

**Minutes
AMENDED
CITY COUNCIL/SUCCESSOR
AGENCY/PUBLIC FINANCE AUTHORITY
MEETING AGENDA
November 1, 2018**

1. CALL TO ORDER 6:00 PM

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

Others Present: City Manager Marissa Trejo, City Attorney Mario Zamora, Community Development Director Sean Brewer, Assistant to the City Manager Shannon Jensen, Financial Services Director Jasmin Bains, Public Works and Utilities Director Pete Paciado, Police Chief Michael Salvador, Fire Chief Dwayne Gabriel, City Clerk Wanda Earls

Mayor Vosburg announced that Special Agenda will run concurrently with the Regular Agenda.

*Motion by Ramsey, Second by Stolz to transfer Item 5.1 from Special Agenda to Amended Council Agenda of November 1, 2018 as Item 5.8 and to Approve Agendas. Motion **Approved** by a 5/0 Majority Voice Vote.*

2. AWARDS, PRESENTATIONS, APPOINTMENTS AND PROCLAMATIONS

1. Proclamation Recognizing November 24, 2018 as Small Business Saturday

Mayor Vosburg read the Proclamation recognizing November 24th as Small Business Saturday.

2. Community Development Projects Update

Community Development Director Sean Brewer made a PowerPoint presentation depicting the following:

Current Planning Projects consist of housing, commercial and Cannabis.

Juniper Ridge South Industrial Development
CHRPD Sports Complex
Ranch WIFI Wireless Implementation
Family Dollar v Pacific/Elm Parcel Map
K. Hovnanian: Aspire at Sun Valley
Car Dealership Proposal
International Air Cargo Facility,
D.R. Horton: Warthan Meadows Phase II
Truck Parking Facility

Lost Hills Ranch
Red Dragon Cannabis Facility
Coalinga Manufacturing
West Elm Developments
Hikoa Cannabis Micro Business

Current Projects:

Juniper Ridge South Industrial Development
Applicant: Polk 100, LLC.
11.83 Acres v Entitlements
Rezone v Master CUP v Master SPR
IS/MND (CEQA)
Total SF: 102,000
5 Buildings
Various Industrial Uses
5 Year Phased Development
CHRPD Sports Complex
Applicant: CHRPD v (1) Little League Baseball Field
(1) Softball Field
(1) Modular Restroom/Concession Building v Parking Facilities
Landscaping
Picnic Area

Street and Road Projects:

Forest Street (Elm – 1st)
Various Alley Improvements
Cambridge Signalization
Phelps Ave Improvements
ATP Cycle 2 v ATP Cycle 3
ATP Cycle 4 Grant Application
Polk Street Improvements (Elm – 5th)
Elm Ave Road Diet
Multi-Use Trail Implementation
Segments 10-12
Segments 13-14

Council Member Adkisson asked about SBI Funds. The State may overturn.

Mr. Brewer indicated he thinks things are okay.

3. CITIZEN COMMENTS

Ms. Terri Yanez said everyone needs to vote next week. Also, the Coalinga Cowboys are holding a fund raiser. Call her for details.

Madera Sheriff John Anderson introduced Mr. Rob Porthress who is a candidate for the 12th Senate District.

Mr. Porthress said he is a 3rd generation farmer from Madera. He is 39, married and has 3 children and 4 grandchildren. He owns an Ag hardware store. He has served on the Madera Board of Supervisors for 2 years plus he has many other things to his tribute.

Council Member Lander said word is that Sheriff Anderson is retiring. We have enjoyed working with you through the years. Thank you.

Mr. Bill Lewis announced that PBS will be showing "A Valley's Gold" next Wednesday. Coalinga's Baker Museum and the Chevron field will be represented in the film.

Ms. Mary Jones reported a meeting at the CRMC at 6:30 PM Wednesday evening.

Ms. Amanda Sparks asked about the Hiring Fair. Do we know how many local and out-of-town people were hired?

City Manager Trejo said we have no tracking. They took 155 job applications. No hiring decisions have been determined.

Ms. Deanna Lander said there is part of a train buried beneath the railroad bridge. There is a possibility of asbestos on the site, too.

4. PUBLIC HEARINGS

1. Introduce and waive the first reading of Ordinance No. 824, approving a zoning text amendment (ZTA 18-01), removing the prohibition on the use of barbed wire and razor wire in various commercial and industrial zoning districts and continuing a prohibition on its use in and adjacent to all residential zoning districts

Sean Brewer, Community Development Director

Tonight is to introduce and waive the first reading of Ordinance No. 824, approving a zoning text amendment (ZTA 18-01), removing the prohibition on the use of barbed wire and razor wire in various commercial and industrial zoning districts and continuing a prohibition on its use in and adjacent to all residential zoning districts.

Council received public comment at their last meeting on September 20, 2018 requesting the City Council allow businesses the ability to use barbed wire and razor wire as an enhanced security measure to protect their properties. At the conclusion of the meeting, after hearing public testimony and discussion, on September 20, 2018, the City Council directed staff to proceed with initiating a zoning text amendment that would remove the prohibition on the use of barbed wire and razor wire in the commercial and industrial zoning designations.

Under Planning and Zoning Law in order for language within the Development code to be amended, it requires a zoning text amendment in the form of an ordinance. This zoning text amendment is a City initiated application where staff has taken direction from the City Council as to the recommended changes and brought a draft ordinance to the Planning Commission where a recommendation was made to the City Council for approval.

On October 9, 2018 the Planning Commission considered testimony from the public and local business owners regarding the removal on the prohibition of the use of barbed wire and razor wire in various commercial and industrial zoning districts and further moved to adopt resolution 018P-010 recommending to the City Council approval of an ordinance that removes said prohibition and protects the integrity of the residential and mixed use districts.

The Coalinga Planning and Zoning Code went through a comprehensive update in 2013 where several development regulations were updated to standards commonly used in the majority of local jurisdictions. There are two sections in the development code where barbed wire and razor wire are mentioned and in both instances, they are strictly prohibited from being installed. Below are the two sections from the development code:

Section 9-4.203(b)(3).....Fences and Free Standing Walls.....(3) Materials not permitted. Barbed wire, aluminum, fiberglass, metal siding and plywood shall not be used as fencing materials. The Community Development Director may grant the use of such material based on the need for the type of fence, design compatibility of the fence, and approval of the adjoining property owner if on an interior property line. Nonconforming status shall not be provided for fences constructed of these materials.

Section 9-4.208(2)(b).....Screening of Outdoor Storage.....(b.) Screening walls and fences shall be architecturally compatible with the main structure on the site and shall not have barbed wire or razor wire visible from any street or public access.

The two sections above identify a prohibition on the use of barbed wire and razor wire unless approved by the Community Development Director for instances only where the barbed wire would be installed on an interior property line and not visible from any public street or public access.

Ordinance No. 824 includes the recommended changes by the Planning Commission and as directed by the City Council, to address the strict application of the code related to the use of barbed wire and razor wire. There are three (3) sections to the ordinance where it removes the prohibition on the use of barbed wire and razor wire however, further upholds the prohibition on the use in areas zoned and/or adjacent to mixed-use and residential.

When the zoning text amendment was brought before the Planning Commission and further approved by the City Council, the following standard findings must be made for each Zoning Ordinance Amendment. Specific findings may also be required by the decision-making body on a case-by-case basis.

(1) The proposed Zoning Ordinance amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

During discussions at the Planning Commission and City Council meetings, there were several comments related to preserving and protecting the local businesses by use of physical deterrents such as razor wire and barbed wire. It is unclear as to whether permitting the use of razor wire and barbed wire would be to the detriment of the public interest, health safety, and welfare. Typically, barbed wire and razor wire is prohibited in conjunction with fencing and outdoor storage due to their unsightly and institutional appearance. This does not necessarily equate to being a detriment to the public interest, health, safety, convenience, or welfare of the City.

(2) The proposed Zoning Ordinance amendment is consistent and compatible with the goals, policies, and actions of the General Plan, and the other applicable provisions of the Zoning Ordinance.

The proposed zoning ordinance includes permitting the use of barbed wire and razor wire in various commercial and industrial zones and upholding the prohibition on its use within and/or adjacent to residential zoning districts including mixed-use commercial zones. This action would not be recognized as being inconsistent with the goals, policies, and actions of the General Plan. It would be used as a mechanism to possibly further enhance the security of local businesses.

(3) If applicable, the site is physically suitable (including, but not limited to access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designations and anticipated land uses/developments.

The way the ordinance is drafted ensures that residential and mixed-use developments are not impacted by this action as it applies to all other commercial zones including industrial zoning designations. This will allow for compatibility with adjoining uses.

(4) The proposed Zoning Ordinance amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act.

CEQA: Staff has determined that this action would be exempt from the California Environmental Quality act pursuant to Section 15061(b)(3), Review for Exemptions – General Rule, in that it can be seen that these actions will not have a significant effect on the environment.

Public Notification: Public notices we posted in accordance with state and local law on October 18, 2018.

Mayor Vosburg opened the public hearing for comments.

Mr. Glenn Mitchell indicated his appreciation for the follow-up on his request and his appreciation to the Police Chief Salvador and Community Development Director Sean Brewer for meeting with him and discussing his concerns. He acknowledges the willingness of the Chief of Police to meet with business owners regarding their concerns.

The general consensus is that the criminal elements are mixed and some very organized. The State of California has reduced the tools available to law enforcement therefore businesses must increase their tools and make hard decisions.

There are basically no winners or losers. He supports the PD and City Council as everyone has to be on the same side for the life and health of our City.

Mayor Vosburg closed the public hearing.

Motion by Lander, Second by Stolz to Approve First Reading of Ordinance No. 824 , approving a zoning text amendment (ZTA 18-01), removing the prohibition on the use of barbed wire and razor wire in various commercial and industrial zoning districts and continuing a prohibition on its use in

and adjacent to all residential zoning districts. Motion **Approved** by a 5/0 Majority Roll-call Vote.

5. **CONSENT CALENDAR**

1. Council Authorization for the City Manager to Execute an Engineering Task Order for Design and Construction Engineering/Management Services for the Cycle 3 Active Transportation Program - Safe Routes to School Sidewalk Gap Closure and Pedestrian Improvement Project
2. Council Review and Approval of a Final Project Budget and use of 2009 RDA Bond Proceeds to Support the Design and Construction of the Phelps Ave Street Improvements
3. Council Approval of Additional Services for Design Engineering for Phelps Avenue Street Improvements
4. Authorize the City Manager to Enter into an Agreement with Frisch Engineering, Inc. to Provide Design Services for the SCADA System at the Water Treatment Plant
5. Waive Second Reading and Adopt Ordinance 823 regarding Fireworks
6. Public Works & Utilities Monthly Report for October 2018
7. Fire Department Report – August 2018
8. Rejection of Claim for Damages Presented by Robert Littlejohn, Sr.

*Motion by Lander, Second by Ramsey to Approve Consent Calendar Items 1-8. Motion **Approved** by a 5/0 Majority Voice Vote.*

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

1. Council Direction Regarding One Future Vacancy in the Planning Commission
Sean Brewer, Community Development Director

Mr. Brewer indicated the Council may nominate someone to the Planning Commission or the City can advertise for people to apply for the position.

Council Member Lander asked about the list we have from those previously interested in the position. Can we use it and also advertise for the position in the newspaper?

Consensus if Council is to notify list of those previously filing applications for Planning Commission and to notify newspaper of vacancy.

2. Discussion, Direction and Potential Action regarding the Proposal from Civic, LLC, a Software Solution to Connect the Community
Marissa Trejo, City Manager

This item was requested as a FAI by Mayor Pro-tem Stolz and Mayor Vosburg.

Fiscal Impact would be a one-time fee of \$1,395 plus an annual fee of \$2,991. This cost is not budgeted and would be split between the General Fund and the Enterprise Funds.

It was noted that this price is lower than what we have with City-Source.

Mayor Vosburg said the app can be added to the website which would be helpful to Code Enforcement and Public Works. It is compatible and can be streamlined.

Council Member Lander said it would take 30-60 days to update.

City Manager Trejo reported that \$3600 was paid in October to City Source.

Mayor Vosburg said Mayor Pro-tem Vosburg found Civic, LLD at League of California Cities and set up a meeting.

Mayor Vosburg said City Source does not do what this app does. He is excited at what it offers. Certain staff members can receive alerts and they can respond. It keeps a running tab on what needs to be done which is beneficial to staff and supervisors. It allows tracking of certain job/projects/issues. As well, the citizens can see the progress. City Source does some but not all of these features. This is a great investment and will save staff time and the city money. The specific goal of this app is civic engagement. It is a great investment because the public can engage the City and the City can engage back.

Mayor Pro-tem Stolz said we need to be looking to the future and it is a smart app for smart cities. She is excited at what it offers. After seeing their presentation, she took the mayor to meet them.

She thinks this is an improvement for our City as more citizens will be able to engage as all of us are not techie nor do we all have smart phones/computers, etc. She thinks it will be beneficial to our City due to the fact that our citizens can engage with public works, PD and FD, etc. It is an opportunity for us to get in on the forefront of those things available to us.

Council Member Ramsey said the City Source app was not used that much by anybody. He suggests a one year trial so it can be brought back to us for evaluation.

Mayor Vosburg said moving forward, a feature is there is an app version and a webpage version. It will aid businesses because if they are added and a person clicks on that business, the contact information will be there. It could bring up the GIS data or who a person's council person is or what district they are in. We keep seeking ways to streamline events making it easier for the public.

City Manager Trejo said the contract is on an annual basis and we can terminate with a 60-day notice.

Motion by Stolz, Second by Lander to move forward on Proposal from Civic LLC. Motion Approved by a 5/0 Majority Voice Vote. City Manager Trejo pointed out that \$3600 has been paid in October to City Source and she did not know if that or any amount could be refunded. However, the City Attorney verified there is a 30-60 notice to opt out of contract.

3. Discussion regarding General Fund Services Provided by Comparable Cities

Marissa Trejo, City Manager

City Manager Trejo reported that Kingsburg is the City closest in size, budget, etc. Yet, it is not very comparable.

Their PD is not full service. They outsource animal control and dispatch services. They have a FD with ambulance but the Sheriff's Office handles their dispatch. Their FD is small; they have one fire chief, three firefighters/paramedics and three fire captains that are either firefighters or EMTs.

Kingsburg is the closest City to our size, however Coalinga is unique. Their coverage area is a lot smaller than Coalinga's. It is not a true comparison but it is the closest. Cities our size do not always have a PD and FD. They usually contract out those services. Coalinga has been able to provide these services but our budget does not cover that. That is why Measure J is on the ballot so citizens can consider what they want.

There are no comparable cities in our area; not Fresno County, Kings County or Tulare County. Kingsburg is the closest but they do not provide all the services Coalinga provides. Many of these cities have either a General Sales Tax in place or a Utilities User Tax in place and they still don't provide the services Coalinga does. If Measure J passes, it will help.

Mayor Vosburg said people are telling him how other cities are doing this and that. He did his own research and you have to compare population, size and general fund. This should be a wake-up call to citizens because there are no cities our size and our General Fund that provide the services we do. They cannot afford it and neither can we afford it.

He has heard people say that the Council must be misusing the money. He did his research and the past 10 years 60-80% of budget has gone to public safety. It is proof that we have been doing things correctly for the past ten years. He would ask that the newspaper publish this information and the way the City has spent the money for the past ten years. When he hears people say we are not going to spend the money correctly, we actually have proof of where the funds have gone over the past ten year. Right now we are approaching 80% of general fund revenue going to public safety.

There was a meeting with Lemoore and they asked how our FD functions because they are a larger City and they don't have a fully functioning FD.

Make a list of General Fund data over the past ten years and put in the paper so people can see the services we provide versus what other cities provide. It is a big deal what the people want to pay for and what they are willing to pay for. Some have said this is just a Cannabis bailout; this is not a Cannabis bailout. Cannabis has brought funds into the City. We have gained access to a lot of things we did not have; a lot of records programs and we have gained some employees because of Cannabis.

Ms. Mary Jones said they are doing a special edition of the newspaper which will come out Monday morning rather than Tuesday. If you can get information you want in the paper to her by Monday morning she will try to accommodate your request. We have an extra four pages donated by Scott Netherton (he is also paying for a larger distribution) so if any of you have a statement or quote, get it to her as soon as possible.

Mayor Vosburg said in the past changing city managers, changing police chiefs and fire chiefs has been a thing with this City. He was one to sit in the audience and criticize what the council/City was doing. Now that he is on the Dais, he is seeing what has really happened. It wasn't the previous Councils mismanagement of funds, it was things cost more. The economic has not improved for California and regulations have been put in place which cost us more.

Right now he is surprised that we have a FD because of the employees going to other/larger cities where the pay scale is higher. Council, in the future, will have to make tough decisions. He thinks the citizens should be aware of what is going on.

He is hopeful that we can get this information out to the paper.

We have offered clarity over City Council as to Fire Department and Police Department.

Council Member Adkisson said people are saying we are using this as a scare tactic. It is not a scare tactic, it is a reality.

Comments:

- FD needs people
- Tough decisions if Measure J does not pass.
- FD down to 11 people
- Only one ambulance running
- American called or Avenal called if Coalinga ambulance is out

Council Member Lander said Claremont closing left many unemployed. We need to support the measure.

Fire Chief Gabriel said we had 4 applicants and one showed up. We had him scheduled for EMT/Firefighter training and he dropped out this morning. We are losing people two to one, faster than gaining. We can't keep up.

Council Member Adkisson said our people are 30 to 35 percent underpaid.

Council Member Ramsey said the oil built the town and the prisons helped. A lot of people thought we were crazy when we brought them in but it is a replacement and we have survived. Eighty percent of our budget goes to public safety. We are still moving and not counting just on Cannabis. We are building houses again and Family Dollar is coming in and there are other things coming in. The College is building their new district office. Coalinga is moving and has a future.

Mayor Vosburg said we are hopeful that Cannabis will replace jobs lost.

We have to build an environment where people want to come to Coalinga and build.

We have eliminated almost 92% of the debt we faced. That took a lot of time and he wants to thank the City staff and the City Council for the dedication it took to accomplish this feat. He thanks all of you for the vision and Jasmine is really the wizard and he appreciates all the hard work you have done on this; it is amazing. He understands her frustration but it will take time to get her to the spot

where she is comfortable with the budget, etc., when it all begins to come around. The Council is committed to giving her the tools she needs so we can operate from a position of power.

Eighty percent of General Fund is spent for public safety.

We are moving, houses being built and College District office under construction. The passage of Measure J is a needed reality. We need people to vote. Measure J does not tax City. It is a sales tax everyone who shops in Coalinga will pay. The college, school and parks and rec receive tax dollars.

The FD needs people. The town demise will be affected if Measure J does not pass.

Fire Chief Gabriel said we are down three positions out of eleven positions. Only one ambulance is running.

Council Member Lander asked for the community to support the measure.

7. CITIZEN COMMENTS

Mr. Greg Cody said this was one of the best Council Meetings. Year 2019 is looking good for the future. Staff and CC need to work together. City has gone through some chaos with problems with Council. There are citizens being attacked and things like that. Mayor he did send you an email requesting a special agenda item to assist employees with social media skills. You all need to get back together. Some of you take time away from your families to spend at special meetings and training. He thinks if anyone wants to be on the Council, they should consider that because it is very beneficial to the City. Let's get back together for 2019 and get the structure put back together.

Ms. Mary Jones indicated a mortuary owner is seeking a building to rent. An office is needed.

Council Member Lander said he spoke to the gentlemen (he manages an office complex) and he has not heard back from him.

8. ANNOUNCEMENTS

City Manager Trejo said she and Mayor Pro-tem Stolz attended the FCEDC annual meeting. We brought a lot away with us and they did a quarterly presentation at one of the council meetings. One of their representatives was out here yesterday meeting with existing businesses to see if they have any issues and if the EDC could assist in anyway.

Remember the Chiefs' Breakfast on November 6th at 9:00 AM at Café 101.

Council Member Lander reported the Economic Development Committee will be meeting in January with representatives regarding what can be done to encourage people to do business in Coalinga. How can we help the process? He did meet with the gentlemen from the EDC yesterday and they had a very nice discussion. He gave me his direct cell number and he does plan to be calling him. He has already spoken to several people interested in doing business in Coalinga. He needs someone to walk them through it and find out what funding is available, etc. We have to get out there and help them through the process. They are good potentials but a little intimidated by City Hall for some reason. We are going to do it.

Mayor Pro-tem Stolz said Halloween was fabulous. Thank you to the City Staff. The City staff had a potluck and many dressed up in costumes. We gave out lots of candy to the kids.

Remember the next meeting is December 6 because there is no second meeting in November or December.

Remember the Fall Clean-up Event this Saturday from 7:00 AM to 3:00 Pm. This is sponsored by Mid-Valley and the City.

Council Member Ramsey wants everyone to save the date; we are having a gang violence forum on December 6th at the ACCAP meeting in Soledad. The meeting will run from 10:00 AM to 3:00 PM

City Manager Trejo pointed out that is a Council meeting day. Will you be back in time to attend?

Mayor Vosburg said on the 3rd we are having Coalinga United being hosted by the Imaginarium and Rosa Drea and it is going to be a talent show.

Mayor Vosburg reminded that December 13 is the next Code Club Meeting at the Library. It is open to students 8-18 and meets on Tuesday/Thursday from 3:30 to 5:00 PM. It is a self-guided and self-paced program. You can even do work from home

Fox Hollow Halloween was awesome. They ran out of candy at 550 people. It was amazing.

The next time we meet we should know who our elected officials will be.

He wants to thank everyone. It has been an interesting learning experience being on the Council and Mayor. He thinks others should try it. He does understand why some are hesitate.

Council Member Adkisson mentioned we have been working hard for the K-9 Program and yesterday the PD held interviews for the K-9 officer and Officer Ibarra has been selected for this position.

Police Chief Salvador said we are about half-way there with funding the program. There is no money in the general fund for the K-9 Program. The community will have to come forward and support the program.

9. FUTURE AGENDA ITEMS

Council Member Ramsey suggests trying to find funding from the County to begin repairs to the old railroad bridge. It is a historic monument. It needs to be looked at and fixed. It is one of our last monuments. It is the last thing we have left representing the railroad.

Council Member Adkisson said there is a waiting list for airport hangers. Can we improve it by making space available for outdoor parking and tie downs? Can we contact the people on the list?

Council Member Ramsey said we do have tie downs. He thinks the cost is \$5.00 per night.

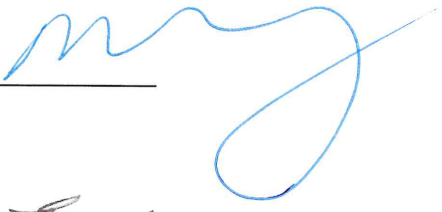
Mayor Vosburg indicated he would appreciate a quarterly report from Mr. Brewer on all our projects. Sean did a great job on the presentation and he feels the community needs to hear about all of City projects.

10. CLOSED SESSION

1. CONFERENCE WITH LABOR NEGOTIATORS – Government Code 54957.6. CITY NEGOTIATORS: City Manager, Marissa Trejo; Financial Services Director, Jasmin Bains; Fire Chief, Dwayne Gabriel; and City Attorney, Mario Zamora. EMPLOYEE (ORGANIZATION): Coalinga's International Association of Firefighters

11. ADJOURNMENT 8:00 PM

City Attorney Zamora indicated there should be no report out of Closed Session.



Nathan Vosburg, Mayor



City Clerk/Deputy Clerk



Date