



MINUTES OF A JOINT MEETING OF THE SANGER CITY COUNCIL AND THE
SUCCESSOR AGENCY TO THE SANGER REDEVELOPMENT AGENCY

February 2, 2017
6:00 P.M.
Council Chamber
1700 7th Street
Sanger, CA 93657

A. CALL TO ORDER

The City Council and Successor Agency called their meeting to order at [6:16:03 PM](#).

B. OPENING CEREMONIES

The invocation was offered by Pastor Gilbert Carrisalez.

The flag salute was led by Mayor Frank Gonzalez.

Roll Call

Present: Mayor/Chairperson Frank Gonzalez, Mayor Pro Tem/Board Member Eli Ontiveros, Council/Board Member Humberto Garza, Council/Board Member Melissa Hurtado, Council/Board Member Daniel Martinez

Absent: None

C. AGENDA APPROVAL, ADDITIONS AND/OR DELETIONS

The Council by motion of Mayor Pro Tem Ontiveros moved Agenda Item I-1 to be considered after Public Forum. The motion was seconded and approved by the following vote:

AYES: GONZALEZ, ONTIVEROS, GARZA, HURTADO, MARTINEZ

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

D. CEREMONIAL MATTERS

1. The Council recognized Sanger High Football Coach Chuck Shidan for his dedication and commitment to the Sanger High Apache Football Program and the Sanger community.

E. WORKSHOP/PRESENTATION

1. Recreation Supervisor Daniel Galvez along with Adeline Aguilar and Alejandro Rosales of Big Brothers Big Sisters and the American Lung Association conducted a “Smoke Free Parks” presentation to the Council.

The Council gave a consensus asking staff to bring back an item to adopt “Smoke Free Parks” in Sanger.

F. PUBLIC FORUM

Jeanne Adams, Chairperson of the Citizen’s Oversight, said the Committee was created to monitor the expenditure of Measure S funds to be used for specific public safety purposes and provide recommendation to the Council. She said over the past year the City’s interpretation of the COC’s responsibilities has changed and their monitoring has almost disappeared. Further, she said all expenditure requests for Measure S funds need to be vetted through the COC.

Mary Burnett said she believes the City Council has manipulated City funds. She said the three new members of the Council may not be aware that there has been more than one grand jury investigation. She said oversight is important to the financial structure of the City and does not want it to be overlooked or excluded.

Joe Villalobos said he was on the COC for four years and that he was taught about the difference between supplementing and supplanting.

Doris Knowlton, District 3, said it was wonderful that Julie Mendoza has been able to find a permanent home for Hope Sanger at the Rose Motel and hopes the City will provide her with help when needed. She also asked about the status of the Measure C taxi scripts.

Henry Provost said the COC needs to be used appropriately similar to how the Planning Commission gets to vote on items.

Donna Bailey asked why she has not been receiving Inside Sanger and said it was important because it provides residents with information about the town. She said there is a marijuana dispensary in town. Also, she said the Police Department is still without a secretary.

Pete Filippi said he had an incident on January 17, 2017, involving his father. He called medical emergency and the ambulance crew responded and handled it in the most outstanding way. He said they should be commended. Further, he said Sanger PD showed up and the officer checked on Mr. Filippi's mother and asked if she had a ride to the hospital. He said the Fire and Police Departments showed exemplary public service and they make this town a wonderful place to live.

Annmarie Ibarra said she sent a letter to the Council about how Sanger Youth Football claims to be a non-profit organization. She said she has called the City for public information and had not received a response. She said her son was removed from Sanger Youth Football because she asked about how the program functions. She asked the City to investigate the matter.

Fred Heisman asked if staff has registered for the conference in May in Las Vegas.

Oswaldo Vera said Sanger Fire and Police are doing a beautiful job. He said more Measure S funds should be invested in prevention to provide more opportunities for the kids to succeed.

James Miser, CPA, said Fire salaries have been reduced \$88,000 since Measure S started and are going towards City operations. He said the City Council has a legal responsibility for handling the money.

Sue Simpson, member of the COC, said in the past the COC has considered proposals and asked if Measure S funds were promised without oversight for the MOUs. She said CalPERS is in trouble financially and recommended that the Council view a webinar found on the Maddy Institute website about CalPERS' unfunded liability.

Tony Gonzales said he has heard enough bad news and asked the Council to hear what the citizens have spoken. Also, he commended Public Works Director John Mulligan for having the railroad crossing fixed. He also commended Fire Chief Greg Tarascou for the three to four minute response time when he had a personal need to call 9-1-1.

I. CITY MANAGER/STAFF COMMUNICATION

1. Request from California TrusFrame.

Jim Frausto, General Manager of California TrusFrame, said he has been working with the City on the expansion of the Sanger plant. In January the Council approved the sale of the property located next to the existing property. He said the City is requiring they pay impact fees that they were not initially aware of that could have been included in the negotiation of the land. The expansion plans are now six months behind schedule. He said if the City cannot compromise they will be faced with relocating the business.

The CEO of California TrusFrame said the business has outgrown the current location both in the number of employees and in production. He said they forecast that in 2017 they will have one hundred forty employees and \$22 million in production and it is vital that they get the property developed. He said they were not made aware of the \$389,000 of impact fees.

Mayor Pro Tem Ontiveros asked what they plan to do with the property acreage.

The CEO said they plan to expand product storage and put in a lumber yard.

Mayor Gonzalez said he would like to streamline the process for new and existing companies.

City Manager Tim Chapa said the information provided by California TrusFrame is all factual; the company has been growing and is bursting at the seams. He said the acquisition of the ten acres makes sense. He said the Council must recognize that the City has its own adopted policies and procedures regarding review, permit, and impact fees. He said he was told that someone who no longer works for the City made representation to the company that they had no authority to make. He said any new business coming into town needs to follow very specific requirements. He said staff has clearly explained what needs to be done to move forward and some things have been a surprise to the company. He said staff will continue to meet with company representatives to articulate what is required and if they request a waiver of fees the Council can make a decision during a formally agenda meeting. He also said that some fee waivers may not be under the authority of the Council.

Mayor Gonzalez asked if Council could get a list of what can be waived if they cannot come to an agreement.

The CEO said they knew about the fence, approaches and improvement of grading and agreed to it. He said they did not agree to hardened surface and impact fees because they were never spoken of. He said he appreciated the Council asking for a list of fees that can be waived.

G. CONSENT CALENDAR

Mayor Pro Tem Ontiveros recused himself from Consent Calendar Item G-4 due to a conflict of interest because he owns property within five hundred feet of the project and his mother owns property near the project.

The Council by motion of Mayor Pro Tem Ontiveros and second by Council Member Garza, removed Items G-3 and G-6 for further discussion and approved the following items on the Consent Calendar:

1. **SUBJECT:** APPROVED - Minutes of the City Council special and regular meetings held on January 5, 2017.

AYES: GONZALEZ, ONTIVEROS, GARZA, HURTADO, MARTINEZ
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

2. **SUBJECT:** REVIEWED - Warrants including Check Nos. 71792 through 71966.

4. **SUBJECT:** APPROVED – RESOLUTION NO. 2017-03 - Right of Way Acquisitions for the Academy Avenue Reconstruction Project – North Avenue to 11th Street.

The City Council adopted Resolution No. 2017-03 which approves the Right of Way Agreement for property located at 1343 Academy Avenue, authorized the City Manager to sign the Agreement on behalf of the City and open escrow for the sale; and accepted the right-of-way dedication for public street, utility and temporary construction purposes at the same property.

AYES: GONZALEZ, GARZA, HURTADO, MARTINEZ
NOES: NONE
ABSTAIN (RECUSAL): ONTIVEROS
ABSENT: NONE

5. **SUBJECT:** APPROVED - Debt Management Policy.
The City Council approved the Debt Management Policy.

AYES: GONZALEZ, ONTIVEROS, GARZA, HURTADO, MARTINEZ
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

3. **SUBJECT:** APPROVED - Budget Calendar for Fiscal Years 2017-18 and 2018-19.

Mayor Pro Tem Ontiveros suggested the Council adopt an ordinance stating that all Measure S expenditures be reviewed by the COC.

Public comment on G-3:

Tony Gonzales said he agrees with adopting an ordinance that specifies COC approval for use of Measure S funds.

Jim Miser said he agrees with Mayor Pro Tem Ontiveros' proposal.

After further discussion, the City Council by motion of Council Member Garza approved the budget calendar for the FY 2017-19 and 2018-19 budgets as presented. The motion was seconded by Mayor Pro Tem Ontiveros and approved by the following vote:

AYES: GONZALEZ, ONTIVEROS, GARZA, HURTADO, MARTINEZ
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

6. SUBJECT: APPROVED - Consulting Engineering Services for Sanger Bridge Preventative Maintenance Program.

After further discussion, the Council by motion of Mayor Pro Tem Ontiveros, awarded the contract for consulting engineering services for the Sanger Bridge Preventative Maintenance Program to NCM Engineering Corporation, 1322 E. Shaw Avenue, Suite 190, Fresno, CA 93710, and authorized the City Manager to execute the contract. The motion was seconded by Council Member Garza and approved by the following vote:

AYES: GONZALEZ, ONTIVEROS, GARZA, HURTADO, MARTINEZ
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

H. DEPARTMENT REPORTS 7:54:15 PM

City Council

1. SUBJECT: APPROVED - HR 23 (Valadao) – The GROW Act.

Dixie Lobmeyer, a representative of Congressman Valadao's office, asked the Council to support HR23, a bipartisan legislation that focuses on the water storage problem, by authorizing the Mayor and City Manager to sign a letter of support.

Public forum on H-1:

Fred Heisman said he would like to see Congressman Valadao here and suggested the Council approve support of HR 23.

Henry Provost said the use of delta smelt is an overworked symbolic misrepresentation. He said the biggest aquifer is groundwater restoration.

The City Council by motion of Mayor Pro Tem Ontiveros approved the submittal of a Letter of Support to Congressman David G. Valadao for HR 23 (Valadao) The GROW Act and authorized the Mayor and City Manager to sign the letter. The motion was seconded by Council Member Martinez and approved by the following vote:

AYES: GONZALEZ, ONTIVEROS, GARZA, MARTINEZ
NOES: HURTADO
ABSTAIN: NONE
ABSENT: NONE

2. SUBJECT: APPROVED - State Route 180 Monument Sign. [8:01:36 PM](#)

Public forum on H-2:

Donna Bailey asked how soon the sign would be ready.

The City Council by motion of Mayor Pro Tem Ontiveros: 1) awarded the contract for the construction of State Route 180 Monument Sign Site Improvements to JT2, Inc., dba Todd Companies, PO Box 92390, Visalia, CA 92390, in the amount of \$52,700.00; 2) approved a construction contingency for change orders in the amount of \$5,270.00 (10%) for this project; 3) authorized the City Manager to execute the contract; and 4) approved a budget amendment to increase the general fund appropriation for the project. The motion was seconded by Council Member Garza and approved by the following vote:

AYES: GONZALEZ, ONTIVEROS, GARZA, HURTADO, MARTINEZ
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

3. SUBJECT: APPROVED - Bethel & Cherry In-Roadway Lighted Crosswalk. [8:10:39 PM](#)

The City Council by motion of Council Member Garza: 1) awarded the contract for the Bethel & Cherry Avenue In-Roadway Lighted Crosswalk Project to JT2, Inc., dba Todd Companies, PO Box 92390, Visalia, CA 92390, in the amount of \$68,793.44; 2) approved a construction contingency for change orders in the amount of \$6,880.00 (10%) for this project; and 3) authorized the City Manager to execute the contract. The motion was seconded by Mayor Pro Tem Ontiveros and approved by the following vote:

AYES: GONZALEZ, ONTIVEROS, GARZA, MARTINEZ
NOES: NONE
ABSTAIN: NONE
ABSENT: HURTADO (temporarily stepped away from the dais)

4. SUBJECT: APPROVED - Tract 5460 – Olive Glen. [8:16:51 PM](#)

Public comment on H-4:

Joe Villalobos said there was a problem with the storm drain system going into ditches and asked if it was resolved and if the City has to pay.

Jim Miser said he has walked that area and was very sad to see the damage. He said this Agreement is great.

The City Council by motion of Mayor Pro Tem Ontiveros approved the Restated and Amended Subdivision Agreement with DR Horton CA 3, Inc. for Tract 5460 – Olive Glen and authorized the City Manager to execute the contract and related agreements and documents. The motion was seconded by Council Member Garza and approved by the following vote:

AYES: GONZALEZ, ONTIVEROS, GARZA, HURTADO, MARTINEZ
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

5. SUBJECT: APPROVED - Rehabilitation of Well No. 6. [8:29:30 PM](#)

The City Council by motion of Mayor Pro Tem Ontiveros: 1) awarded the contract for the rehabilitation of Well No. 6 in the amount of \$43,250.00 to Zim Industries, Inc., 4545 E. Lincoln Ave., Fresno, CA 93725; 2) authorized a ten percent (10%) contingency in the amount of \$4,325.00; 3) authorized the City Manager to execute the contract; and 4) approved the budget amendment to the FY 16/17 budget in the amount of \$47,575.00 for the rehabilitation of Well No. 6. The motion was seconded by Council Member Garza and approved by the following vote:

AYES: GONZALEZ, ONTIVEROS, GARZA, HURTADO, MARTINEZ
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

6. SUBJECT: APPROVED - Rehabilitation and Water Production Work of Well No. 12. [8:34:39 PM](#)

The City Council by motion of Mayor Pro Tem Ontiveros retroactively authorized payment to Zim Industries, Inc. in the amount of \$29,810.23 for additional materials and labor required for the completion of rehabilitation of Well No. 12 and approved the budget amendment to the FY 16/17 budget in the amount of \$29,810.23 for the rehabilitation of Well No. 12. The motion was seconded by Council Member Garza and approved by the following vote:

AYES: GONZALEZ, ONTIVEROS, GARZA, HURTADO, MARTINEZ
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

7. SUBJECT: APPROVED - Rehabilitation and Water Production Work of Well No. 14. [8:38:23 PM](#)

The City Council by motion of Mayor Pro Tem Ontiveros retroactively authorized payment to Zim Industries, Inc. in the amount of \$28,017.82 for additional materials and labor required for the completion of rehabilitation of Well No. 14 and approved the budget amendment to the FY 16/17 budget in the amount of \$28,017.82 for the rehabilitation of Well No. 14. The motion was seconded by Council Member Hurtado and approved by the following vote:

AYES: GONZALEZ, ONTIVEROS, GARZA, HURTADO, MARTINEZ
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

8. SUBJECT: APPROVED - Recommended Revisions for COC Grant Process.

Public forum on H-8:

Dr. Jerry Valadez said he has generally been the only member of the public present at COC meetings to participate in discussions. He suggested that the Council table the recommendations and use the current criteria. He said the grant period began on January 1 with grant requests to be submitted by March 1 and if the criteria are adjusted it will provide three weeks to get the

word out and will create confusion. He said it has been said that awarded programs have not reported participation but that direction was not given. He suggested a reporting process be put in place. He said the issues that the program is trying to address are critical and the stated revision is to focus on prevention/intervention that implement best practices to address youth gang violence. He said if people are involved in violence it should be a suppression not prevention issue. He said there needs to be further discussion and the recommended revisions should be tabled and moved ahead with existing criteria.

Jim Miser said it is a requirement to meet annually with grantees and that has not happened. He said administration is trying to say what they think would be the priority and he suspects there is a reason for that. He suggested Council go forward with what has been approved.

Sue Simpson suggested the COC should hear what Dr. Valadez and other awardees have to say about the application process.

The City Council by motion of Council Member Garza approved the recommended revisions to the requirements for Measure S Grantees. The motion was seconded by Mayor Pro Tem Ontiveros and approved by the following vote:

AYES: GONZALEZ, ONTIVEROS, GARZA, HURTADO, MARTINEZ
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

Successor Agency to the Sanger Redevelopment Agency

9. SUBJECT: APPROVED - Recognized Obligation Payment Schedule (ROPS 17-18).

Public Forum on H-9:

Kevin Carter asked if the Successor Agency has income to pay off debt such as the property at the Tech Park.

The Successor Agency to the Sanger Redevelopment Agency by motion of Board Member Ontiveros approved Resolution No. 17-01 adopting the July 2017 through June 2018 Recognized Obligation Payment Schedule (ROPS 17-18) Pursuant to Health and Safety Code Section 34177. The motion was seconded by Board Member Garza and approved by the following vote:

AYES: GONZALEZ, ONTIVEROS, GARZA, HURTADO, MARTINEZ
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

I. CITY MANAGER/STAFF COMMUNICATION

2. Update regarding the extension of internet service provided by Comcast.

Community Development Director Tom Navarro said the process started in May 2016 when Council approved Resolution 4622 authorizing the City Manager to negotiate a contract with Comcast or another provider to provide internet service to the Tech Park. There have been several discussions with Comcast since then. Comcast began the surveying to provide fiber optic cable. The former Community Development Director resigned and his predecessor came forward at which time other items were put to task with more surveying. He came aboard in December 2016 and met with Comcast in January asking that they readdress the Tech Park. Comcast indicated that they will need to conduct more surveying because surveys that are more than three months old are considered stale. He said next week he plans to speak with Comcast to begin negotiations. He said \$90,000 was approved.

J. MATTERS INITIATED BY CITY COUNCIL MEMBERS

Council Member Hurtado informed the Council and the public that earlier this year she was appointed to the Governance and Transparency Labor Relations Policy Committee. She has been to training and received a lot of information. She said she is thankful for the opportunity.

Council Member Garza suggested that the City institute accountability reporting to Measure S funded programs.

Mayor Pro Tem Ontiveros suggested the Council consider an ordinance that states all Measure S funding be vetted through COC before it reaches the Council. He reported that he attended Environmental Fund Committee meeting where they implemented new mechanisms for the senior scholarship program. He thanked staff for the great job they are doing with the water situation and new development.

Council Member Martinez reported that he attended League of California Cities New Mayors and Council Members training. He said it was very informative and a great networking opportunity to meet council members of nearby cities. He attended the Joint Meeting of the general plan workshop last week and it was a good presentation. He said currently the extension of the City's sphere of influence is going north and he would like to discuss extension to the west. He said tomorrow he will be attending the Blossom Trail kickoff in Kingsburg.

Mayor Gonzalez said he concurs with Eli's comment about funds going through the COC. He said the banner that was proposed should be on its way. He attended the workshop about adult use of marijuana and learned some insightful things. He said the City will need to act on that soon.

K. ADJOURNMENT

Being no further business, the Council/Successor Agency adjourned their meeting at [9:31:53 PM](#).