

Minutes
AMENDED
CITY COUNCIL/SUCCESSOR
AGENCY/PUBLIC FINANCE AUTHORITY
MEETING AGENDA
September 3, 2015

1. CALL TO ORDER

Mayor Ramsey called the meeting of the Council to order at 6:00 PM.

Council Member Present: Raine, Lander, Vosburg, Keough, Ramsey

Others Present: Interim City Manager Marissa Trejo, City Attorney David J. Wolfe, Assistant to the City Manager Shannon Jensen, Assistant Community Development Director Sean Brewer, Senior Administrative Analyst Mercedes Garcia, Finance Director Mari Jimenez, Water Plant Manager Brian Traylor, Acting Police Chief Scott Ingham, Police Lieutenant Blevins, Fire Department Engineer Duane Gabriel, City Treasurer Olga Keough, City Clerk Wanda Earls

1. Pledge of Allegiance

Mr. Brian Welch, a young man from the 4-H Club, led the Council and Audience in the Pledge of Allegiance.

2. Changes to the Agenda

None

2. AWARDS, PRESENTATIONS, APPOINTMENTS AND PROCLAMATIONS

1. Proclamation - Fresno County 4-H Week

Mayor Ramsey read the Proclamation honoring 4-H Club week of September 13th - 19th.

Ms. Christine Welch, Community Leader for the Fresno Valley 4-H Club here in Coalinga, invited the public to help them celebrate the week. There will be a display at the library. They are trying to increase their membership in the Club. Ages; 5-19 are welcomed.

Members introduced themselves and indicated the projects they are showing at the Fresno County Fair.

Mayor Ramsey thanked the 4-H members for coming tonight and wished them good luck on their projects at the Fair.

2. Introduction of New Chief Plant Operator Brian Traylor

Interim City Manager Marissa Trejo introduced the new Chief Plant Operator Brian Traylor. He oversees the water treatment and the waste water plants.

Mr. Traylor said he has been here about 8 days and he has enjoyed being here. He worked several years for the City of Fresno and short-term at the Lemoore Naval Air Station. He thanked the Council for having him this evening and he looks forward to finishing his career here in Coalinga.

3. CITIZEN COMMENTS

Ms. Katie Delano, Chamber of Commerce presented two ideas to the Council:

- A Future Agenda Item to Reestablish the July 4th Fire Works.

Is there a plan underway to reinstate the Fireworks? If not there are several Coalinga individuals on board willing to see what they can do to reinstate the 2016 4th of July Works.

- A Public Safety Tax Measure to give our City PD and Fire Departments much deserved raises. She suggests the City look at a possible Public Safety Sales Tax Measure for the November 2016 ballot.

Other cities around the Valley have all successfully added a very small safety tax in order to pay competitive salaries and look long-term into keeping our police and fire salaries competitive.

Coalinga pays 8.225 sales tax on an item. The State takes 7 1/2% of that and Fresno County takes the other .725%. If Coalinga increases the Sales Tax strictly for the public safety salaries by .5 percent, our sales tax would be on par with the other cities that have passed this safety measure. It will cost the City approximately \$60-70K to do this and when all is done, we have taken care of a valued and much-needed service allowing Coalinga to continue as a great place to be. Thank you!

4. PUBLIC HEARINGS (NONE)

5. CONSENT CALENDAR

Council Member Vosburg pulled Items 1 and 2.

Council Member Raine pulled Item 11 for discussion.

Mayor Pro-tem Keough pulled Item 12 for discussion.

Item 1:

Council Member Vosburg said there was no Video on this, but he would like to correct discussion which says: "what services can we cut to pay \$15K for a fireworks show?" That is not true, he never said we should cut any services to pay for a fireworks show. Actually, what he said was we should take the money from the attorney and not from our services. He would like for that to be noted.

There was a section in there which says, he wanted to use his Facebook and his personal website in order to get the information on the EDA buildings. He never said his website; what he said was the Coalinga Facebook page and the Coalinga Website. He apologizes, there is no video on that.

Item 2:

We had the Planning Commission here and we were discussing the need to have some kind of class for the money the people would get from the City and, in the minutes, it says everyone was talking all at once. In reality, why we were talking was because we all gave the consensus that we needed to have that. That has not made it into the final version of that and he just wants to make sure that everyone is aware of that.

He is under the section with Jim Jacobs where he brought up and said there is already a requirement in there to talk about the loan for the money but a lot of times, when people get that First Time Buyers Loan,

they leave the house in bad condition; they default on the loan. He had stated that causes property values to drop and he said we need some education. He agreed and we agreed, however, the minutes say, it is inaudible and that everyone was talking. In speaking with Mercedes, he had asked if that was put in there and she said "It hadn't been" and we checked the minutes and couldn't find it, but it was in the minutes we hadn't approved yet. He is just making sure that is what we do, that is all he has. Thank you.

City Attorney Wolfe said if the Council is okay with those changes, they should vote on those separately so the City Clerk is clear on what she is doing.

Item 11: Council Member Vosburg said we are voting to change what he just read in the Minutes of Items 1 and 2.

Motion to Approve Consent Calendar Item 1 and Correct Minutes of May 21, 2015, as Presented by Council Member Vosburg. Motion Made by Mayor Pro-tem Keough, Second by Council Member Vosburg. Motion Approved by a Roll-call Majority (5/0) Vote: Keough, Vosburg, Raine, Landers, Ramsey

Motion to Approve Consent Calendar Item 2 and Correct Minutes of June 4, 2015, as Presented by Council Member Vosburg. Motion Made by Mayor Pro-tem Keough, Second by Council Member Vosburg. Motion Approved by a Roll-call Majority (5/0) Vote: Keough, Vosburg, Raine, Landers, Ramsey

(Note from City Clerk: I have reviewed my notes and cassette tapes and find the minutes as I recorded them to be correct for May 21, 2015, and June 4, 2015.)

Council Member Raine said in reference to Item 11, he would like to hear a little more about this program.

Council Member Vosburg explained the Web App would coincide with our Website. It would primarily be used for Code Enforcement. A resident can take a snapshot with their cell phone and it would be sent to Code Enforcement. The resident would receive a response. Staff would be able to monitor and track these different things. Warnings and alerts could also advise those signed up for the service. It gives the citizens the ability to interact with each other without having to go to Facebook or listen to rumors. As City officials, we are not to engage in a group forum on Facebook. It is a way to get information to the public without violating Brown ACT Laws and allows the public to get the information in a timely fashion. The money \$3600 will not come from the General Fund.

Interim City Manager Trejo said a portion will come from Code Enforcement and what's used for streets and water will come from the Enterprise Funds. We won't have a handle on the costs until they upload the GIS Mappings. A strong estimate of cost is about \$1,000 annually from the General Fund and the other \$2600 from the Enterprise Funds.

Council Member Vosburg said we are going to try and send the costs to the departments that would utilize it. He, personally, watched the demo and we brought it to Council. He thinks it is an interesting program to which the public could benefit. To update our Website, this is his personal estimate, it would be from \$30K to \$100K in cost. He has a lot of the public saying the City's website is never updated. This program can go side-by-side with that. They can take the App portion and stick it into our website. It is easier to update the app than the website.

Mayor Ramsey expressed concerns if for some reason it does not work or if they don't do what they say, can we get out of the contract?

Council Member Vosburg said there are no fees for updating and no hidden fees. What they told him is the contract could be written differently. He would have to go to our attorney for that. From what they told me it is a year-to-year contract.

Item 12:

Mayor Pro-tem Keough said he would like some clarification on this item. It is talking about this particular employee having only six steps, How many steps do they currently get?

Interim City Manager Trejo said that is the reason for the contract. When this employee was hired many years ago, his employment contract included step entries annually and it did not specify when it would end. All positions within the City have only six steps and then the employee tops out. We did some salary comparables and we came to an agreement to amend the contract to only include six steps which are the same as all City employees.

*Motion to Adopt/Approve the Consent Calendar Items, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 Made by Council Member Vosburg, Second by Council Member Raine. Motion **Approved** by a Roll-call Majority 5/0 Vote: Vosburg, Raine, Lander, Keough, Ramsey.*

*Council Member Vosburg pulled Item 1 and 2.
Council Member Raine pulled Item 11 for discussion.
Council Member*

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There was a section in there which says, he wanted to use his Facebook and his personal website in order to get the information on the EDD buildings. He never said his website; what he said was the Coalinga Facebook page and the Coalinga Website. He apologies, there is no video on that.

Item 2:

We had the Planning Commission here and we were discussing the need to have some kind of class for the money the people would get from the City and, in the minutes, it says everyone was talking all at once. In reality, why we were talking was because we all gave the consensus that we needed to have that. That has not made it into the final version of that and he just wants to make sure that everyone is aware of that. He is under the section with Jim Jacobs where he brought up and said there is already a requirement in there to talk about the loan for the money but a lot of times, when people get that First Time Buyers Loan, they leave the house in bad condition; they default on the loan. He had stated that causes property values to drop and he said we need some education. He agreed and we agreed, however, the minutes say, it is inaudible and that everyone was talking. In speaking with Mercedes he had asked if that was put in there and she said "It hadn't" and we checked the minutes and couldn't find it but it was in the minutes we hadn't approved yet. He is just making sure that is what we do, that is all he has. Thank you.

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Interim City Manager Trejo said it will come from monies we use for Code Enforcement and what we use for streets and water will be coming out of the Enterprise Funds. We cannot give an exact amount until they upload the GIS mapping, but we estimate \$3600.

Motion to Approve Consent Calendar Items 3-16 Made by Council Member Vosburg, Second by Council Member Raine. Motion Approved by a Roll-call Majority 5/0 Vote: Vosburg: Raine, Lander, Keough, Ramsey

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requirement in there to talk about the loan for the money but a lot of times, when people get that First Time Buyers Loan, they leave the house in bad condition; they default on the loan. He had stated that causes property values to drop and he said we need some education. He agreed and we agreed however, the minutes say, it is inaudible and that everyone was talking. In speaking with Mercedes he had asked if that was put in there and she said "It hadn't" and we checked the minutes and couldn't find it but it was in the minutes we hadn't approved yet. He is just making sure that is what we do, that is all he has. Thank you.

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Council Member Voxburg said we are voting to change what he just read in the Minutes of Item 2 and 2.

Motion to Correct Minutes of May 21, 2015 and to Change Minutes as presented by Council Member Vosburg. Motion Made by Mayor Pro-tem Keough, Second by Council Member Vosburg. Motion approved by a Roll-call Majority (5/0) Vote: Keough, Vosburg, Raine, Landers, Ramsey

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Interim City Manager Trejo said it will come from monies we use for Code Enforcement and what we use for streets and water will be coming out of the Enterprise funds. We cannot give an exact amount until they upload the GMIS mappings.

1. Approve MINUTES - May 21, 2015 (Special Budget Study Session)

This Item approved separately due to corrections to minutes.

2. Approve MINUTES - June 4, 2015 (Special Joint Workshop Planning Commission)

This item approved separately because of corrections to minutes.

3. Approve MINUTES - June 9, 2015 (Special Budget Study Session)

4. Approve MINUTES - June 18, 2015

5. Approve MINUTES - June 30, 2015 (Special)

6. Approve MINUTES - July 2, 2015 (Amended)

7. Approve MINUTES - July 16, 2015

8. Check Register: 07/01/2015 - 07/31/2015
9. Monthly Treasurer's Report - June 2015 Revised 8-25-15
10. Monthly Treasurer's Report - July 2015
11. Approval of Citysourced, Inc. Mobile Application Customer Agreement
12. Approval of Amendment No. Three to Employment Agreement for Certified Building Official
13. Rejection of all bids for the Creekside Estate Lift Station Improvements Project - No. 15-003
14. Adoption of Resolution Number 3693 supporting the legislatures efforts in identifying sustainable funding for state and local transportation infrastructure and further authorizing the Mayor to sign on behalf of the City of Coalinga a letter of support to Senator Jean Fuller Office urging her and her colleagues to support a transportation funding package in the special session that makes a meaningful dent in California's transportation funding shortfall
15. Adoption of Resolution No. 3695 - Authorizing Signatories for Agreements Executed for State Funded Projects
16. Approval of Municipal Advisory Services Agreement between the City of Coalinga and Wulff, Hansen & Co.

6. ORDINANCE PRESENTATION, DISCUSSION AND POTENTIAL ACTION ITEMS

1. Code Enforcement Update (January - August 2015)

Sean Brewer, Assistant Community Development Director

Assistant Community Development Director Sean Brewer gave a status and update on Code Enforcement January through August 2015. A Community Development report from January 1st through August including Code Enforcement and building activities were provided to Council on the Dais.

Our full-time building official is back working part-time. We still have our part-time person working two days per week. We do have some support for plan checks, etc. Most of our inspections occur on Tuesdays and Thursdays. Solar permits, roofing permits and commercial permits are done on Monday and Wednesday.

There was discussion regarding vehicles left on the streets and in front yards.

Former Mayor and Council Member Tony Garcia reported on some vehicles left for several years and nothing is being done to remedy the situation.

Council Member Lander suggested a revisit to the Policy and Code in reference to vehicles left in yards and on streets. He would like this as a Future Agenda Item.

Mr. Brewer said the seriousness of the citations is up to the Council. Because we have a 97% compliance rate; the City brings in only a nominal amount of dollars from fines. There are cities that send a fine with the abatement letter. Staff follows the Municipal Code and we are required to go through that abatement process for anything involving property maintenance.

Mr. Luis Gonzalez, Planning Commissioner suggested vehicle abatement monies from the State

Mr. Brewer said as of January 1, that funding is no longer available.

Council Member Vosburg inquired about the funding of the Code Enforcement Officer and the source of funding.

Mr. Albert Corona, Coalinga Auto/Truck & Diesel Repair Center said he has an idea about the abatement. If the vehicle is not tagged and is over 72 hours, they could put a sticker and a fine on the vehicle. If not removed within that time, have it towed away. This could be better instead of people taking snapshots of cars and trucks parked on their own driveways and parking spaces. This could create problems between residents. He thinks this is a better idea and at the same time raise funds for the City.

Mr. Tom Kulikov, local businessman indicated that in our nation it now appears that enforcement agencies are going into the communities to build relationships with the people. When we use this hard tactic to enforce small infractions like this gentleman who can drive by and take a snapshot and if this site is selected, it is going to require somebody to go out and take a look to see if it is valid. If a valid snapshot, what are we going to do to collect money? We need to be a little more concerned about the citizens of our community and also about the things Ron said. If we do have blatant abuse of a situation and someone sees that vehicle, a Code Enforcement officer is going to have to go and check that and if it has been moved within that 72 hours and returned and that homeowner can prove that, it is not a very easy thing to address. In the meeting, he suggests we take a really deep look at this prior to going out into the community and begin, what he would consider, negligent enforcement.

Council Member Lander suggested a workshop on the issues expressed.

2. City Council Appointment of Planning Commissioner
Sean Brewer, Assistant Community Development Director

Community Development Director Assistant Sean Brewer asked for the reappointment of Joshua Sailer as Planning Commissioner.

Motion to Appoint Joshua Sailer for an additional 4-Year Term Made by Council Member Lander, Second by Mayor Pro-tem Keough. Motion Approved by a Roll-call Majority 5/0 Vote.

3. Consider approval, termination of the Exclusive Authorization and Right to Sell Agreement with Mid State Realty.
Sean Brewer, Assistant Community Development Director

Assistant Community Development Director Sean Brewer summarized the City has been using the services of Mid-State Realty for several years. The Council is concerned with the slow pace in selling the EDA properties and suggests a contract with another real estate company may better serve the City. The City may terminate the Agreement (09-16-2014 to 9-16-2017). upon thirty (30) days written notice. Staff seeks direction from Council whether to retain Mid-State for all other properties or relinquish them from exclusive right to sell the EDA buildings. Does Council want to terminate the contract in its entirety and should solicitation for a Commercial real estate broker include all City properties (including all RDA properties)?

Ms. Tawna Stevens, owner Mid-State Realty said she prepared packets for each of you and she will leave them for the Council. She and her company have provided the following services to the City. She feels the Council has had an opportunity to contact her over the contract life regarding concerns or issues. Ms. Stevens covered her history in Coalinga and the footprint of her agency. She believes they are the top selling office in Coalinga and sell commercial, residential, land, etc. They maintain memberships with multiple listings services and advertise in newspaper, internet sights and website. She has advertising at the State Hospital, PVSP, Perko's and other establishments. She advertises on the Central Cost and Fresno. She

listed commercial sales by her agency.

Council Member Vosburg asked what the City could do better?

Ms. Stevens said we are suffering a drought, oilfields are down, DOW has dropped and the real estate market has dropped sufficiently and we are in a small community. Promote on the City's website that we want business here. She spends thousands of dollars in advertising.

Mayor Pro-tem Keough said there are two parts to this: Use a Commercial outside realtor and or do we want to completely drop Mid-State. We have not tried a commercial realtor or should we stay with one realtor in town. He wants to clear up something that is out in the community; he has been told if someone wants to buy a City property, they go to Mid-State and Mid-State will receive a fee and also our lawyer. His question is, if we didn't have a City realtor wouldn't any realtor be able to represent someone and come to the City and our attorney would still have to approve the contract and receive a fee?.

City Attorney Wolfe said any routine contact they would have to review.

Mayor Pro-tem Keough said someone wants to purchase a property and they have a realtor and they come to the City, don't we always send it through our attorney to approve? Are you doing it for free? Here in California the realtors do most of the work and in other states attorneys do most of the work and do we pay a fee? Do we pay a fee to the attorney for real estate transactions? Do you look over the contract or do you not look over the contract?

City Attorney Wolfe said he would most likely look at the contract you; would pay me a fee.

Mayor Pro-tem Keough said if we did not have a realtor, any realtor could be represented and they would come to the City attorney and he would still have to verify it. We pay two fees instead of one. We pay twice.

City Attorney Wolfe said the realtor receives a fee for selling the property and the city attorney receives a fee by the hour for the time to review the contract. They are two different fees.

Mayor Pro-tem Keough said he can come to the City without a broker and the city attorney will review the contract and we will pay the attorney but not a broker fee. A lot of brokers in the town don't like the current set-up.

Speaker asked who is going to pay for advertising? Is the attorney going to write up my contract, etc?

Mr. Richard Hill, Planning Commission Chair indicated he has purchased properties in town from agents in town. He has never had to go to an attorney. You are not supposed to be selling a property. He does not think you have to go to an attorney. You have Tawna who is your realtor and she will take it to the escrow company for the paperwork. Why are you using a middle man and paying fees coming out of his tax money when he is sitting there and he acts like he doesn't know what you are talking about or he doesn't want to answer you and he finds that very rude and inconsiderate to the Council and the citizens. This man is almost laughing at you. Why are you paying a fee that you don't have to and it is coming from the citizens' pockets? He has had over 100 homes and he has never gone to an attorney to buy property. Why are you taking the escrow position?

City Attorney Wolfe said the City is a municipal corporation representing thousands of citizens. He, as the City Attorney, has to ensure that everything is done on the up-and-up and keep the City in compliance. It is a routine contract and he views it to ensure that it meets the needs of the City. It is different from being an

individual. It is his job to protect the City and the citizens of Coalinga. If it is a routine contract then his review would be minimal; if it is more complex then he has to ensure that it is legal, lawful and the City can enter into that contract. That is part of his job. The Council has appointed him to do that job, and that is what he will do.

Mayor Pro-tem Keough thanked the city attorney for that information. To Ms. Stevens and Mid-State Reality you have a great business. He has had many people come to him and say we haven't sold so who do we go to and he has sent them your way. All he is trying to tell you is that, in the past, he has heard from almost every other broker, and they didn't like the current set-up and they gave him that scenario. They have always wanted him to duke it out in this room and find out do we have to pay a broker and a lawyer or are we just going through the lawyer? The only reason the lawyer is involved is because the City has liability. He is not trying to get anybody upset, he just finally wants to get this out there because everybody pits each other against a different side and begin making assumptions about each other that really are not true. That is all this is. I just want to clarify, as the thought process of the Council, what it is we are voting on and why we are voting on it? He is just making sure the public understands why he is asking these questions, he is trying to protect the City and we just need clarification. He is looking to constituent's interests, other brokers who have been upset by this. We just need clarification.

Speaker (cannot understand the name) asked was this not given to the public that all the brokers so they could submit a package for the listing for the City?

Mayor Pro-tem Keough said that was a different Council and some brokers said and they did not receive notification of this. At that time, people were upset and that is why he is bringing it up, and that is all.

Speaker said we don't see any of them here. Why would you want to fix something that is not broken? She knows how ethical their office is and how hard they work. We are a small community, it is not cutthroat like in a big city. it is now like you want to punish her. We often have properties that stay on the market for a long time. They do all kinds of different things to sell their listed properties. She just wants the public to know every office had an opportunity to respond to submit that package.

Mayor Pro-tem Keough said the City is just trying to sell our properties to bring funds into our General Fund. We are trying to do everything we can do sell the properties and pay our bills. Right now, it is a little stagnate and we are looking for other avenues to try that we have not tried. That is all this is.

Ms. Stevens said recently a buyer was interested in buying residential lots. They did some research and they found five residential lots. We contacted the City and we were told that we don't own any residential lots; we did some investigation and research. Do you know how much the sale of that property brought, that you had no idea you owned, it generated \$75K to your General Fund? Without a realtor working for you, you would not have had that \$75K. Another case and point. the airport land, she has had an escrow for two years on property owned by the City, not RDA, it is upward of \$300K which would go to the General Fund. For two years, her buyer has been waiting. At no point has she been able to get movement or action however her buyer hangs on. You think that we as brokers don't do anything or we are not here for you. The money that goes into advertising or research and for being here local and having a door open and being available three blocks down the road, it is huge. She might also add, before you hired me, you did have a commercial broker to show your properties. They didn't do the numbers that she did. She doesn't believe they sold anything for you and they are the number one broker in Fresno. So, you might, look back at that. Lastly, we are competitive. It is a numbers game. If you are number one, you are going to get the deal. She thinks when you are saying the other brokers are upset, they are great brokers. She gets along with all of them. If you are not giving the business to her, give it to someone else in town. Let us support our local community. By giving it outside of Coalinga doesn't make sense. She has worked hard, they have worked hard, but her numbers show our sales.

Council Member Vosburg said when these went on the market, the ones we did sell, all sold right off the bat. We then had another one that sold and we have had a couple of inquiries. Part of the minutes, he wanted to amend is because why don't we have these on our website? The two brokers he talked to have both said, the City does need a broker. And, they said the city attorney should not be receiving fees off of them either. You are hiring someone and you have trust in them and you shouldn't have to go to the attorney. They said that is how you can save you money, the attorney doesn't need the fees. We are making a deal with the broker and that should be good enough. He was impressed when we got that \$75K. None of us knew about it and we were told these are things just setting on the table. That did increase the General Fund and we would not have know about it without a broker.

He would like to thank everyone who came today and everyone in the audience that came. He is just getting information from the public and we have to do the job for everyone. People come to us and they say these are our concerns we bring them forward, regardless, or we are not doing that job for them as well.

Council Member Raine said what he was thinking we were planning to do was basically, just remove the specific listing agent and whoever brings a buyer is the one that gets the commissioner. He is not speaking for anyone else, but that is the direction he imagined we were going.

Mayor Pro-tem Keough said that is kind of like removing the broker. So we wouldn't have a City broker if that were the path we took. We have a lot of heavy pressure right now, so we have to act under the pressure. What do you guys want to do?

Council Member Lander said in view of everything that has been said, this states right here that this agreement runs from 2014 to 2017. It is an agreement made by a former Council and certified by the city attorney and he thinks we should honor that.

After listening to Tawna and the other agents, they have not been sitting on their buttes. All of us have not been aware of all the activity that has gone on and it sounds like you have been working really hard. You sold the property where he works. He thinks we need to honor the current agreement.

Mayor Pro-tem Keough said if we had a quarterly report from you or one of your staff on City property, we would all know what is going on.

Council Member Lander said one of the biggest issues that Tawna brought up is our website doesn't even show what we are selling. We need to get onboard. We are asking Mid-State Real Estate to step it up and we have done nothing in support of selling these properties. If we are going to work, let's work together to get it done. There is an issue there that needs to be addressed.

*Motion for the Contract with Mid-State Reality to remain as it is right now until the contract expires and for our staff to work with Mid-State Reality getting the properties on our website and receive quarterly updates from Mid-State Reality made by Mayor Pro-tem Keough, Second by Council Member Lander: Motion **Approved** by a Roll-call Majority 5/0 vote.*

4. Update and Status of the Old Coalinga Courthouse Property - Future Agenda Item

Shannon Jensen, Assistant to the City Manager/Deputy City Clerk

Assistant to the City Manager and Deputy City Clerk Shannon Jensen said the Courthouse property is owned by the Coalinga Successor Agency. The property is not owned by the City. Coalinga Oversight Board and State Department of Finance approves any requests for any and all uses of the property.

The Superior Court uses the Courtroom one day each week for remote video proceedings for traffic and truancy cases. The Imaginarium uses a portion of the property for its programs and some of space is used by the City for storage.

The Successor Agency prepared a Long-range Property Management Plan (LRPMP) which was approved by the COB and submitted to the State Department of Finance for approval. The LRPMP proposes the Courthouse property be transferred to the City for future public use. If approved, then the Courthouse property will be transferred to the City and the City will then have unrestricted authority to use the property for any public purposes as determined by the City Council.

Council Member Lander said since the dissolving of the RDA which has been four years, we are waiting for the State Department of Finance because they have control over the RDA properties we have here in town. When it happens we can begin releasing these properties, what actually happens with the money? It goes to the State of California. Corrections.

Ms. Jensen said if the DOF comes back and says we have to sell the property, we will try to sell it. It is an older building and if we are able to sell it, the money will be remitted to the State and the property will return to the tax rolls.

Mayor Pro-tem Keough said he asked for this to be on the Agenda. His main purpose is he took a tour through the Old Court House and much of it was not being used. There was a huge amount of space being used for storage. He knows of the requirements, there are a lot of rooms not being used for the public. We are using it for what you stated but what else can we use it for? What other ideas can we entertain that the public could benefit from? It is a neat old building. There is a tree in there that has the best oranges ever seen. Can we preserve it as a Historic Site and bring the elementary kids through it. There are neat things in it. Can we teach the kids about the History of Coalinga? What can we do with this thing rather than have it set there and decay?

Ms. Jensen said right now we are not allowed to do anything like that other than what we are currently doing. Until we get an answer back from the DOF we are restricted from any new contracts on any of the properties.

Mayor Pro-tem Keough said the Imaginarium is like a grandfathered lease?

Ms. Jensen said we were leasing to them when the dissolution happened. We have not renewed a lease with them; they are on a month-to-month rental basis.

City Attorney Wolfe said that is correct there are no new contracts.

Mayor Ramsey said we have other properties in the RDA people wanted to use and it was not allowed.

Mayor Pro-tem Keough asked how we pressure these folks, do we have citizens write in, do we go to the news. We've got this great building setting there and he feels we are being held hostage.

Council Member Lander said there are 400 and some odd cities in the State of California that are all saying the same thing you are saying right now. Evidently, it is not working.

Ms. Jensen indicated the City should hear back from them by the end of the month. We actually submitted our LRPMP to them in December 2012. They have been working on it for awhile.

5. Council Direction Regarding a Voting Delegate and Up to Two (2) Alternate Voting Delegates for the Annual Business Meeting at the League of California Cities 2015 Annual Conference in

San Jose, California

Marissa Trejo, Interim City Manager

Mayor Ramsey introduced this item for Voting Delegate/Alternate for the 2015 Annual Conference League of California Cities.

Council Member Raine said he would volunteer to be the delegate.

Mayor Pro-tem Keough questioned spending \$600 on this conference and not spending money on fireworks. Is there room and board, is there per Diem, is there transportation on top of that? What do we get from this?

Council Member Raine said we build relationships and find out what other cities are doing rather than hunkering down here in our own little bomb shelter. We have a chance to get out in the world and talk to people. He has gone to two conferences so far, and he has found both of them incredibly valuable.

Mayor Pro-tem Keough asked what you bring back to the City.

Council Member Raine said we bring back some of the ideas we see could be applicable here. One of the things he learned about and it is something that is percolating is that we could partner with the County on property development that is not part of our City. He cannot go into it more than that, but it is something he is looking into for the possibility of the area over near Harris Ranch on our side of the freeway. He is trying to figure out away since that is County property, could we partner with them so it is a win-win for both of us. That is just one of the programs he was privy to learn about.

Mayor Pro-tem Keough asked what we are voting on. What do our delegates vote on?

Mayor Ramsey said different legislation and if you are for or against. We will get a list of those and bring back to the Council prior to going to the meeting. The Council goes through that whole list and decides how the delegate should vote.

Interim City Manager said Shannon has a list of what they are voting on.

Council Member Lander said there are classes you may attend. They have classes for attorneys; for building; for newly appointed council members; newly appointed mayors. they have classes that pertain to huge cities; classes about infrastructure for small cities. That is where we come in where we can glean something for small cities. A couple of conferences he has been to offered very little for small cities. It was in a metropolitan area so it was hard to glean something from it. There are talks about how to improve your neighborhood. How to have community involvement with the youth of your community. It is all about how to improve your community, be better council members, be better staff members. it is very, very rewarding. The networking with other council members is incredibly valuable. What you are going to learn there is that we are unique in the City of Coalinga but the issues we face are just about the same issues small communities face all over California.

Interim City Manager Trejo said the annual conference was attended last year at about \$668 dollar per person and that does not include meals and mileage. The conference is September 30th through October 2nd.

*Motion by Mayor Ramsey, Second by Mayor Pro-tem Keough to Elect Council Member Lander and Council Member Raine as Delegate/Alternate to the League of California Cities Conference. Motion **Approved** by a Roll-call Majority 5/0 Vote.*

6. Discussion of Gas Station Parking Lots - Future Agenda Item

Marissa Trejo, Interim City Manager

Interim City Manager Trejo indicated this is a Future Agenda Item brought by Council Member Vosburg. It is about gas stations spraying down their parking lots. She wants to bring something up for you to consider. Staff received an email from a member of the public who does not own a gas station but owns, a restaurant in town. If the Council comes to an agreement regarding washing down gas station parking lots, maybe it could be brought back again to talk about other businesses.

Council Member Vosburg said gas station owners have spoken to him about their parking lots becoming dirty and slick and creating a situation where people could possibly fall. There are odors coming from that and they are not healthy. They have requested they be allowed once or twice per month to wash down their parking lots. We do have a water ordinance, but we do need to be safe and healthy.

City Attorney Wolfe said the Council should give direction developing some protocols to relax enforcement or amend the water restrictions. At the same time, you can direct the other situation.

Mr Brewer said the Water Ordinance allows action by the Council or directly from the City Manager so based on the situation, he thinks the Council can make a determination on a specific type use.

City Attorney Wolfe said he thinks you are going to need to establish some type of criteria as to how you are going to apply this and think about where else you might apply the same criteria. The City Manager has the authority and you can offer direction tonight to implement this revision to the Water Ordinance.

*Motion to Authorize the City Manager to inform the Businesses to Spray Down Their Parking Lots Once Per Month for One Occasion Only Made By Mayor Pro-tem Keough, Second by Council Member Lander. Motion **Approved** by a 5/0 Majority Vote.*

7. Approval of a budget allocation for the design and construction of a 220 foot sewer line between Merced Ave and Warthan Creek Bridge on Polk Street to support a new dance hall and restaurant at 900 E. Polk Street

Sean Brewer, Assistant Community Development Director

Assistant Community Development Director Sean Brewer reported the following:

In 2006, the Warthan Meadows housing developer extended sewer services from the sewer plant across Polk Street and north to Merced Avenue. At the intersection of Merced and Polk Streets, there was a 6' main stubbed out at the northwest corner of the intersection for future extension to 900 E. Polk Street. It is staff's understanding that the main was not extended immediately to 900 E. Polk due to the fact the property had been vacant for a period of time.

On August 11, 2015, the Planning Commission approved a CUP for a new dance hall and restaurant to be located at the old bowling alley site at 900 E. Polk Street.

Council chose an option to install a 220 foot 6' sewer line, curb, gutter and sidewalk at the eastern boundary of 900 E. Polk Street at the cost of \$107,833 consisting 60% from the Sewer Fund and 40% from the Street Funds.

After discussion, the following action was taken:

Motion to Approve Budget Allocation Totaling \$107.833 and Direct City Engineer to Design a Sewer Line Between Merced Avenue and Warthan Creek Bridge on Polk Street to Support a New Dance Hall

*and Restaurant to the Location at 900 E. Polk Street Made by Council Member Lander, Second by Council Member Raine. Motion **Approved** by a 5/0 Majority Vote.*

Council Member Raine indicated we probably need to move the October 1st Council Meeting because two members of the Council will be attending the League of California Cities conference during that time.

Interim City Manager Trejo suggested to move it to the regularly scheduled meeting on October 15th.

Consensus of the Council was given.

8. Discussion on the development of a reimbursement agreement between the City of Coalinga and Rito Gutierrez for the design and construction of required off-site improvements at 900 E. Polk Street

Sean Brewer, Assistant Community Development Director

Assistant Community Development Director Sean Brewer reported the following:

Staff's recommendation tonight is for Council to approve a budget allocation of \$107, 833 and direct the city engineer to design and construct a 220-foot sewer line between Merced and the Warthan Creek Bridge on Polk Street to support a new dance hall and restaurant to be located at 900 E. Polk Street.

When the Warthan Street Bridge was reconstructed Cal TRANS informed the City that the 6-inch sewer line currently serving 900 E. Polk could not be reattached to the bridge, therefore requiring the City to look to an alternative method to capture the sewage.

The City entered into a reimbursement utility agreement with Caltrans to abandon that sewer service and bid and construct a new septic system on site in order to serve that project. This included a deposit of funds from Caltrans to the sewer funds for the future sewer tie-in when available.

The recommendation on this item is for Council to direct staff to begin preparing a reimbursement agreement between the City of Coalinga and Rito Gutierrez for the design and construction of required offsite improvements related to CUP #15-04 located at 900 E. Polk Street (new restaurant and dance hall). This re-use plan was approved by the Planning Commission on August 11, 2015.

The staff is seeking direction from the Council to proceed with authorizing the City Attorney to begin drafting a reimbursement agreement for costs associated with the applicant's required offsite improvements inclusive of the City's sewer line project. The project applicant has agreed to pay for the costs associated with drafting the reimbursement agreement per the condition of approval #10. Staff anticipates bringing back an agreement for approval at the October 2015 Council Meeting.

*Motion to Support Staff and go with Option 2 Made by Council Member Lander, Second by Council Member Raine. Motion **Approved** by a Roll-call 5/0 Majority Vote: Lander, Raine, Vosburg, Keough, Ramsey.*

City Attorney Wolfe said he would work with the staff on an agreement and terms for reimbursement to consist of percentages to the developer and to the City.

*Motion for City Attorney to Work on the Development of a Reimbursement Agreement Between the City of Coalinga and Rito Gutierrez for the Design and Construction of Required Offsite Improvements at 900 E. Polk Street Made by Council Member Lander, Second by Council Member Vosburg. Motion **Approved** by a Roll-call 5/0 Majority Vote.*

9. Police Department - Monthly Report

Acting Police Chief Scott Ingham

The PD is authorized 21 sworn officers and is currently funded for 19 sworn for FY 15/16. There are 2 F/T officer vacancies with two people in backgrounds. The evidence technician position is still vacant.

Criminal Homicides - 0

Forcible Rape - 0

Robbery - 0

Aggravated Assaults - 3

Simple Assaults - 5

Burglary- 5

Larceny - 14

Vehicle Thefts - 1

Total Part One 28 with 26% decrease in crime.

Animal Shelter/Shopping Carts

Stray 6 cats, 17 dogs 3 skunks for total of 26

Owner Surrender 1 dog

Stone Cliff and Animal Rescue of Fresno (no kill shelters) took 28 dogs for August.

The majority of August (aside from having to cover patrol) detectives have been following up on 3 shootings that occurred within the City. Detectives did an excellent job in identifying the shooters involved in the recent shooting of a Coalinga resident. Detectives began surveillance on the suspect vehicle and was monitored on a regular basis. The suspect vehicle was stopped and two Norteno gang members were arrested for possession of a loaded firearm in the vehicle.

Two addition search warrant were written for non-physical searches (i.e.bank records, cell phone searches, etc.).

Detectives have been assisting FSO detectives in gathering information in the deceased body that was located 3 miles north of Firestone in Fresno County by Det. Gaskins. A number of anonymous tips have come in through our "tip Line" via our Coalinga Police Department Website.

Mayor Pro-tem Keough complemented the Department for Coffee with a Cop.

Council Member Lander complemented the acting chief and department for continuing business as usual after Chief Cal Minor left.

7. ANNOUNCEMENTS

1. City Manager's Announcements

Interim City Manager Trejo said she has no announcements She would like Finance Director Mari Jimenez to make an announcement.

FD Mari Jimenez said we are looking forward to improving our revenue stream. One of the things they are conducting is finding out from our Bond Account how we can earn more interest by investing our bond funds. We had a conference call with (cannot understand name) Capital so we will begin some investment

opportunities with our bond funds.

She just wanted to share with you; this is all part of our investment policy.

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2. Councilmembers' Announcements/Reports

Council Member Vosburg said he would like to thank the Acting Police Chief for taking time out after the R.C. Baker Museum event to go with him and Mayor Pro-tem Keough to the animal shelter. They were really surprised at the current condition and the facilities we have out there. We took pictures and we are going to figure a way to get that out to the public. We have a lot of information; it is really quite amazing the facility we have. No one has seen the facility and when he shows the pictures people are amazed, We are not using it to its potential. The Chief and he think all the Council is dedicated to using it to its potential. He thanks the Chief and Mayor Pro-tem Keough for making that tour happen.

Council Member Raine said on Saturday, October 10th his wife and he are going to be hosting Drought Landscaping 101. It will begin at Lighttree Cafe at 475 Sunset. A gentleman by the name of Tod Swindley, President and CEO of Eagles Nest from Visalia is going to be talking about native plants, drought resistant plants, approximately, from 9:00 to 10:00 AM. From 10:00 to noon he is going to be redoing our front lawn with native plants. All may come and participate. There is a \$10.00 charge for the three-hour program. He has been over sales and marketing leadership with the U. S. Nursery and Landscape Association. He has been Young Nursery Person of the Year for the California Association of Nurserymen. He was with Kellogg's Nursery Products for over eighteen years during which time he earned the Chairman's Award three times, the Performance Award once, President's Award once and Environmental Leadership Award once, Circle of Excellence Award twice and he is founder of Kellogg's Garden Products sustainable committee and has led partnerships and sustainable summits with Pat Agonia, Sierra Nevada and Monterey Bay Aquarium. He is very knowledgeable and a great guy to get to know. Come and help get his yard natural and beautiful.

Council Member Raine said to Mr. Brewer a lot of times the Planning Commission doesn't have anything and cancelled the meeting and he is wondering if maybe those might be opportunities for a visioning session or dream session. Maybe they can kick some ideas around.

Council Member Vosburg said they attended the R. C. Baker event and the Chamber of Commerce was there. David Valadao was there. City Council Member Justin Mendez from Hanford was there. Many of our City folks supported it and it was a huge success. He could not believe how the people came out. There were multiple speakers and it was wonderful. Council Member Raine gave an excellent speech to begin and he did the flag salute. He thanks, Mr. Valdez's office for offering the opportunity for this event. Thanks to the Chamber of Commerce and the Baker Museum for putting this event together.

3. Mayor's Announcements

None

None

8. FUTURE AGENDA ITEMS

Council Member Lander said in view of Mrs. Delano's presentation, he would like to see if we can put together a group of people to get to work with the Chamber of Commerce and others who have expressed an interest to begin working together to doing something better for our Police Department, Fire Department and Fire Works Display. Let's begin working on it now and see what we can put together. He would enjoy working with that if he can be off work to do it.

Interim City Manager Trejo clarified that is on everything she suggested; the public safety tax and the fireworks.

Council Member Vosburg said he has two FAI's, one is he would like to set up two different workshops; one with the police department and one with the fire department. He would like to discuss what is going on in both departments in both of those scenarios and get some ideas on how the City may do better things for them. We need to listen to them to see if Council might improve in some areas. It is important that we listen to them. He has talked to several firefighters and police officers and there is a definite need to have the conversation between us.

Council Member Raine has two FAI's with one being the long promised loose animal legislation. The second item he would like to propose a three-way stop sign near Keck Park at the corner of Coalinga Street and Jackson. He proposes a three-way stop with a crosswalk and for lack of the official terminology, bevel the concrete that goes up onto the Park grounds. This would add to the safety of our community. Also, possibly a second stop sign a block down at the corner of the Church.

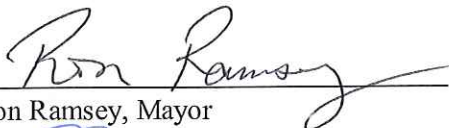
9. CLOSED SESSION

1. CONFERENCE WITH LABOR NEGOTIATORS – Government Code 54957.6. CITY NEGOTIATORS: Interim City Manager, Marissa Trejo; City Attorney, David J. Wolfe. EMPLOYEE (ORGANIZATION): International Association of Firefighters; Coalinga's Police Officer's Association; General Employees; and Non-Represented Employees
2. PUBLIC EMPLOYEE APPOINTMENT/EMPLOYMENT - Government Code Section 54957
Position to be filled: City Manager
3. CITY MANAGER'S PERFORMANCE EVALUATION – Government Code 54957

10. ADJOURNMENT

Mayor Ramsey adjourned the Council meeting at 8:29 PM.

There was no indication of an announcement following closed session.



Ron Ramsey, Mayor



City Clerk/Deputy Clerk

12/3/15

Date

