

**Minutes  
AMENDED  
CITY COUNCIL/SUCCESSOR  
AGENCY/PUBLIC FINANCE AUTHORITY  
MEETING AGENDA  
November 7, 2019**

**1. CALL TO ORDER**

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

Others Present: City Manager Marissa Trejo, City Attorney Mario Zamora, Police Chief Darren Blevins, Assistant City Manager Sean Brewer, Financial Services Director Jasmin Bains, City Treasurer James Vosburg, and Senior Administrative Analyst Mercedes Garcia, Fire Chief Dwayne Gabriel

Council Members Absent: None

Others Absent: Shannon Jensen, City Clerk

Changes to Agenda Item 5.2 pulled.

Motion by Ramsey, Second by Adkisson to pull Consent Calendar item 5.2 and **Approve** the Agenda for the Meeting of November 7, 2019. Motion **Approved** by a 5/0 Majority Voice Vote.

**2. AWARDS, PRESENTATIONS, APPOINTMENTS AND PROCLAMATIONS**

1. Presentation by Stuart Van Horn, West Hills Community College District Chancellor

Dr. Stuart Van Horn, West Hills College District Chancellor gave an annual update about West Hills College. Providing access to higher education in Lemoore, Firebaugh, Farm of the Future some 200 hundred acres here in Coalinga. District Office located in Coalinga and eight Child Development Center located throughout the Westside of the Valley. In their K-12 partners serve Mendota, Firebaugh and Las Deltas offer the Institute of Technology. In their district 7 out of 10 students are first generation college students. Boards vision of the relentless pursuit of student success is the focus of the board. Coalinga campus serves nearly 4,000 students and offers over three-dozen Associate Degree Programs, 25 Certificate Programs expressly designed to respond to the need of business and industry. Will have an open house at the new District Office in January and all are invited to attend. Copy of presentation provided to Council and City Clerk.

Mayor Lander made a comment about West Hills College being at Coalinga High School and it has come a long way. Has watched the changes and congratulated for the success of the college and thanked Dr. Horn for the presentation.

2. Recognition of Outstanding Service by VidComm Production Services

Mayor Lander presented a plaque to VidComm Production, Mr. & Mrs. Glenn Mitchell. Mr. Mitchell spoke about the honor and privilege of serving the community for close to 25 years. During his decades of service, he has walked the fine line of being paid by the City and being professional indifferent to what he recorded for the public record. Recognized and avoid the trap of making "Fake News" before it was popular. Talked about

the power of a video producer and how he never indifferent to presenting the city seal and image always presented using the highest idles of responsible and professional government. Responsible for the AV system and serviceability for the many years and capacity to record content of meetings away from City Hall. As an added service recorded and archived meetings, the Centennial celebration, business dedications and ground-breaking ceremonies. Thanked the Council for allowing the latitude to do what he could to help spread communication about the activities of the city in a fair and impartial way.

Mayor Lander thanked Glenn for his service and voiced he will certainly be missed.

### 3. Swearing in of Chief of Police, Darren Blevins

Chief Michael Salvador, Chief of Police for City of Atwater, gave a brief speech about Darren Blevins and swore him in.

Chief Blevins thanked the Mayor and Council, fellow Chiefs, Lieutenants, Police Officers, family members, and community appreciates everyone for coming. Thank you for this opportunity and will do the job the best to his ability. Thanked those present. Door is always open for any gripes or complaints.

### 4. Swearing in of Police Sergeant, Andrew Diaz

Police Chief Darren Blevins gave a brief speech and swore in Police Sergeant Andrew Diaz.

Police Sergeant Diaz gave a speech and thanked everyone for attending and all the police officers present and thanked Chief Blevins. Thanked parents and family for support. Has an open door and wants to be transparent and gain the trust of the community.

### 5. Presentation of MyCivic App

Larry Miller, Public Utilities Coordinator, presented the MyCivic App to the Council and public. Mr. Miller highlighted some frequently used features of the app which are to serve as a supplement to the website and expand on the online presence.

Mayor Lander asked if they were any questions or comments about the MyCivic App? This is really beneficial and suggested this be put in the paper to get it out.

Council Member Adkisson inquired about when a pothole is reported is it going to go directly to Eric's cell phone.

Mr. Miller's response was yes. One person is given administrative access and he may send out these messages from his phone or office or wherever he might find himself to iPad in a work truck. They could dispatch right away or when available.

Council Member Adkisson replied good I can't wait.

Mayor Pro-Tem Ramsey mentioned getting ahold of the Council will be a lot easier. It would go right to their voice mail.

Mr. Bill Lewis inquired if the contacts for the Museum could be update.

Mr. Miller replied yes, they could. They could email them to him or in this case he could get them from his stepfather.

Councilwoman Stolz commented she would like to thank Larry for working on this. It was her contact over a year ago with someone at the Annual League of Cities Conference. Glad to see we are up and running. You did good you did good.

### **3. CITIZEN COMMENTS**

Mr. Kerry Kitazaki from Coalinga Hardware comment what he observed in regard to business licenses and the logistics of when we renew them. What it appears is the business license and the amounts of tax due are based on the full revenue of the current year. For next year's business license, it would be based on the full revenue of this year. When I looked at the municipal code it said licenses shall be considered to be issued on January 1<sup>st</sup> of each year. Therefore, it takes several months before the business license is issued. So, between January 1<sup>st</sup> and April my business and most businesses don't have a license, which doesn't seem to agree with the municipal code. In terms of calculating the tax it says in the municipal code it is based on average monthly sells but doesn't specify over what period the monthly sells are estimated. I would think if possible but probably too late for this year to change it so the calculation for monthly sales is done for an earlier period of the year instead of January 1<sup>st</sup> until December 31<sup>st</sup> maybe July-June. That would give six months for the business license to be issued.

Mayor Lander thanked him for his comment and asked if anyone else had a comment.

Ms. Mary Jones expressed her concern of not wanting to beat a dead horse and maybe this has been explained and addressed. Her concern is the financial oversight committee that was going to keep an eye on expenditures from Measure J among other things. I don't know who is responsible to ensure it meets; but several people have come to me and asked me about this. People are asking when they are going to meet. We know they have no jurisdiction it's just they, keep us informed and it's better than me asking about every little line item. When I'm bored, I look at the check thing and send email about what's this. How could dinner cost \$150? So, yeah that way I'm not doing all that.

Mayor Lander asked if there were any other comments?

Chief Blevins announced the auction of the pickup was completed. The bids were opened. The winning bid was \$4,009.66, which is a positive flow for the K9 program. With this amount and the budgeted amount, we have enough to fund the K-9 program for a second year already. Any funding raised from the upcoming dinners will go towards funding a third year.

Mr. Nathan Vosburg commended the City Manager for doing such a great job he would not have to read his entire list of items. Mr. Vosburg acknowledges the Council has a tough job up there. His goal while on the Council was simple transparency, accountability, and solving the debt crisis. That ya'll understand where we are on the budget. All the Council should meet with Jasmin individually to find out where you're at. I don't know when the midyear budget is but just by the preliminary numbers you are going to be short on the budget. You have a lot of expenses on this sheet tonight. You don't understand how much money you have been spending but it is quite a bit and I'm not wanting to see this City go back down to the rabbit hole that we came out of. It is not acceptable to continuously spend when you know for a fact the revenue you are going to get is not going to meet what you thought it was going to meet. I think Ms. Stolz has been great on fiscal responsibility she has pulled check registers. I would like to see her continue to do that. Mr. Adkisson has also been right up there. Hey, we need to make sure we solve this debt crisis; and when I was up here, I had the support of most the Council in making sure that we did that. I see you have a lot of things on the agenda that are going to move

some positions around and are going to do some things that seem positive to your debt but if you look at what the ramifications could be if the changes don't go as planned or if you need something to aide in any of those positions. It could end up costing you a lot more down the road. So, I want to make sure everyone is well informed. I haven't been attending the Council meeting I've been super busy doing some other things; but I have had a chance to talk to Jasmin and I do keep track of financials and where you guys are at. I do ask questions where the cannabis revenue is at and the cannabis revenue is going to be short by my calculations. I would expect by the end of the year you are going to be anywhere from half a million to a million dollars in the hole. So, knowing that and if you don't know that I would talk to your Finance Director and find out where she thinks you guys are at. This is just what I think before you make a bunch of decisions spending a bunch of money. Again, I understand how tough it is to be up in your guy's positions and everyone needs something, and everyone wants something and some things you just can't go without. So, you know go for those grants, go for those different things. You have a great grant writer here tonight I hope you approve that. I also hope you that you make responsible decisions. I pray for that. Thank you, guys.

#### **4. PUBLIC HEARINGS**

1. Adopt Resolution No. 3925 - Vacation of a Public Easement Between Monroe and Monroe Alley Adjacent to Faith Christian High School and Approving Abandonment  
**Sean Brewer, Community Development Director**

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

Mayor Lander opened the Public Hearing for questions and comments.

Mrs. Mary Jones commented for three generations my family has used that access. We are so happy we had the opportunity to do that. My grandchildren used it, my kids used it, I used it, and my mother-in-law used it. We have all used it and for some of them it's not a big deal. It's a big deal for me I will not be able to walk to the park I never walk to the park anymore. In my opinion it's sort of like saying on the trains most of the problems happen on the caboose. So, let's take off the caboose. You see what I'm saying. Lots of accidents happen at the corner of Elm and Fifth; so, let's just close that off so people can drive around. I know you are going to do it anyway. I just wanted you to know. My husband would be here, but he can't. He feels three times as strongly about it as I do, and you don't want to see that.

Mayor Lander thanked Mrs. Jones for her comment and asked if there were any other comments for or against. No additional comments the hearing is closed. Mayor asked if the Council had any questions or comments.

Council Member Adkisson stated this is a balancing act that we have to play. We have people like Mary who enjoy using that; and we have people who live right there who can't stand the traffic, the graffiti, the drinking, the smoking marijuana in that area where they can't be seen. So, we are kind of at this we are going to make some people happy and some people not happy. So, where do we go? I feel the pain of the people who use it to get to the park and also feel the pain of the people who live right in that direct area. Who have complained to me quite a bit since I've came on Council. I feel both sides, but a decision has to be made one way or another. No matter what the decision is someone is not going to be happy.

*Motion by Adkisson, Second by Ramsey to Approve Resolution No. 3925 Vacation of a Public Easement Between Monroe Alley Adjacent to Faith Christian High School and Approving Abandonment.*  
*Motion **Approved** by a 5/0 Roll-Call Vote.*

2. City Council approval of Resolution No. 3923, approving Conditional Use Permit application CUP 19-04 with conditions to substitute an existing legal non-conforming use with structures to a legal use with legal non-conforming structures at 698 E. Polk Street (APN: 083-123-04)

**Sean Brewer, Community Development Director**

Community Development Director Sean Brewer gave a brief synopsis of Resolution No. 3923

Mayor Lander opened the Public Hearing asking for comments either for or against this project.

Mr. Frank Romine owner of the property, which is part of the hotel but really across from the alley and has its own electric meter, water meter, has been vacant for about 15-20 years. Will rehab it that's what our business is. Will place new tenants and manage it everyone will be happy. From Visalia, own a lot of properties and this is what we do. We self-manage them we fix them up and provide housing, that is pretty much it.

Council Member Adkisson asked could you tell us what you are going to do to rehab these properties. I'm looking at it right now. I've seen them and I'm thinking oh my god.

Mr. Romine explained there are 6 units each will have a car port, like a studio small little kitchen, it will have central air, little common area on the inside, new windows, re stucco and change the color so it is not pink. It really doesn't match the hotel; all new electrical, plumbing, cabinets, kitchen it is a pretty big project. There really is a demand for studios and 1 bedroom so renting them would be pretty easy.

Council Member Adkisson inquired if it is concrete or asphalt around it because he could not tell.

Mr. Romine expressed there were discussions about sidewalk improvements but there is asphalt around it. It is actually the only place in the neighborhood that has a sidewalk. So, I don't know if I would have to spend 20-30K on building a sidewalk. I hope I don't have to; maybe we could have another meeting about that. Probably one of the best walking areas in that neighborhood and it's a good site for studios because you really don't have a whole lot of tenants. You have like one person or two people that live in there not a huge family. Not really a need for extra parking. A lot of these types of tenants don't have a vehicle. They have a bicycle, or they share a vehicle. The site is perfect for studio type living.

Mayor Lander asked if there were any other questions.

Mayor Pro-Tem Ramsey asked what he said about the common areas.

Mr. Romine explained the property has a front and back door. The front door is kind of on the interior. The common area faces inside the parcel. So, the front porch is everyone faces each other on the interior. So, the street view is basically entry into the carport into the unit. Doesn't really have a front porch, which is on the interior. So, the common area will be like a Melrose Place, where you have everyone hanging out. Hopefully, they all get along.

Mayor Pro-Tem Ramsey inquired about lighting.

Mr. Romine responded of course.

Mayor Lander asked if there were any other questions.

Council Member Adkisson asked when they plan on being done.

Mr. Romine remarked he hoped by Christmas but that isn't going to happen so maybe 2-3 months so probably won't be ready until February or March with the holidays.

Mayor Pro-Tem Ramsey asked about the basic rent.

Mr. Romine responded they are going to have one meter and will pay for all the power. So probably the \$600 range. Have units in Visalia, Coalinga, and Fresno and probably the highest demand is for studio apartments. With the Section 8, Housing Authority and Veterans. You can't really build them for a reasonable price so I think anyone who could rehab studios and one bedroom there is a huge demand. There are waiting lists for these.

Mayor Pro-Tem Ramsey inquired if they are Section 8.

Mr. Romine replied not necessarily. There are a lot of new housing programs that are helping non-Section 8 tenants for their rent. Tons of organizations that are compensating tenants for their rent. It would depend on the applicant; we just can't say no because of Section 8. It is based on the applicant so not necessarily Section 8.

Motion by Singleton, Second by Adkisson to Approve Resolution No. 3923, approving Conditional Use Permit application CUP 19-04 with conditions to substitute an existing legal non-conforming use with structures to a legal use with legal non-conforming structures at 698 E. Polk Street (APN: 083-123-04). Motion **Approved** by a 5/0 Roll-Call Vote.

## **5. CONSENT CALENDAR**

1. Check Register: 09/01/2019 - 09/30/2019
2. City Council Approval of Video Services Agreement
3. City Council Approval of a Budget Allocation and Scope of Work for the City of Coalinga Center Median Island Rehabilitation Project

*Council Member Adkisson pulled Item No. 3 for discussion.*

Council Member Adkisson stated his original thought on this was I saw how much it was going to cost for the median on Phelps. It was going to be a little over 1 million dollars I had concerns as to why it was so much. It turns out we are doing a lot more than just the medians we are also doing sidewalks, lights, curbs.

Community Development Director Sean Brewer remarked it's a full reconstruction of the area.

Council Member Adkisson stated it's a huge thing. So, we are not forgetting about the other medians we are trying to do those. With the other ones outside of Phelps. There are quite a few on here. I think these have a real opportunity to add a lot of value to the area, especially the neighborhoods. It covers all the districts I believe. My biggest thing is I want to ensure we get it right. I don't see something they have done in the past. I see the materials they are going to use but I can't visualize what it's all going to look like together. Do you understand what I'm saying? Do they have any pictures of medians they have done before that we can see?

Community Development Director Brewer explained the goal of this was to try to be able, I know originally looked at how we could design it. We took the Phelps example then when we started seeing bids come in really high, that was the first cost estimate was over \$370,000. Our cost estimate for doing all these

medians at the level that Phelps was is going to be about \$1.3 million dollars. Which would be difficult to fund that large of a project. In terms of these the engineers tried to do an engineering grade drawing of what it would be, so you are kind of getting the legend of what goes where. We could have a landscape architect mockup one that would give a little more color of presentation. That would just be a bit longer to get that done. The City Engineer has a subcontract landscape architect that we could do we are just trying to keep cost down. It would cost a little bit to do that but based on the design it is hard to tell. The materials there is an area on Fourth Street in Madera is where we originally got the idea for Phelps. It uses the same material, it uses the cobble, it uses the rock, it uses the gravel it just doesn't have all the plant materials. Trying to keep this very low maintenance. It's going to have the trees, cobble, rock, and the gravel. So, you are going to have the cobble on the ends of the median with the gravel in the middle with large boulders then the trees within the landscape area as well. So, it really depends if you want something, landscape architects can do some beautiful things if you want to see something like that, we could do that. I don't know for sure if we will get it back by December, but I can see if we could do that. If the Council would want to see that before.

Council Member Adkisson expressed we had talked about maybe we could have like a test median.

Community Development Director Brewer gave reasons why a test median is tough. We would have to order the materials our selves and have our guys do it. Really you are not going to get a contractor out here to make one median. We would probably start with the small medians not the long ones like Washington or Cambridge. We could do a small one, but we get better pricing on larger quantities of material. It really depends on what you want. I think it should look good it's mostly going to be rock material. Right now, its dirt, dead grass, or weeds and all the dead trees are cut down by the way. The more we try to increase the design the more it cost.

Council Member Adkisson requested it be explained where the money is coming from.

Community Development Director Brewer replied this money is coming from local streets and road funds so Measure C funds that we will be using for this. We could come back and show a mockup it's really up to the Council. We tried to keep it pretty simple just to try to get some ground covered. Try to show some contours with larger rocks, cobble, and gravel. We could do that if the Council really wished to.

Council Member Adkisson inquired if approved tonight what time frame are, we looking at?

Community Development Director Brewer responded we could bid it relatively soon. The guys have taken all the trees out we are going to go back in and grind all the stumps out and once the stumps are grinded out our goal is to replant trees. We are actually going to be ordering all the trees and putting all the trees in. Then hopefully the contact will come in right behind that once the trees are planted.

Council Member Adkisson asked we are going to plant trees during the fall and winter?

Community Development Director Brewer replied yes.

Council Member Adkisson asked what kind of trees will they be?

Community Development Director Brewer replied there are three different types trees we have. If you ask me the names. The types of genus I could not even pronounce them. Some with colorful leaves, the Chinese Pastiche do really well in the median islands. They grow quickly and some other smaller type decorative trees we will be placing in the medians as well.

Mayor Pro-Tem Ramsey said he had a question. With the cobble could we pick the colors and stuff? In Shafter they have medians in the middle of it that go from the airport to downtown and they actually have rock all the way down with trees in the middle. Basically, what you talked about.

Community Development Director Brewer asked if it was downtown Shafter.

Mayor Pro-Tem Ramsey replied not downtown but on the outskirts where the airport is. It's really nice and they did the same thing because they have to get rid of all their outdoor watering and stuff. They use different colors I think some of it is orange so of it is green.

Community Development Director Brewer answered we could look into that. The material we are using is the same material as Phelps. The only difference with Phelps is we have a little more plants and at the end of the medians there is some stamped concrete. We start adding plant material our cost go up to because we are adding a lot of irrigation. Irrigation is pretty expensive even the bids we got for Phelps the irrigation cost were quite significant. The irrigation on Phelps was 80K but the rock and plant material was very low. So, you start getting expensive when you add more irrigation.

4. Approval of Resolution No. 3924 Amending and Terminating the City of Coalinga-General Employees Money Purchase Plan and Trust
5. Adopt Resolution 3928 Approving the Assistant City Manager Job Description

*Council Member Adkisson pulled Item No. 5 for discussion.*

Council Member Adkisson inquired why we are doing this? Could you explain? We are consolidating two different positions why do we need to do that what it's going to be on the budget? What are we going to save what are we going to spend? Where the money is going to come from to pay for the position for both him and Kristi.

City Manager Trejo clarified we are discussing 5.5 and 5.7? So, right now we have a vacant Public Works and Utilities position and it has been vacant since June 2019. We have been recruiting for it and it is difficult to attract quality candidates. Sean has been serving as the Interim Public Works and Utilities Director while still running Community Development and rather than hiring someone we may not want to hire just to have the position filled We run into a time crunch with CalPERS. They only let you work someone out of class for a certain time period and Sean has been doing a great job. So, it just makes sense to merge the positions together and allow him to run both departments. It is essentially two department head positions. The pay scale that is on here is only slightly about the Department Heads it is only 15% above the Department Head pay scale. Basically, the remaining 85% is being saved. There is a difference because Community Development is 100% funded from the General Fund. Our Community Development Director has always worked with roads and street so there is an allocation, but it was going to be phased out, so it would be funded 100% from the General Fund. The Public Works and Utilities Director has not allocation to the General Fund it is 100% split between various Enterprise Funds. By combining that position into an Assistant City Manager position we save about \$80K from the city's General Fund. It is slightly higher but the second part to that is item number 7. The secretary will serve as the secretary for two departments so, she would move to Administrative Secretary rather than secretary, which is for one specific department. There is a cost difference in that pay of 10% is a savings since we only have one secretary for both departments. When you offset those we are saving about 80K to the General Fund.

Mayor Lander asked if there were any other questions or comments.

Mayor Pro-Tem Ramsey inquired as the Assistant City Manager does he have any power over the Police or Fire Department?

City Manager Trejo responded no, this position is for Community Development and Public Works and Utilities so it will be those departments only.

6. Adopt Resolution 3929 Establishing the Assistant City Manager Pay Scale
7. Adopt Resolution 3930 Amending the Administrative Secretary Job Description
8. Adopt Resolution 3931 Revising the Basic Pay Scale
9. Authorize Chief of Police to Reclassify the Current Police Lieutenant Position to Police Commander

*Council Member Adkisson pulled Item No. 9 for discussion.*

Council Member Adkisson asked the Police Chief to explain why it starts off where it does because the Police Department received a 14% raise.

Chief Blevins explained the current pay raise of the line officer, corporal, and sergeants. The sergeants top pay falls within the current Lieutenants pay range. Three sergeants make more than the Lieutenant at his current rate. Making him a Commander puts him 5% higher than the top step sergeant. There is a need for a difference in pay. I think it is only fair being the second in command of the department and a little more responsibility than what the sergeants have on a day-to-day basis. He should be compensated for his job.

City Manager Trejo pointed out although technically it would be a pay increase if the reclassification occurs it would be a decrease because the position would be FLSA exempt. If you look at the W2 at the end of the year it is a decrease due to the lack of overtime since they are FLSA exempt. It is not a large amount of money. It is already included in the budget. When I do the personnel portion I try to be conservative so I assume there is going to be some pay increase throughout the year, so this will not have a negative impact on the budget.

Council Member Adkisson clarified the Lieutenant position would be eliminated with the creation of the commander position?

Chief Blevins replied yes with the approval of the Council. It will eliminate the position so there would be no way to fill the position.

10. Waive Second Reading and Adopt Ordinance No. 834 Amending the Commercial Cannabis Regulations Related to 24-hour Onsite Security
11. Council Consideration and Certification of an Environmental Determination for the Forest Ave Phase 4 Reconstruction Project and Further Direct Staff to File a Notice of Exemption with the County Clerk's Office in Compliance with the California Environmental Quality Act
12. Approval of Resolution No. 3926 Supporting and Implementing the "Timely Use of Funding" as Required by AB1012 for Candidate 2012 Federal Transportation Act, Cycle III Projects (CMAQ)

13. Approval of Resolution No. 3927 Supporting and Implementing the "Timely Use of Funding" as Required by AB1012 for Candidate Federal Transportation Act, Cycle III Projects (STBG)
14. Transit Occupancy Tax (TOT) Fiscal Year 2018-2019 Information

*Council Member Adkisson pulled Item No. 14 for discussion.*

Council Member Adkisson brought this up because previously we talked about other ways to generate revenue. One of the things I said was possibly raising our Transit Occupancy Tax, which is 6% right now. At 6% it is the lowest in Fresno County; the average I believe is 12%. We budgeted to have \$20,000 revenue from the TOT and so far to date we have got \$32,520.

Financial Services Director stated a correction. We budgeted \$20,000 for the year and we brought in \$32,500 for fiscal year 2018-2019. Taxes for fiscal year 2019-2020 will be reported out.

Council Member Adkisson asked if it would double?

Financial Services Director Bains replied yes. We budgeted \$20,000 for 2019-2020 without knowing anything about Best Western and how well they would do. With their quarterly average being about \$6,700 to \$7,100 we could safely say about \$7,000 a quarter, so they alone will exceed the projected revenue.

Council Member Adkisson stated the thing I have for Council is we need to find other ways to generate revenue because Measure J has a sunset date and this is one of the thing we could look at. Obviously it is going to cost money to put it on the ballot but the return on investment could be pretty great. If it cost \$50,000 to put it on the ballot and look over ten years we are talking about \$600,000.

City Manager Trejo stated if you are interested in putting it on the ballot it is best to do it when there are other elections going on. So next year would be a good year because there is a cost saving when there is another election going on.

Financial Services Director Bains stated she felt it is much needed with Best Western being in town and how you campaign that. The biggest thing when we are campaigning or whoever does on behalf of the city does as the bedroom tax and not the tax on the residents of Coalinga. It's the tax on people coming to use your infrastructure. So, its called a bedroom tax not a tax on the people who live here in Coalinga it's a tax on people who come to stay in Coalinga who are passing through your community. That is the key component.

Council Member Adkisson reaffirmed Financial Services Director Bains statement related to occupants using Coalinga services and the tax will help cover services used by occupants such as water, waste water, roads, and Police and Fire.

Financial Services Director Bains stated there are some cons associated with it. There are some hotel/motels who are smaller in size who don't have the market that Best Western has so you may get push back. Balance your ideas, balance your campaign, and balance what your focus is and who is being targeted.

Council Member Adkisson remarked I'm not saying we should go to 12% and I'm not sure what the percentage is if we decide to do it 10 maybe something

Mayor Pro-Tem Ramsey replied we did that about six years ago and the City did pass it. I don't know exactly what year it was but we have done that in the past.

Financial Services Director Bains stated it has been awhile because the form is a three-part carbon form and it has been awhile and it is well overdue. So, next on my radar is business license ordinance it is very poorly

written it's very confusing it's to long unnecessarily and to segmented by the various categories no longer applicable to the city. Once we are caught up on the audits, which are my number one priority right now, then we could do the Transit Occupancy Tax campaign next year and the year after the Business License Ordinance.

15. Fire Department Report – July 2019
16. Fire Department Report – August 2019
17. Fire Department Report – September 2019
18. Police Department Monthly Report - September 2019

*Councilwoman Stolz pulled Item No. 18 for discussion.*

Councilwoman Stolz asked the Chief to cover the section of the September report for Critical Calls so the public is clear of what you guys have been dealing with.

Chief Blevins gave a brief synopsis of the types of calls.

19. Public Works & Utilities Monthly Report for October 2019

*Motion by Ramsey, Second by Singleton to Approve Consent Calendar Item Nos. 5.1 through 5.19 except 5.2 pulled from agenda. Motion **Approved** by a 5/0 Roll-Call Vote.*

## **6. ORDINANCE PRESENTATION, DISCUSSION AND POTENTIAL ACTION ITEMS**

1. City Council Acceptance of Staff's Recommendation to Select Blais and Associates to Provide Grant Consulting Services and Further Authorizing the City Manager to Enter into a Professional Services Agreement with Blais and Associates for Said On-Call Grant Consulting Research and Development Services.

**Sean Brewer, Community Development Director**

Community Development Director Brewer gave a brief of the staff report.

Mr. Neal Blais introduced his company and talked about the being the on-call grant writer since 2013 with the City of Coalinga. Mr. Blais provided names of other cities in the area that they work for which include Farmersville since 2007, Stockton and Delano since 2017 and have a 77 to 1 return rate on grant dollars along with Rancho Santa Margarita.

*Motion by Adkisson, Second by Singleton to Approve Blais and Associates to Provide Grant Consulting Services and Further Authorizing the City Manager to Enter into a Professional Services Agreement with Blais and Associates for Said On-Call Grant Consulting Research and Development Services. Motion **Approved** by a 5/0 Roll-Call Vote.*

## **7. ANNOUNCEMENTS**

City Manager's Announcements:

City Manager Trejo announced the Christmas Wish List has been posted on the City website. Drop off before December 2, 2019.

Council Member's Announcements:

None

Mayor's Announcements:

Mayor Lander announced the Veteran's Day flag raising at 8:00am and will be take down at 5:00pm. Chamber of Commerce will return flags to Veterans who are in attendance.

Mrs. Jones inquired about what was happening at 11:00am? It is Veterans Day and the 11<sup>th</sup> hour the City should do something.

**8. FUTURE AGENDA ITEMS**

Mayor Pro-Tem Ramsey request research on a public benefit grant for electric vehicles of \$100,000.

Council Member Adkisson inquired when the MuniCode is update.

Senior Administrative Analyst Ms. Garcia said about every quarter. Will be updated after the next meeting when the Ordinance is passed.

Council Member Adkisson asked if we could set up an Ipad to record the meeting since we don't have video services.

Council Member Adkisson requested a monthly agenda item to report on the overtime.

Council Member Adkisson requested lobby services for the next meeting a presentation by Townsend.

**9. CLOSED SESSION**

1. REAL PROPERTY NEGOTIATIONS - Government Code Section 54956.8. CONFERENCE WITH REAL PROPERTY NEGOTIATORS. PROPERTY: Part of APN(S): 083-020-63ST, 60ST, 58ST, 56ST, Coalinga, CA. CITY NEGOTIATORS: City Manager, Marissa Trejo; City Attorney, Mario Zamora; and Sean Brewer, Community Development Director. NEGOTIATING PARTIES: AMG & Associates and/or assign. UNDER NEGOTIATION: Price and Terms of Payment
2. REAL PROPERTY NEGOTIATIONS - Government Code Section 54956.8. CONFERENCE WITH REAL PROPERTY NEGOTIATORS. PROPERTY: 100 E. Walnut Avenue (APN: 071-162-01s and 071-162-02s) located in the City of Coalinga on the corner on Elm and Walnut Avenues. CITY NEGOTIATORS: City Manager, Marissa Trejo; Sean Brewer, Community Development Director and City Attorney, Mario Zamora. NEGOTIATING PARTIES: AMG & Associates. UNDER NEGOTIATION: Price and Terms of Payment

3. CONFERENCE WITH LABOR NEGOTIATORS – Government Code 54957.6. CITY NEGOTIATORS: City Manager, Marissa Trejo and City Attorney, Mario Zamora. EMPLOYEE (ORGANIZATION): Coalinga Police Officer's Association

## **10. CLOSED SESSION REPORT**

None

## **11. ADJOURNMENT 8:24PM.**

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Ron Lander, Mayor

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Mercedes Garcia, Deputy City Clerk

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Date