

**Minutes
SPECIAL
CITY COUNCIL/SUCCESSOR
AGENCY/PUBLIC FINANCE AUTHORITY
MEETING
October 27, 2016**

1. CALL TO ORDER (6:00)

Council Members Present: Raine Vosburg, Keough, Ramsey (Lander absent)

Other Present: City Manager Marissa Trejo, Assistant City Attorney Mary Lerner, Community Development Director Sean Brewer, Assistant to the City Manager Shannon Jensen, Public Works and Utilities Director Pete Preciado, Police Chief Michael Salvador, Fire Chief Dwayne Gabriel, Public Works Oscar Garza, City Treasurer Olga Keough, City Clerk Wanda Earls

2. AWARDS, PRESENTATIONS, APPOINTMENTS AND PROCLAMATIONS

1. Certificate of Recognition - Honoring Clovis Councilmember Harry Armstrong's 46 Years of Service

Mayor Ramsey read the Certificate of Appreciation honoring Clovis Council Member Harry Armstrong. He served 46 years as a Council Member and other cities have honored Harry for his dedication to service. Harry has ties to Coalinga as he used to deliver milk to the Premier Creamery. He was close friends to Bud O'Neal.

2. Summary of City Ballot Measures

City Manager Marissa Trejo summarized the City Ballot Measures:

- Measure D places term limits for Council Members i.e. a Council Member may serve two consecutive terms and then must honor a two year absence prior to running again
- Measure E Marijuana Faculty Tax relating to an annual tax on Commercial Marijuana Operations. Annual tax of \$25.00 per square foot in connection of each operation for the first 3,000 square feet and then \$10.00 per square foot for each additional square foot.
- Measure G authorize, regulate and tax a single Marijuana dispensary. Taxed at the rate of 10% of gross receipts.

3. CITIZEN COMMENTS

Ms. Deanna Lander said she has a question. Are background checks and finger prints done on Council Members?

There is a RC Baker Rummage Sale on October 29th at the Richfield Service Station.

The Woman's Club is having their Annual Flower Show and Luncheon. Two baskets will be donated for a raffle.

Mr. Greg Cody asked about the Facebook updates and emphasized the importance of attending the Council Meetings. It is important to attend rather than watching on TV.

4. PUBLIC HEARINGS

1. Introduce and Waive the First Reading of Ordinance No. 798 to allow public and private schools to be permitted in all commercial zones by conditional use permit and further adopt Resolution No. 3746 approving a Conditional Use Permit for a private school (Westbridge School) to be located at 201 Washington Street and Certification of an associated Initial Study and Negative Deceleration

Sean Brewer, Community Development Director

Mr. Brewer presented the staff report.

Council Member Vosburg questioned the use of CUPs allowing schools within commercially zoned areas.

Mayor Pro-tem Keough expressed like concerns regarding schools within Commercial zoning.

Concerns expressed:

- Industrial lots zoned commercial – school is not in the Industrial Park
- Mixed Use
- Variances
- Schools allowed in Public Facilities and Residential
- Who supersedes authority – County or State?
- Grandfather Clause for protection
- Could there be possible law suites?
- No school allowed within 1600 feet of Cannabis facility
- Consulted SCI?
- Not comfortable with change
- General Plan Amendment
- Fifteen new corporations coming to our area
- Be respectful of fifteen new corporations coming to City.
- Not against school
- Lots of questions
- Commercial zone for Marijuana

- Need to find out more from City Attorney
- Are we ignoring the PC?

*Motion by Ramsey, Second by Keough to Table This Item. It Can Be Brought Back With Answers and to Move Cautiously. Motion **Approved** by a Roll-call 4/0 Vote. (Lander absent)*

2. City Council Adoption of Resolution No. 3743 Certifying the Initial Study and Mitigated Negative Declaration and Mitigation Monitoring Program for a General Plan Amendment and Zoning Amendment for the Former Claremont Custody Center Property, Four Parcels located in the Juniper Ridge Industrial Park and the Permanent Commercial Marijuana Operations Ordinance

Sean Brewer, Community Development Director

Mr. Brewer presented the staff report.

Mayor Ramsey opened and closed the public hearing receiving no comments.

*Motion by Ramsey, Second by Raine to Adopt Resolution No 3743 Certifying the Initial Study and Mitigated Negative Declaration and Mitigation Monitoring Program for a General Plan Amendment and Zoning Amendment for the Former Claremont Custody Center Property, Four Parcels located in the Juniper Ridge Industrial Park and the Permanent Commercial Marijuana Operations Ordinance. Motion **Approved** by a Roll-call 4/0 Majority Vote. (Lander absent)*

3. Adoption of Resolution No. 3744 Approving a General Plan Amendment for the Former Claremont Custody Center Property Located at 185 Gale Ave (APN: 070-041-17ST) Changing the Official General Plan Land Use Map of the City of Coalinga from PF (Public Facilities) to MB (Manufacturing/Business)

Sean Brewer, Community Development Director

Mr. Brewer presented the staff report:

Mayor Ramsey opened and closed the public hearing receiving no comments.

*Motion by Vosburg, Second by Raine to Adopt Resolution No. 3744 Approving a General Plan Amendment for the Former Claremont Custody Center Property Located at 185 Gale Avenue (APN# 70-041-17ST) Changing the Official General Plan Land Use Map of the City of Coalinga from PF (Public Facilities) to MB (Manufacturing/Business). Motion **Approved** by a Roll-call 4/0 Majority Vote. (Lander-absent)*

4. Introduce and Waive the First Reading of Ordinance No. 795 - Re-Zone of the Former Claremont Custody Center Property located at 185 Gale Ave (APN: 070-041-17ST) and Change the official Zoning Map of the City of Coalinga from PF (Public Facilities) to MBL (Manufacturing/Business Light)

Sean Brewer, Community Development Director

Mr. Brewer presented the staff report.

Mayor Ramsey opened and closed the public hearing receiving no comments.

*Motion by Vosburg, Second by Raine to Waive First Reading of ordinance No 795 – Re-one of the Former Claremont Custody Center property located at 185 Gale Avenue (APN: 070-041-17ST) and Change the Official Zoning Map of the City of Coalinga from PF (Public Facilities) to MB (Manufacturing/Business Light) Motion **Approved** by a Roll-call 4/0 Majority Vote: (Lander absent)*

5. Adoption of Resolution No. 3745 Approving a General Plan Amendment for four parcels at the Juniper Ridge Industrial Park (APNs 083-280-10ST, -11ST, -12ST, and -13ST) Changing the Official General Plan Land Use Map of the City of Coalinga from CS (Commercial Service) to MB (Manufacturing/Business)

Sean Brewer, Community Development Director

Mr. Brewer presented the staff report and answered questions of the Council Members. The PC did adopt and all findings are met.

City Manager Trejo indicated that the Successor Agency owns the ten (10) lots and districts will benefit from the sale of these lots. (City, College, school district, parks/recreation and commentary)

Mayor Ramsey opened and closed the public hearing receiving no comments.

*Motion by Raine, Second by Vosburg to Adopt Resolution No. 3745 Approving a General Plan Amendment for Four Parcels at the Juniper Ridge Industrial Park (APN's 083-280-10ST 11ST 12ST, 13ST) Changing the Official General Plan Land Use Map of the City of Coalinga from CS (Commercial Service) to MB (Manufacturing/Business). Motion **Approved** by a Roll-call 4/0 Majority Vote. (Lander absent)*

6. Introduce and Waive the First Reading of Ordinance No. 796 - Re-Zone of the four parcels at the Juniper Ridge Industrial Park (APNs 083-280-10ST, -11ST, -12ST, and -13ST) and Change the Official Zoning Map of the City of Coalinga from CS (Commercial Service) to MBL (Manufacturing/Business Light)

Sean Brewer, Community Development Director

Mr. Brewer presented the staff report and indicated the PC had approved and findings are met.

Mayor Ramsey opened and closed the public hearing receiving no comments.

*Motion by Vosburg, Second by Raine to Waive the First Reading of Ordinance No. 796 – Rezone of the Four Parcels at the Juniper Ridge Industrial Park (APNs 083-280-10ST, 11ST, 12ST, 13ST) and Change the Official Zoning Map of the City of Coalinga from CS (Commercial Service) to MBL (Manufacturing/Business Light). Motion **Approved** by a Roll-call 4/0 Majority Vote. (Lander absent)*

7. Introduce and Waive the First Reading of Ordinance No. 797 Commercial Marijuana operations an ordinance of the City Council of the City of Coalinga: (1) amending Title 5, Chapter 15, pertaining to medical marijuana to add a new section 5.15.07 removing the current ban on commercial marijuana cultivation in the city; (2) amending the

definitions section of title 9, chapter 1, article 2 to address commercial marijuana operations in the context of crop cultivation and industry, limited; and (3) amending title 9, chapter 5, article 1 of the city's development code to add a new section 9-5.128 pertaining to the standards for commercial marijuana operations in the City.
Sean Brewer, Community Development Director

Mr. Brewer presented the staff report:

The Planning Commission considered and approved.

Mayor Pro-tem Keough said the Ordinance is 24 pages in length and he finds, what he considers, grey areas which he addressed.

Assistant City Attorney Mary Lerner recorded all recommendations and changes to the Ordinance presented by Mayor Pro-tem Keough.

Speaker asked about the odor from the Marijuana facilities.

Mayor Pro-tem Keough said he has visited a lot of growers and facilities and they don't want to impose smells on anyone.

Council Member Vosburg said we must be in compliance with MRRSA and with MRRSA there must be renewals every year.

There was some additional discussion regarding liability insurance and amounts of coverage.

Assistant City Attorney made appropriate changes to the Ordinance.

Mayor Ramsey opened and closed the public hearing receiving no additional comments.

*Motion by Vosburg, Second by Raine to Waive the First Reading of Ordinance No. 797 Commercial Marijuana operations an ordinance of the City Council of the City of Coalinga: (1) amending Title 5, Chapter 15, pertaining to medical marijuana to add a new section 5.15.07 removing the current ban on commercial marijuana cultivation in the city; (2) amending the definitions section of title 9, chapter 1, article 2 to address commercial marijuana operations in the context of crop cultivation and industry, limited; and (3) amending title 9, chapter 5, article 1 of the city's development code to add a new section 9-5.128 pertaining to the standards for commercial marijuana operations in the City **with proposed changes**. Motion **Approved** by a Roll-call 4/0 Majority Vote (Lander absent)*

5. CONSENT CALENDAR

1. Approve MINUTES - October 6, 2016 (Amended)

2. Council Consideration and Approval for a Beer and Wine Off-Sale Business License, through the Department of Alcoholic Beverage Control (ABC) within Census Tract 81 in the City of Coalinga for the Service Station located at 702 E. Elm Ave
3. Approve Resolution No. 3742 allowing the Coalinga Police Department to Access Criminal History Information for Cannabis Related Employment Licensing Purposes
4. Consideration of Bid Award for Forest Avenue Reconstruction from 1st to 3rd Project No. STPL 5146(017)
5. Emergency repair of Water Treatment Plant pump P-16
6. Police Department Monthly Report
7. Fire Department Report – September

Mayor Ramsey pulled Item 4 for discussion. Council Member Raine pulled Item 6 and 7 for explanation.

POLICE DEPARTMENT REPORT

Staffing Report:

Authorized Strength: 22 sworn/ 22 funded
of Personnel Available: 19
of Personnel Modified Duty: 2
of Personnel in field training: 0
of Full Time Vacancies: 1

Animal Control: The Department hosted a booth at the Coalinga Fest on October 1st to facilitate licensing of animals in the City. The department offered free 15 month licenses to all the people that brought the proper paperwork. The event was a huge success with 50 licenses being issued. I would like to thank the Chamber of Commerce. The Department has placed 8 animals in rescues over the past month. Regarding calls for service: the Department in the Month of September received and handled 133 calls for animal control service. That is 4.43 calls for service per day average. The Department issued 27 warnings, 8 Citations, completed 4 case reports by either Animal Control officers or Police Officers. That constituted 35% of the calls for service. The other 65% of the calls received by the Department were either cancelled by the caller, the animal was unable to be located, or we were returning animals to their owners from the shelter. Other animal control statistics are as follows:

Animals Taken:

Dogs 39
Cats 14
Other 0

Animals Euthanized:

Dogs 8
Cats 0
Other 0

Animals turned over to rescues:

Dogs 19
Cats 6

We are in the process of recruiting the new animal control officer. More of that process in the October report

UCR Part One Crimes:

Homicide	0
Rape	2
Robbery	3
Assault	47
Burglary	19
Theft	51
Auto Theft	3

Traffic Accident Statistics:

Injury	6
Non-injury	19

Communications Center Statistics:

911 Calls 233
Business Line CFS 2151
Self Initiated CFS 951
Traffic Stops 464

Chief's message:

I would like to take a minute to reflect on my past year as your Chief. I would like to thank the City Manager, the Council, and all the residents of the City of Coalinga for making this past year one of the most rewarding in my 25+ years in law enforcement. All the well-wishers, the positive feedback, and community events have made me feel like I have found a new law enforcement home. The year has gone by so fast that it seems like yesterday I took the oath to become your Chief. I believe that through all of the challenges of the past year, your Police Department and I have met the issues head on and all of us are growing together as a team. The City is facing many issues and challenges in the coming year. A new industry is poised to change the economic landscape of Coalinga. With this comes new law enforcement techniques and technology to deal with the impacts of the new industry. The Department's capabilities are growing with the additional presence at our schools, new personnel to monitor the new industry, and the additional

personnel in our Animal Control Unit. The Police Department and I look forward to meeting the challenges for this New Year. We will think outside the box and evolve with the goal of making Coalinga PD one of the best law enforcement agencies in California

*Motion by Raine, Second by Vosburg to Approve Consent Calendar Items 1 2, 3, 4, 5, 6 and 7. Motion **Approved** by a Roll-call 4/0 Majority Vote. (Lander absent)*

6. ORDINANCE PRESENTATION, DISCUSSION AND POTENTIAL ACTION ITEMS

1. Consideration and Approval of a Contract between the City of Coalinga and Sun Ridge Systems to Provide a Public Safety Records Management and Computer Aided Dispatch Software System to the Police Department

Michael Salvador, Chief of Police

Police Chief Salvador presented the staff report summarizing the benefits of approving Sun Ridge Systems to provide public safety records management and computer aided dispatch software system to the PD.

*Motion by Keough, Second by Vosburg to Approve Contract Between the City of Coalinga and Sun Ridge Systems to Provide a Public Safety Records Management and Computer Aided Dispatch Software System to the Police Department. Motion **Approved** by a Roll-call 4/0 Majority Vote. (Lander absent)*

2. Discussion and Direction regarding New Business Incentives in the Plaza
Marissa Trejo, City Manager

Council Member Raine suggested the following:

- Bring people into Plaza i.e. restaurants, etc.
- Cost of renting and setting up business
- Take out roses so tables and chairs could be used for checkers, chess, etc.
- Grounds need care
- Close off some streets creating no cars
- Bands in Gazebo
- More lights and music
- Self contained water supply
- Water feature
- Things to get people to come downtown
- Close off Plaza from traffic. Parents in County building could allow their children to play in the park
- Food and craft kiosk
- Revive downtown and breathe life into it

Council Member Vosburg suggested bringing in food trucks.

City Manager Trejo said she was in a small town and on Friday night they close- off a street for food trucks. It brought people out walking and visiting with one another.

Council Member Vosburg said signs need to change so people can read then driving down the Plaza. Hanford is revisiting this for their downtown areas.

We need an Ordinance that when people go out of business they take everything from their building and windows so people know they are no longer in business.

No Action was taken on this item

3. Discussion and Direction regarding Workshops, Hiatuses, or Moratoriums to Discuss the Direction of the City

Marissa Trejo, City Manager

Council Member Raine suggested the following:

- Take a break and calm down
- Make sure we are in step with plans in place
- New ideas proposed
- Partner with County north of I-5
 - Warehousing, trucking, automobile sales, homes to expand
- Let go of the past
- People need to come together
- Strong leaders on Planning Commission; request them to come down here and share ideas, etc.

Mr. Greg Cody said city officials need to be in charge of City. Coalinga may possible become one of the richest small towns in the area and we need to insure our financial integrity and everyone needs to come together. He talks to police chief about concerns. He is safe in community. Need joint effort with Facebook regarding complaints in community.

No action was taken on this item.

4. Discussion and Direction regarding Possible Hospital and Airport Expansions

Marissa Trejo, City Manager

Council Member Raine suggested the following:

- Hospital makes referrals across valley to other medical facilities
- People are going to out- of- town hospitals for service
- Expand and grow hospital services
- Specialties for hospital
- Possible research center for Valley Fever, etc.
- Expand Airport with possible flying school, etc.

Speaker said no one trusts our hospital. Babies need to be born here again.

Council Member Vosburg said we need to work with our hospital to build trust.

No action was taken on this item.

5. Discussion and Direction regarding a Coalinga Business Park Emporium
Marissa Trejo, City Manager

Council Member Raine suggested the following:

- Create small village with small restaurants, etc.
- Need more ideas and creativity
- Get people with gifts to contribute to ideas

No action was taken on this item.

7. ANNOUNCEMENTS

City Manager Trejo said Halloween Trick or Treat from 3:00 – 5:00 PM at Chamber of Commerce.

Council Member Vosburg said on 31st the Library is having a Haunted House 3:00 – 5:00 PM.

Fox Hollow is encouraging Trick or Treaters; it is a safe place.

Council Member Vosburg wants to thank everyone for the past year. It was almost one year ago that we had the 5/0 vote for Medical Marijuana. This brought a lot of attention to our City. He is grateful to the Council, community and especially City staff for all the hard work and hanging in there. Staff members and Council began to wear more hats than usual. He is proud and just wants to say “Thank you”.

Also, the industry is showing up for our Council Meetings and taking notes etc. That is commendable.

Council Member Raine said to the candidates; you will not always be popular; you just need to do the best you can.

Though he would probably favor the College, he would not recommend anyone voting for any of the district measures right now. After the first of the year he would like to meet with these boards in reference to their bond, etc.

Mayor Pro-tem Keough said the second light is on in Centennial Park.

Mr. Glenn Mitchell announced the Memorial Service for Glenn Marcusson has been cancelled. There will be family only at the grave site.

8. FUTURE AGENDA ITEMS

Council Member Vosburg would like the Council to update our Vision Statement. This can be done at a workshop, etc.

He recommends the removal of Impact Fees for residential building. More people are coming to town because of our new industry and we need to encourage residential development.

He would like an updated ordinance allowing food trucks on Plaza.

Mr. Brewer said the Planning Commission just updated Ordinance but he will bring it before the P.C. for their recommendation and bring back to the Council.

He would like updated fees for the Pride Sign so businesses may advertise their businesses.

Mr. Brewer said he is working on that and will present at that next meeting.

Council Member Raine would like the Council to have City Council goals. They should be specific, measurable, and achievable and tied to specific issues, etc.

He would like a City Council Guide Book on how to do specific things. An example is when no one knew how the Mayor was elected.

Mayor Ramsey indicated the City has had a policy on electing the Mayor.

Also, Parliamentary Procedure for the Council. The League of California Cities uses Rosenberg's Rules of Order. It is simplified and something we need to apply.

Also, term limits and the rotation from mayor pro-tem to mayor on an annual basis. The City Manager mentioned sometimes getting signatures for the banks when the mayor changes is sometimes challenging. He has a suggestion from another city we might use.

Mayor Pro-tem Keough thought community gardens were almost dead and then someone comes up and says there is a lot owned by the city which could be used as a community garden.

City Manager Trejo said we are looking into that possibility; it has been designated for another use but we should know by December 1st.

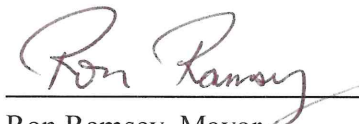
Mayor Pro-tem Keogh said he is also concerned about realignment. When he came on the Council he was unaware of everything and then he is mayor pro-tem and when it came time to rotate up he discovered that he was not wanted as the mayor. He has been mayor pro-tem for three years. He would like to suggest at the last meeting of the old council they should make these decisions. It would be an ideal time for the Council that has been working together to make these decisions. This job is not at all what he thought. You are learning the first year and understanding and still learning the second year and by the third year you say "Wow". The last two years you know what you are doing. He would like to see the Council try and do the rotation process and see how it goes. He would like this on next week's Council agenda so we can carry this torch and determine who is going forward as our mayor and mayor pro-tem. He would like to have that debate.

9. CLOSED SESSION

1. 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; and Assistant City Attorney, Mary Lerner. NEGOTIATING PARTIES: AMG & Associates. 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 1 (083-280-10ST) located in the City of Coalinga on Polk Street (Jayne Avenue) and Enterprise Parkway. CITY NEGOTIATORS: City Manager, Marissa Trejo; and Assistant City Attorney, Mary Lerner. NEGOTIATING PARTIES: Kian Beroukhim. UNDER NEGOTIATION: Price and Terms of Payment
3. REAL PROPERTY NEGOTIATIONS - Government Code Section 54956.8. CONFERENCE WITH REAL PROPERTY NEGOTIATORS. PROPERTY: Juniper Ridge Industrial Park, Lot 3 (083-280-12ST) located in the City of Coalinga on Polk Street (Jayne Avenue) and Enterprise Parkway. CITY NEGOTIATORS: City Manager, Marissa Trejo; and Assistant City Attorney, Mary Lerner. NEGOTIATING PARTIES: Michael L. Jennings. UNDER NEGOTIATION: Price and Terms of Payment
4. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
Significant Exposure to Litigation Pursuant to Paragraph (2) or (3) of Subdivision (d) of Section 54956.9: 2 cases

10. ADJOURNMENT (9:20 PM)

There was no indication of an announcement out of Closed Session.



Ron Ramsey, Mayor



City Clerk/Deputy Clerk

12-1-16

Date