert Parker, Strategic Advisor	\$320
Morgan Shook, Strategic Advisor	\$310
Terry Wirkkala, Strategic Advisor	\$245
Kelsey Johnson, Project Manager	\$185
Barrett Lewis, Technical Manager	\$180
Nate Trull, Project Manager	\$165
Justin Sherrill, Technical Director	\$225
Megan Waldo, Technical Manager	\$165
Katharine Nester, Associate	\$155
Tamar Farchy, Associate	\$155
Jolie Brownwell, Associate	\$150
Taylor Burton, Associate	\$160
Kyle Mayans, Associate	\$145
Marty Marquis, Senior Research Analyst	\$145
Zoe Fairlie, Senior Research Analyst	\$145
Zach Leshner, Senior Research Analyst	\$145
Sadie Shoemaker, Research Analyst	\$115
Sam Schroeder, Research Analyst	\$115
Mia Oscarsson, Research Analyst	\$110
Katy Spray, Controller	\$210
Shay Lesser, Accountant	\$135

Project Cost Summary

Table 2 Cost Summary

As shown in Table 2 below, the proposed total project estimated cost is **\$189,277.00**.

Phases and Tasks		Estimated Cost
Phase I: Project Management and Initiation		\$49,443.00
Task 1	Project Management and Coordination	\$18,202.00
Task 2	Project Initiation and Kick-off	\$2,903.00
Task 3	Background Research and Data Collection	\$23,202.00
Task 4	Targeted Interviews and 1st Public Outreach Meeting	\$5,136.00
Phase II: Implementation Measures and Draft Administrative Plan		\$94,380.00
Task 5	Draft Administrative Feasibility Study	\$35,652.00
Task 6	AMP Enabling Ordinances	\$22,048.00
Task 7	Draft Administrative AMP	\$31,544.00
Task 8	2nd Public Outreach Meeting	\$5,136.00
Phase III: Draft and Final AMP and Feasibility Study, and CEQA Documentation		\$45,454.00
Task 9	Public Review Draft and Final AMP, Feasibility Study, and Ordinances	\$18,110.00
Task 10	CEQA Documentation	
Task 10.1	Draft EIR Addendum	\$9,168.00
Task 10.2	Final EIR Addendum	\$2,640.00
Task 11	Preparation and Presentation to Planning Commission and City Council	\$4,136.00
Task 12	3rd Public Outreach Meeting and Program Engagement Toolkit	\$11,400.00
Total		\$189,277.00



Standard Fee Schedule for Environmental Sciences and Planning Services

Professional, Technical and Support Personnel*	Hourly Rate		
	January 1 – December 31, 2025	January 1 – December 31, 2026	January 1 – December 31, 2027
Senior Principal	\$330	\$342	\$354
Principal	\$318	\$329	\$341
Director	\$318	\$329	\$341
Senior Supervisor II	\$302	\$313	\$324
Supervisor I	\$282	\$292	\$302
Senior Professional II	\$264	\$273	\$283
Senior Professional I	\$246	\$255	\$264
Professional IV	\$218	\$226	\$234
Professional III	\$203	\$210	\$217
Professional II	\$180	\$186	\$193
Professional I	\$160	\$166	\$172
Associate III	\$135	\$140	\$145
Associate II	\$121	\$125	\$129
Associate I	\$113	\$117	\$121
Field Technician	\$97	\$100	\$104
Technical Editor	\$152	\$157	\$162
Project Accountant	\$129	\$134	\$139
Billing Specialist	\$111	\$115	\$119
Publishing Specialist	\$124	\$128	\$132
Clerical	\$111	\$115	\$119

* Professional classifications include environmental scientists, urban planners, biologists, geologists, marine scientists, GHG verifiers, sustainability experts, cultural resources experts, data technology experts, and other professionals. Expert witness services consisting of depositions or in-court testimony are charged at the hourly rate of \$400.

Reimbursable Expenses

Direct Cost	Rates
Photocopies – B/W	\$0.25 (single-sided), \$0.45 (double-sided)
Photocopies – Color	\$1.55 (single-sided), \$3.10 (double-sided)
Photocopies – 11” by 17”	\$0.55 (B/W), \$3.40 (color)
Oversized Maps	\$8.50/square foot
Digital Production	\$15/CD, \$20/flash drive
Light-Duty and Passenger Vehicles*	\$90/day
4WD and Off-Road Vehicles*	\$150/day

*Current IRS mileage rate for mileage over 50 and for all miles incurred in employee-owned vehicles.

Other Direct Costs. Other direct costs associated with the execution of a project, that are not included in the hourly rates above, are billed at cost plus 16%. These may include, but are not limited to, laboratory and drilling services, subcontractor services, authorized travel expenses, permit charges and filing fees, mailings and postage, performance bonds, sample handling and shipment, rental equipment, and vehicles other than covered by the above charges.

Annual Escalation. Standard rates subject to 3.5% annual escalation, on January 1.

Payment Terms. All fees will be billed to Client monthly and shall be due and payable upon receipt or as indicated in the contract provisions for the assignment. Invoices are delinquent if not paid within 10 days from receipt or per the contractually required payment terms.



Standard Fee Schedule

Title	Hourly Rates		
	May 1, 2025 - April 30, 2026*	May 1, 2026 - April 30, 2027	May 1, 2027 - April 30, 2027
Project Director	\$240 - \$355	\$252 - 373	\$265 - \$391
Sr. Project Manager	\$200 - \$220	\$210 - 231	\$221 - \$243
Project Manager	\$165 - \$185	\$173 - 194	\$182 - \$204
Technical Manager	\$155 - \$185	\$163 - 194	\$171 - \$204
Associate	\$140 - \$160	\$147 - 168	\$154 - \$176
Sr. Analyst	\$125 - \$145	\$131 - 152	\$138 - \$160
Analyst	\$100 - \$120	\$105 - 126	\$110 - \$132
Graphic Design	\$115	\$121	\$127
Administrative	\$85 - \$110	\$89 - \$116	\$94 - \$121

*Note: May 1 is ECO's default escalation date. This schedule may be adjusted to align with the client's fiscal year/escalation date.

