

Minutes

CITY COUNCIL/SUCCESSOR AGENCY/PUBLIC FINANCE AUTHORITY MEETING AGENDA November 2, 2017

1. CALL TO ORDER 6:03 PM

Council Members Present: Vosburg, Raine, Ramsey, Lander, Stolz

Others Present: City Manager Marissa Trejo, City Attorney Mario Zamora, Community Development Director Sean Brewer, Financial Director Jasmine Bains, Public Works and Utilities Director Pete Paciado, Police Chief Michael Salvador, Fire Chief Dwayne Gabriel, City Treasurer James Vosburg, City Clerk Wanda Earls

2. AWARDS, PRESENTATIONS, APPOINTMENTS AND PROCLAMATIONS (NONE)

3. CITIZEN COMMENTS

Ms. Roberta Jorgen expressed concerns about Dial-a-ride not operating for 29-days due to no driver. This has left the elderly and disabled without transportation around town to purchase groceries and/or to get to doctor visits.

Ms. Jorgen further expressed her concerns regarding insufficient crosswalks on Polk Street and other streets within the City. At the 3-way stop it is impossible for a person in a wheelchair to cross without endangering oneself. She also expressed concerns seniors are having at Keck Park.

Speaker – (could not understand name) said at a previous Council Meeting it was brought up the need for a Spanish translator to interpret the agenda of the Council Meetings. Also, the Old Railroad Bridge is in need of repair.

City Manager Trejo indicated the Bridge is on the Consent Calendar Agenda this evening.

Staff has looked into finding a qualified translator and there are apparently none in the area; we will be looking for someone out of Fresno. This should come back at the December Meeting.

4. PUBLIC HEARINGS

1. Introduce and Waive First Reading of Ordinance No. 804 (1) Adopting a Retail Cannabis Operation's Ordinance and Associated Zoning Text Changes; (2) Adoption of various amendments to Section 9-5.128 of the Coalinga Planning and Zoning Code related to Commercial Cannabis Operations in accordance with the Medicinal Adult-Use Cannabis Regulation and Safety Act; and (3) Consideration of a draft resolution

establishing Physical and Financial Security Measures for Retail Cannabis Facilities to be adopted by Resolution, by the City Council, at their next meeting.

Sean Brewer, Community Development Director

Community Development Director Sean Brewer presented the staff report.

Staff recommends the City Council Introduce and Waive First Reading of Ordinance No. 804 (1) Adopting a Retail Cannabis Operation's Ordinance and Associated Zoning Text Changes; (2) Adoption of various amendments to Section 9-5.128 of the Coalinga Planning and Zoning Code related to Commercial Cannabis Operations in accordance with the Medicinal Adult-Use Cannabis Regulation and Safety Act; and (3) Consideration of a draft resolution establishing Physical and Financial Security Measures for Retail Cannabis Facilities to be adopted by Resolution, by the City Council, at their next meeting.

On November 8, 2016, the Citizens of the City of Coalinga passed Measure "G" authorizing and regulating the placement of one single cannabis retail operation within the City. At their February and March meetings in 2017, the City Council began discussing the location in which the single retail facility would be located and directed staff to proceed with locations near West Elm/SR 198 and select parcels at the Juniper Ridge Industrial Park. With the direction from the City Council staff began working with its planning consultants on a framework in establishing a zoning overlay district consistent with the boundaries established by the City Council and developed regulations for the single cannabis retail facility.

On August 22, 2017, the City of Coalinga Planning Commission adopted resolution 017P-020 recommending approval by the City Council approval of a retail cannabis ordinance, creation of retail cannabis overlay zoning district, draft security measures resolution and various amendments to the existing commercial cannabis ordinance.

On September 7, 2017 staff presented, to the City Council, the Planning Commission's recommendations for the retail overlay district, retail ordinance, security resolution and various changes to the City's existing commercial cannabis regulations (Ordinance 797). At that meeting, the City Council made several changes to the documents presented to them at the meeting requiring these changes to be brought back to the Planning Commission for consideration.

On October 17, 2017, the Planning Commission Considered the City Council's recommended changes and adopted Resolution No. 017P-024 approving all changes as presented to the Commission by staff through the Council. In addition to the Planning Commission adopting Resolution No. 017P-024, there was an additional discussion and subsequent motion from the Commission recommending the Council begin the discussion of considering additional commercial zoning designations for permitting the future retail cannabis facility such as the downtown area.

The Planning Commission fielded several public comments during the public hearing with citizens requesting that the Commission consider the downtown area as a potential area to conditionally permit retail cannabis facilities. There was no specific regulatory discussion regarding the specific commercial zoning designations. The Planning Commission gave staff direction within the motion to continue this discussion before the Council for consideration and that the City Council, if they choose to do so, shall determine how to regulate the single retail cannabis operation if expanded to select commercial zones. It was also suggested by the Commission that the City hold multiple public hearings to engage the public to discuss the possibility of expanding the zoning designations

beyond the MBL zones where the single retail facility shall be permitted. This is at the discretion of the City Council.

If the Council wishes to consider expanding the zoning designations where the single retail cannabis facility shall be located, staff will be prepared to engage in discussion and receive direction from the Council so that at their next Council meeting, staff can bring forward an amended ordinance with a regulatory framework to include retail cannabis facilities as conditionally permitted uses within certain commercial zones/districts within the City.

City Attorney Zamora indicated that there was not a need to open and closed the public hearing this evening.

Mayor Vosburg and Council Member Lander, because this item involves locations in the Downtown area and they have businesses Downtown, asked to be excused from this discussion because it creates a conflict of interest.

City Manager Trejo opened for discussion downtown locations for the retail cannabis facility.

A great deal of discussion was created as the remaining Council Members reviewed a map indicating the qualifying sites downtown provided by Mr. Brewer.

Council Member Stolz recommended the General Commercial and Service Commercial in the downtown areas. It was suggested by Council Member Ramsey to establish a 100' buffer from any residence.

Chief Salvador indicated that no micro business can locate in this designated area.

Mr. Chris Macaluso indicated that if no micro business can be downtown then he would ask for no retail in his specific business area.

Mr. Brewer said all micro businesses are limited to the MBL Zones. Also, State regulations will have to be taken into consideration. State regulations for Industrial Zoning indicate 1800' from any school, daycare or youth facility. This is covered in the General Plan.

Mr. Glenn Mitchell asked about Zollie Knight.

Mr. Brewer replied it is not ruled out.

City Attorney Zamora indicated that there will be no First Reading of Ordinance No 804 this evening; it is postponed until the next meeting.

Council Member Stolz, Council Member Ramsey and Mayor Pro-tem Raine were in agreement and consensus of identifying the General Commercial and Service Commercial as the downtown locations with establishment of a 100' buffer from any residence for the Retail Cannabis Facility.

Mayor Vosburg and Council Member Lander returned to the Dais.

Mayor Vosburg said the Adoption of various amendments to Section 9-5.128 of the Coalinga Planning and Zoning Code related to Commercial Cannabis Operations in accordance with the

Medicinal Adult-Use Cannabis Regulation and Safety Act; and (3) Consideration of a draft resolution establishing Physical and Financial Security Measures for Retail Cannabis Facilities to be adopted by Resolution should be postponed to the next Council Meeting.

The members of the Council indicated their agreement and consensus to this directive.

5. CONSENT CALENDAR

Council Member Stolz asked to pull Item 1, Council Member Ramsey asked to pull Item 2 and Mayor Vosburg asked to pull Item 4 for explanation.

1. FY 17-18 Expenditure Report July-September 2017

Financial Director Jasmine Bains said the General Fund is ahead of target by 25% with 75% remaining. The General Fund is ahead of target and every department is ahead of target.

All Enterprise Funds are 75-85% ahead of target.

2. Information on the Old Railroad Bridge located off Phelps Avenue.

Mr. Paciado indicated the City does not own the RR Bridge. According to our findings, a developer owns the bridge. There is a waterline maintained by the City but the City provides no other maintenance.

Council Member Ramsey said it is a hazard and needs to be blocked off. The structure is good.

Mayor Vosburg said staff needs to locate the property owner. We have spent \$600 to \$900 already. How much more can we spend?

City Manager Trejo said the engineer looked on the tax role and could not find anything.

Council Member Stolz asked about the City liability if there is an accident at the bridge.

City Attorney Zamora said there is a way but a warrant must be gotten.

Council Member Lander said the RR abandoned the line but may still own the bridge. We should contact the Railroad Division. They should have records on file.

Mayor Vosburg said the bridge has not been maintained.

Council Member Raine asked if the City has ever owned the bridge.

Mr. Paciado said the RDA may have owned it and sold it to a developer.

Council Member Lander said he will ask around town to see if anyone knows anything about the bridge.

Mayor Vosburg asked about the APN number.

Mr. Paciado said the APN #461-74 did not determine anything.

Mayor Vosburg said to use staff time to find the owner and asks Mary if she could place in newspaper to determine if anyone knows anything.

Ms. Mary Jones suggested putting up a warning in English and Spanish regarding safety on the bridge.

City Manager Trejo said the City has to own the property to put up a Caution sign.

Speaker wants the bridge blocked-off. He and his daughter crossed over the bridge area today.

City Attorney Zamora said it a private property issue. You will need a warrant.

Mayor Vosburg said the City is still half a million in debt. We need to find the person who owns it.

City Attorney Zamora said to find the owner first and, if necessary, use the court system.

Council Member Lander said the RR will jump on it.

Speaker wants the bridge fixed.

Mayor Vosburg said the property owner has to be found.

Speaker asked can the City determine the bridge as unsafe.

Mayor Vosburg said the City does not have anything to do with private property.

Can the City abate the property?

City Attorney Zamora asked if the walkway is unsafe. If it is unsafe to walk on, we need to contact the owner.

Council Member Lander said to contact Southern Pacific Railroad and fine out. We cannot shut down the bridge.

Speaker said the bridge needs to be repaired.

Mayor Vosburg asked about Safe Routes to School. The College just approved \$1M.

Mr. Brewer said dollars are allocated to schools as part of Active Transportation Program. The contact for the property in 2009 is the same developer who owns the school farm. This is considered in the Trail Master Plan.

Mayor Vosburg said depending on water or no water, people live in the creek.

Once people live there for a time, they have the right to be there. Use staff to find out who owns the property.

Speaker said with the Safe Routes to School Program, people have to cross the bridge. It is the only means to downtown. If shut down, it would be an inconvenience to many.

Mr. Greg Cody said easement laws come into being after four years. An easement can be established after four years of continual use.

City Attorney Zamora said that can be looked at.

Mr. Paciado said the City has a waterline easement.

Consensus of the Council is to try to look at finding a way to fix the bridge. Explore all avenues.

3. Fire Department Report - September

4. Public Works & Utilities Monthly Report for October 2017

Public Works and Utilities Director Pete Preciado presented his monthly report:

- Department Goals for 2017
- Public Works
 - Natural Gas Distribution
 - Streets
 - Water Distribution
 - Quarterly Water Main Flushing
- Utilities
 - Water Treatment Plant
 - Headworks
 - Primary Clarifier
 - Drying Beds
 - Ponds
- City Engineer
 - Cambridge Signalization
 - Rule 20A Underground
 - Phelps Avenue Improvements
 - ATP Sidewalk Gape Closure Construction
 - CMAQ Alley Project
 - ATP 2017 Cycle 3
 - Elm Fire Department Sidewalk Improvements
 - On hold due to funding
 - RSTP, Forest/Truman from 1st to Elm
 - CMAQ paving of various alleys
 - WWTP Primary Clarifier Project
 - Jayne Avenue Water Main Loop
 - 2017 Pavement Maintenance Project

*Motion by Lander, Second by Stolz to Approve Consent Calendar Item 3. Motion **Approved** by a Roll-call 5/0 Majority vote.*

*Motion by Raine Second by Ramsey to Approve Consent Calendar Items 1, 2 and 4. Motion **Approved** by a Roll-call 5/0 Majority Vote.*

6. ORDINANCE PRESENTATION, DISCUSSION AND POTENTIAL ACTION ITEMS (NONE)

7. CITIZEN COMMENTS (None)

8. ANNOUNCEMENTS

Council Member Lander said good work on the Motte Fountain. When is the City fountain to be repaired?

Mr. Paciado said it is going to be repaired.

Mayor Pro-tem Raine said thank you for ideas and enthusiasm.

Council Member Lander likes the flags and asked that they be left up longer.

Council Member Ramsey asked to green-up City properties. A great job being done with ideas coming from Public Works.

Council Member Stolz said the Motte Fountain is looking good. Can you include some landscaping?

Mr. Paciado said it is in the works. No rocks will be included because he is afraid they may end up in the fountain.

He gives credit for ideas to his staff of hardworking and energetic people.

Mr. Chris Macaluso thanked the staff for changes to Ordinance 804.

Council Member Stolz said she is promoting the fundraiser for the Fire Works Display this year. They are selling Red and Blue Kettle Corn for \$10.00 per bag. Also, you can still purchase a ticket for the AR-15 rifle for \$10.00. Please contact Adam Adkisson or her.

Council Member Lander expressed concern regarding child hit on Forrest Street. He has watched children crossing on Elm Avenue. City needs to put a blinker up when people are crossing in a crosswalk. He knows there is a cost factor but we cannot risk lives.

The Fire Department and Police Department did a good job in responding to this accident involving the young boy hit on Forrest Street.

Mr. Brewer said in the 2nd and 3rd cycle of the Traffic Calming and Safety Plan there is \$1.5M for sidewalk improvement. There is a plan for rapid flashing beacons to be done.

Schools are working in partnership. The Road Diet in partnership with the City has to be done.

Council Member Lander said crosswalks are needed and should be top of list. Our children are most important.

Mayor Vosburg said COG has \$1.1M for CTC Approved. Coalinga got grunt of dollars. This was staff driven. Traffic calming is a big deal.

COG is making vehicle changes.

Transportation needs met. They had to fit bus into downtown and remote areas. Also, an electric bus for express trips.

Moses is aware of Ms. Jorgen's concerns. He is working on Dial-a-ride.

He spoke to the State Librarian about issues concerning the Library.

In reference to the Library, grants have been received for Oculus Rift Virtual Reality. Kids have found out there are cars in Africa. The program is for kids 13 and up. The web will be in schools within five years. One of the Virtual Reality programs is on the International Space Station.

Chevron donated \$2500 for 3-D printer and headsets. Chevron and the State have stepped up. Fifteen to twenty kids are off the streets due to this program.

Ms. Mary Jones asked about the free dump day this Saturday. It is from 7:00 AM to 3:30 PM. You must be a Coalinga resident to participate.

9. FUTURE AGENDA ITEMS

Council Member Stolz wants a list of open agenda items lost between 2015 and 2016 and not followed through.

Council Member Lander would like an update on Closed Session legal items.

Mayor Vosburg would like to formally acknowledge Knox Bronson and Chris Macaluso for their time and money spent for the Community Garden.

Lights are out around town. Two are out at the Library.

Council Member Lander said there are two light standards down; one at 4th and Elm and one at the College. They need to be replaced.

City Manager Trejo said some are PG&E lights and some belong to Caltrans. Staff will look into.

Mayor Vosburg suggested putting in fruit trees by population. Do a couple as a trial and bring suggestions.

Mr. Greg Cody said light is out on flag pole at PD.
It is on the roof.

Mr. Paciado said Public Works was there yesterday.

Mayor Vosburg said to double check on lighting for high safety crosswalks ASAP.

The City needs to move forward on Safe Routes to School.

ACCAP and Council attendance (ticket policy).

City Manager said to email her information and respond to her. It is \$100 to attend and there are funds left in the budget.

Financial Director Bains verified there are funds remaining in the budget for travel and meetings.

City Attorney said it is okay to attend because of budgeted funds.

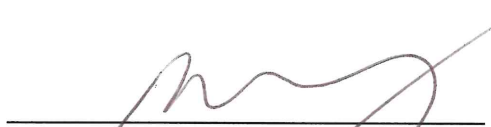
There were no FAIs from the public.

10. CLOSED SESSION

1. REAL PROPERTY NEGOTIATIONS - Government Code Section 54956.8. CONFERENCE WITH REAL PROPERTY NEGOTIATORS. PROPERTY: Juniper Ridge Industrial Park, Lot 5 (083-280-14ST) located in the City of Coalinga on Polk Street (Jayne Avenue) and Enterprise Parkway. CITY NEGOTIATORS: City Manager, Marissa Trejo; and City Attorney, Mario Zamora. NEGOTIATING PARTIES: SP Growth Fund, Inc or Assignee. UNDER NEGOTIATION: Price and Terms of Payment
2. REAL PROPERTY NEGOTIATIONS - Government Code Section 54956.8. CONFERENCE WITH REAL PROPERTY NEGOTIATORS. PROPERTY: Juniper Ridge Industrial Park, Lot 6 (APN: 083-280-15ST) located in the City of Coalinga on Polk Street (Jayne Avenue) and Enterprise Parkway. CITY NEGOTIATORS: City Manager, Marissa Trejo; and City Attorney, Mario Zamora. NEGOTIATING PARTIES: SP Growth Fund, Inc or Assignee UNDER NEGOTIATION: Price and Terms of Payment.
3. CONFERENCE WITH LABOR NEGOTIATORS – Government Code 54957.6. CITY NEGOTIATORS: City Manager, Marissa Trejo; City Attorney, Mario Zamora. EMPLOYEE (ORGANIZATION): Non-represented Employees; General Employees; International Association of Firefighters; and Coalinga's Police Officer's Association

There was no announcement following Closed Session,

11. ADJOURNMENT 7:48 PM



Nathan Vosburg, Mayor

City Clerk/Deputy Clerk

12-7-17

Date