

**Minutes
AMENDED
CITY COUNCIL/SUCCESSOR
AGENCY/PUBLIC FINANCE AUTHORITY
MEETING AGENDA
March 21, 2019**

1. CALL TO ORDER 6:00PM

Council Members Present: Lander, Ramsey, Stolz, Adkisson, Singleton

Others Present: City Manager Marissa Trejo, City Attorney Mario Zamora, Community Development Director Sean Brewer, Interim Police Chief Darren Blevins, Public Works and Utilities Director Pete Preciado, Financial Services Director Jasmin Bains, City Treasurer James Vosburg, Administrative Analyst Mercedes Garcia, Fire Chief Dwayne Gabriel, Assistant to the City Manager / City Clerk Shannon Jensen

Council Members Absent: None

*Motion by Ramsey, Second by Singleton to Approve the Agenda for Meeting of March 21, 2019. Motion **Approved** by a 5/0 Majority Voice Vote.*

2. AWARDS, PRESENTATIONS, APPOINTMENTS AND PROCLAMATIONS

1. Employee of the Month for March 2019, Maintenance Worker I Raymond Cabral-Perez

Public Works and Utilities Director Pete Preciado gave a brief speech and awarded Maintenance Worker I Raymond Cabral-Perez with a certificate for Employee of the Month for March 2019.

2. Swearing in of Interim Chief of Police, Darren Blevins

Mayor Lander gave a brief speech and swore-in Darren Blevins as Interim Chief of Police. Mr. Blevins gave a brief speech and thanked the City Council for opportunity.

3. Swearing in of Interim Police Lieutenant Sean Young

Interim Police Chief Darren Blevins gave a brief speech and swore-in Sean Young as Interim Police Lieutenant. Mr. Young gave a brief speech and thanked the City Council for opportunity.

4. Recognition of Coalinga Police Department Officer of the Year, Francisco Ybarra

Interim Police Chief Darren Blevins gave a brief speech and awarded Police Officer Francisco Ybarra with a certificate for Coalinga Police Department Officer of the Year.

5. Recognition of Coalinga Police Department Non-Sworn Employee of the Year, Vanesa Gonzales

Interim Police Chief Darren Blevins gave a brief speech and awarded Vanesa Gonzales with a certificate for Coalinga Police Department Non-Sworn Employee of the Year.

6. Swearing in of Michele Helmar to the Planning Commission
7. Swearing in of James Jacobs to the Planning Commission

Mayor Lander gave a brief speech and swore-in Michele Helmar and James Jacobs as Planning Commissioners.

8. Recognition of Coalinga High School Wrestling Team for Making it to State Finals

Mayor Lander gave a brief speech and awarded certificates of recognition to Wyatt Bedrosian and Mariah Limon for making the 2018-2019 CIF State Championship. Ms. Noelina Medina was not in attendance.

Mayor Lander called for a 10-minute break at 6:14 PM. The meeting was reconvened at 6:24 PM.

9. Presentation by the Fresno Area Hispanic Foundation - Coalinga Business Revolving Loan Fund

Yeny Olivares, Chief Operating Officer of the Fresno Area Hispanic Foundation, gave a brief speech presenting the Coalinga Revolving Loan Fund which is funded by the Department of Commerce Economic Development Administration. Ms. Olivares looks forward to working with the City of Coalinga to continue to bring program resources to the local small businesses of Coalinga.

3. CITIZEN COMMENTS

Mayor Lander requested the City Attorney explain the recent change to the verbiage of the Citizen Comments section of the agenda.

City Attorney Mario Zamora stated the Citizen Comment language previously used had not been incorrect, only that the change reflected a different way of allowing comments, which is still in line with the requirements of the Brown Act. With this change, citizens can comment on any item on the agenda during the Citizen Comments section. The Mayor runs the meeting and he will maintain discretion to allow additional comments on any particular items as he sees fit. The change is being made now because it was brought up by a citizen.

Mr. Nathan Vosburg stated he is not in favor of the change, believing the change would require an amendment to the Council's Code of Conduct and should be based off a vote of the Council. Mr. Vosburg is in favor of Item No. 5.8 and hopes the Council continues with the program. Referencing Item No. 6.1, Mr. Vosburg stated he agrees food trucks are over regulated and suggests food truck vendors partner with a private business to operate on their private property. Mr. Vosburg is also in favor of the City using Facebook Live to broadcast the City Council meetings as stated in Item No. 6.2. Mr. Vosburg went on to comment that City Council Members are commenting on Facebook about Closed Session Items and requests that the issue be investigated.

Mary Jones began asking questions about the regulation of street vendors.

City Attorney Mario Zamora clarified that the item being questioned was under Public Hearings and she would have an opportunity to comment specifically at that time.

Mary Jones requested information on the Committees that were set up, stating concern the public isn't being notified when meetings will be held.

Mr. Mathew Apple, aka John Sunlight, voiced his agreeance of Mr. Vosburg's comments on the changes to the Citizen Comments section of the agenda. Mr. Apple went on to thank the City Manager for speaking to the public about the utility billing issues, however he is concerned for how it is affecting the citizens.

Robin Scott agrees with Mr. Vosburg's comments regarding Council Member's comments regarding Closed Session items. Ms. Scott provided a copy of screen a shot of Facebook comments to the members of the City Council.

Mayor Lander requested Ms. Scott refrain from speaking any further on Closed Session items.

4. PUBLIC HEARINGS

1. Introduce and Waive the First Reading of Ordinance No. 827 Amending the Planning and Zoning Code Related to Regulating Street Vendors (Zoning Text Amendment Application ZTA 19-01)
Sean Brewer, Community Development Director

Community Development Director Sean Brewer gave a brief overview of the item.

Mary Jones asked if pedal driven carts are allowed on sidewalks?

Mr. Brewer stated Ms. Jones is correct. That type of designation will be classified as a mobile vendor and they will have a different process to adhere by.

Ms. Jones asked for clarification regarding number 7 of Section 5, only vendors selling food would be required to have a food permit?

Mr. Brewer answered that was correct, it would only be required when applicable.

Mr. Nathan Vosburg stated that he attended the Planning Commission meeting when this item was discussed, he is in favor of approval.

*Motion by Stolz, Second by Singleton to Approve the First Reading of Ordinance No. 827 Amending the Planning and Zoning Code Related to Regulating Street Vendors (Zoning Text Amendment Application ZTA 19-01) as Amended to Reflect the Removal of Pedal Driven Carts. Motion **Approved** by a Roll-call 5/0 Majority Vote.*

5. CONSENT CALENDAR

1. Approve MINUTES - February 7, 2019 (Amended)
2. Introduce and Waive First Reading of Ordinance No. 828 Amending the Coalinga Municipal Code Related to Bicycles and Wheeled Toys
3. Approval of Resolution No. 3891 Authorizing the Submission of the 2018 General Plan Progress Report and Housing Report to the Governor's Office of Planning and Research in Accordance with Government Code Section 65400(b)(1)
4. Approval of the City of Coalinga Military/Veteran's Banner Program

Councilwoman Stolz pulled Item no. 5.4.

Councilwoman Stolz is in favor of the program, however she voiced concern of deficit spending on an unbudgeted program. She asked about fundraising for the program. Ms. Stolz went on to question the proof of residency requirements, stating applicants must provide a city utility bill and a PG&E bill. This could pose an issue for veterans who reside in an apartment or if they are living with another person who has the city utility bill in their name. She suggested there be other acceptable forms for proof of residency.

Mayor Pro-Tem Ramsey stated he had a fundraising letter to send out asking for donations, but he had been waiting to see if the item was approved at tonight's meeting before doing so.

Councilwoman Stolz stated the letter covered the cost of the hardware and she was referring to the money spent to cover banners for veterans that were killed in action.

Councilman Adkisson stated \$600 for a veteran killed in the line of duty is not that much to ask the City to pay.

Mayor Pro-Tem Ramsey confirmed the fundraising letter does include donations for banners of those who died in combat.

Mayor Lander read a copy of the donation letter.

Mayor Pro-Tem Ramsey asked City Manager Marissa Trejo for clarification regarding the families being able to submit the banner for reuse after being up for the original period as long as there was room for them.

City Manager Marissa Trejo stated that would be up to the Council. The original plan was not to reuse them multiple times as they will eventually become damaged by the weather, generally a new banner would be purchased.

Mayor Pro-Tem Ramsey requested a stipulation be added so banners could be reused if not badly damaged.

Ms. Stolz stated we have 69 poles available, but we are only buying brackets for 40.

Ms. Trejo clarified that all 69 poles are not likely to be utilized because there are other banners that go up for various events in town.

Councilman Adkisson remarked that he agreed with Mayor Pro-Tem Ramsey and would like to reuse the banners if possible.

Councilwoman Stolz asked for clarification, would the City be covering the \$671.20 cost or would be covered by donations?

City Manager Trejo stated donations will be requested, however if there was not enough money raised then the City would cover the cost up to \$671.20.

*Motion by Adkisson, Second by Singleton to Approve the Consent Calendar Item No. 5.4 and to include a stipulation that the banners can be reused when possible. Motion **Approved** by a Roll-call 5/0 Majority Vote.*

5. Status Update on FY 19 Goals and Objectives
6. FY 18-19 Budget Report July 2018 to December 2018
7. Cannabis Related Revenue Update-Year to Date Fiscal Year 2019
8. Approval to Waive Business License Fees for New Businesses for a Period of One Year
9. Authorize the Purchase of Bomag Asphalt Compactor from United Rentals

10. Approval of Resolution No. 3892 Authorizing an Agreement with the USBR to Purchase Discounted Water Supply
11. Approval of the City of Coalinga Establishing itself as a Groundwater Sustainability Agency (GSA) under the Sustainable Groundwater Management Act (SGMA)
12. Authorize Mike Wilson Construction to Install Bypass Valves at the Wastewater Treatment Plant

*Motion by Ramsey, Second by Stolz to Approve the Consent Calendar Item Nos. 5.1 through 5.3 and 5.5 through 5.12. Motion **Approved** by a Roll-call 5/0 Majority Vote.*

6. ORDINANCE PRESENTATION, DISCUSSION AND POTENTIAL ACTION ITEMS

1. Direction from the City Council Regarding the Development of a Food Truck Regulatory Ordinance
Sean Brewer, Community Development Director

City Manager Marissa Trejo commented that she believed the concerns addressed are with the location because the other standards are basic. She suggested staff draft operational standards that include the vendor's ability to be on private property in non-residential areas, not just limited to the city-owned public parking lot and bring that back for Council's consideration.

Consensus of the Council is for Staff to make the recommended changes and bring the item back for Council's consideration.

2. Council Discussion and Potential Action Regarding Having City Council Meetings Broadcasted Via Facebook Live
Sean Brewer, Community Development Director

Community Development Director Sean Brewer gave a brief overview of the item.

Councilman Adkisson stated many cities are using Facebook Live for their Meeting, believing social media is the future and the Facebook Live option is cheap.

Councilwoman Stolz asked if staff researched utilizing a YouTube channel?

Mr. Brewer stated staff had not spent too many resources researching. There are several other options available, however this was a future agenda item requested by Councilman Adkisson and was merely meant to open the discussion.

Councilwoman Stolz recalled Council's discussion about the new website and the ability to stream-live with it.

Mr. Brewer stated there is no capability, but there are streaming services available that could be integrated into our site to stream live, however there are costs associated with that operation.

Mayor Lander suggested staff research other avenues and asked how the Council would like to proceed.

Councilman Adkisson would like to see several other options.

Mayor Lander mentioned Mr. Vosburg is very knowledgeable about the options and asked if he would like to speak on the matter.

Mr. Vosburg agrees with Mayor Lander, the Council should look at all the options available. The goal is not to replace what we are currently doing because we want to maintain the archive.

Mayor Pro-Tem Ramsey asked Mr. Vosburg is YouTube live?

Mr. Vosburg answered that they do have a live version of YouTube.

City Attorney Mario Zamora commented that his firm is currently putting together a presentation for some school districts and while going over data for social media found people our age and older are using Facebook, everyone younger is using other things. The one thing that seems to be universal is YouTube. He said 85% of people on social media are using YouTube, regardless of age.

Consensus of the Council is for Staff to research all available options and bring the item back for Council's consideration.

3. Discussion, Direction and Potential Action regarding FY 20 Goals and Objectives and General Direction regarding FY 20 Budget Preparation
Marissa Trejo, City Manager

City Manager Marissa Trejo gave a brief overview of the item. Explaining that like last year, the admin team met and developed a set of proposed goals and objectives. These goals and objectives would be used to form next year's budget. We plan to have a budget workshop at 4PM prior to the April 4th City Council Meeting to go over the proposed operational portions of the budget.

Mayor Lander stressed the proposed budget workshop is not only for the Council but is also very important for the public to attend.

Consensus of the Council is for Staff to move forward with drafting their operational budgets based on the goals and objectives presented by staff and to schedule a 4PM budget workshop on April 4th.

4. Introduce and Waive the First Reading of Ordinance No. 829 Adding Prohibitions of the Use of Vehicles for Human Habitation
Sean Brewer, Community Development Director

Community Development Director Sean Brewer gave a brief overview of the item. Mr. Brewer explained staff realized there was nothing in the current code to enforce the issue after receiving multiple complaints of people living in recreational vehicles for extended periods of time.

Councilman Adkisson asked if his father wanted to visit for two weeks and stay in his RV on my driveway could he do that?

Mr. Brewer answered, the way the ordinance is written, he would only be able to stay in the RV for 72 hours.

Councilman Adkisson asked, even if the RV is on my property?

Mr. Brewer stated it would be based on the timeframe the Council wants to establish.

Mayor Pro-Tem Ramsey asked if the Chief of Police could give discretion on that?

Mr. Brewer replied, it could be added to the ordinance.

Mayor Lander believes there should be an exception for such cases and agrees that the Chief of Police could maintain that discretion.

Mr. Brewer suggested being clear that recreational vehicles would need to be on private property and not parked on the street.

Mayor Pro-Tem Ramsey voiced some concern with implications of allowing it for extended period of times, stating you could have someone who wanted to hook up to the sewer and water system and then it is basically like any other house. He believes the extended period should be limited, as 6 months would be too long.

Councilwoman Stolz asked the City Attorney what would happen if the extension is abused, how could we rectify the situation?

Mr. Zamora stated staff would need to create criteria and apply it each time an extension is granted. From a legal perspective he would prefer to see the Council make the decision to allow it on private property two weeks or whatever timeframe instead of using individual discretion.

Councilwoman Stolz asked what happens when the two weeks is up, and the person is still living in the RV?

Mr. Zamora stated it would become a code enforcement issue and in the extreme, the City could get an order to have the persons removed.

Mayor Pro-Tem Ramsey asked if we would require the vehicle to be behind a fence?

Mr. Brewer indicated the vehicle would need to be legally parked on private property.

*Motion by Adkisson, Second by Singleton to Approve the First Reading of Ordinance No. 829 Adding Prohibitions of the Use of Vehicles for Human Habitation with a Two-Week Stipulation on Private Property. Motion **Approved** by a Roll-call 5/0 Majority Vote.*

5. Discussion, Direction and Potential Action regarding allowing Temporary Hangar Structures at the New Coalinga Municipal Airport
Mercedes Garcia, Senior Administrative Analyst

Administrative Analysis Mercedes Garcia gave a brief overview of the item.

Councilwoman Stolz asked if we had a lot of land around the airport?

Ms. Garcia confirmed there is additional land, however we do not have the funding to add additional hangers at this time.

Mayor Lander is interested in the cost factors associated with adding additional hanger space. What would be the cost factors, what would the rent be, what is the overall feasibility of study

Councilwoman Stolz asked if we have a waitlist?

Ms. Garcia confirmed staff does maintain a waitlist for available hanger space. The hangers that have been leased are long time tenants, however when a space becomes available staff utilizes the list to fill the vacancy.

Councilwoman Stolz suggested we could look into a grant to assist with the costs.

Ms. Garcia explained the FAA does not provide grant funds for the development of hanger space; the expense would be covered by the City. Just a few years ago the City paid off the bond for the cost of the current hangers.

City Attorney Mario Zamora mentioned one alternative would be to include the cost of the temporary hanger in the hanger rent until the City was able to recoup the money.

Mr. Peter Banos mentioned he was aware of one type of hanger that costs about \$5,000, but he is not sure if it is still available. He is aware of other options; however, they may be too large. Mr. Banos said he has found there are 6 aircraft currently registered at the Coalinga airport and 11 aircraft overall registered in the City of Coalinga, two of which are at the Harris Ranch airport. He expressed concern over the current use of hangers and said the hangers should be used for aircraft that are being actively used. He suggested the City perform inspections to make sure they are being used properly for aviation use as other cities do.

Consensus of the Council is for Staff to further investigate the costs associated with allowing temporary hanger structures at the airport and bring back the item for Council's consideration.

6. Discussion, Direction and Potential Action Regarding the Appointment of Three Committee Members to the Committee of Employee Appeals
Marissa Trejo, City Manager

City Manager Marissa Trejo gave a brief overview of the item.

*Motion by Stolz, Second by Ramsey to Appoint Jeff McCloud and Linda Clark to Fill the Vacancies on the Committee for Employee Appeals. Motion **Approved** by a Roll-call 5/0 Majority Vote.*

7. ANNOUNCEMENTS

City Manager's Announcements:

Mrs. Trejo reminded the Council and the public that we would have a Budget Workshop at 4PM on April 4, 2019.

Council Member's Announcements:

None

Mayor's Announcements:

None

8. FUTURE AGENDA ITEMS

Councilman Adkisson asked if we had an ordinance to inspect the airport hangers to verify that they are being used for aeronautical purposes?

Ms. Garcia stated we do not have an ordinance, however the right to inspect is built into the lease agreement.

9. CLOSED SESSION

1. REAL PROPERTY NEGOTIATIONS - Government Code Section 54956.8. CONFERENCE WITH REAL PROPERTY NEGOTIATORS. PROPERTY: Vacant Land (APNs: 072-131-06; 072-131-07; and 072-131-08) located in the City of Coalinga near the NW corner of Elm Avenue and Fourth Street. CITY NEGOTIATORS: City Manager, Marissa Trejo; and City Attorney, Mario Zamora.

NEGOTIATING PARTIES: Walid Saif Muharram. UNDER NEGOTIATION: Price and Terms of Payment

2. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION. Government Code Section 54956.9(d)(1). Name of Case: City of Coalinga v. Gregory Cody, Fresno County Superior Court Case No. 18CECG04425
3. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION. Government Code Section 54956.9(d)(1). Name of Case: Adam Adkisson v. Gregory Cody, Fresno County Superior Court Case No. 18CECG04424

Mayor Lander recused himself from the discussion related to Closed Session Item No. 9.1.

10. CLOSED SESSION REPORT

None

11. ADJOURNMENT 7:58PM

Ron Lander, Mayor

Shannon Jensen, City Clerk

Date