



MINUTES OF THE REGULAR MEETING OF THE SANGER CITY COUNCIL

THURSDAY, JUNE 3, 2021
6:00 P.M.
COUNCIL CHAMBER
1700 7th Street, Sanger, California 93657

This meeting was conducted via teleconference pursuant to provisions of Paragraph 11 of the Governor's Executive Order N-25-20 which suspends certain requirements of the Ralph M. Brown Act, and as a response to mitigating the spread of COVID-19.

A. CALL TO ORDER

The Council called their meeting to order at 6:09 PM.

B. OPENING CEREMONIES

The invocation was offered by Pastor Paul Canaday.

The flag salute was led by Mayor Ontiveros.

Roll Call

Present: Mayor Eli Ontiveros, Mayor Pro Tem Daniel Martinez, Councilmember Humberto Garza, Councilmember Esmeralda Hurtado, Councilmember Michael Montelongo
Absent: None

C. AGENDA APPROVAL, ADDITIONS AND/OR DELETIONS

Councilmember Hurtado made a motion to move Agenda Item K-1 before H-1 and Agenda Item I-1 before H-2. The motion failed for lack of second.

Councilmember Hurtado made a motion to move Agenda Item K-1 before H-1. The motion failed for lack of second.

The Council by motion of Mayor Pro Tem Martinez approved the agenda as presented. The motion was seconded by Councilmember Montelongo and approved by the following roll call vote:

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

D. CEREMONIAL MATTERS

1. DELETED - Introduction of newly promoted Police Sergeant Agustin Villatoro.
2. The City Council recognized Sanger High Athletic Teams for winning championships in the County Metro Athletic Conference (CMAC):
 - Sanger High School Football Team
 - Sanger High School Girls Tennis Team
 - Sanger High School Boys Tennis Team
 - Sanger High School Girls Water Polo Team
 - Sanger High School Girls Swim Team
 - Sanger High School Boys Swim Team
 - Sanger High School Boys Soccer Team
 - Sanger High School Girls Cross Country Team
 - Sanger High School Boys Cross Country Team
 - Sanger High School Boys Volleyball Team
 - Sanger High School Girls Track and Field Team
 - Sanger High School Boys Track and Field Team
3. The City Council recognized Sanger High Football Quarterback John Pena for his athletic and academic achievements, and for being accepted to Harvard University.

E. PRESENTATIONS

1. Tammy Wolfe, President and CEO of the Sanger Chamber of Commerce presented its Quarterly Report. Tom Nicholson presented a report on the Downtown Revitalization Program.
2. Community Development Director Tom Navarro gave a presentation regarding the establishment of an Enhanced Infrastructure Finance District.

F. PUBLIC FORUM

Joshua Gallegos said roads have been repaved and potholes filled and thanked the Council for authorizing road repairs.

Kevin Carter said the road from the canal to the intersection of Greenwood and Jensen needs repair.

Vincent Wall said, with regard to an EIFD project, he's worried that money will be misspent. He also said the Council should not fund the Chamber of Commerce because they are acting as event coordinators.

Henry Provost said he is not a proponent for growth but prefers that Sanger grows as opposed to Fresno or Clovis grow closer to Sanger.

Jerry Valadez said he was contacted by the organization working with the City to develop a website. He said they gave a great presentation about doing a video of SAM Academy but he ultimately thinks the idea is not equitable because not all businesses can afford the \$3,000 to \$5,000 cost.

G. CONSENT CALENDAR

The Council by motion of Councilmember Garza pulled Items G-5, G-6, and G-8, and approved the following items on the Consent Calendar:

1. SUBJECT: REVIEWED - Warrants including Check Nos. 83967 through 84191.
2. SUBJECT: APPROVED - Payroll including Direct Deposit Nos. 53508 through 53741; Payroll Check Nos. 57871 through 57899; and Benefit Check Nos. 1672 through 1679.
3. SUBJECT: INFORMATION ITEM - Police Department Monthly Report.
4. SUBJECT: INFORMATION ITEM - Fire Department Monthly Report.
7. SUBJECT: APPROVED - 2020 Community Development Block Grant Coronavirus Application.
The City Council approved Resolution No. 2021-30 a corrected resolution for the submitted and awarded CDBG-CV1 application for Resident Subsistence Payments.

The motion was seconded by Mayor Pro Tem Martinez and approved by the following roll call vote:

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

5. SUBJECT: APPROVED - Destruction of Public Records.

Public comment:

Vincent Wall said he is against destroying government documents and suggested they be stored on a hard drive.

After further discussion, the City Council by motion of Councilmember Montelongo approved Resolution No. 2021-29 authorizing the destruction of identified city records retained by the Finance Department. The motion was seconded by Mayor Pro Tem Martinez and approved by the following roll call vote:

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

6. SUBJECT: APPROVED - 2021 Curb Ramp Project – Contract Award. 7:43 pm

Public comment:

Vincent Wall said it's a great plan to make curbs ADA accessible and that he hopes the City chose the firm with the lowest bid.

After further discussion, the City Council by motion of Councilmember Montelongo: 1) awarded the contract for the project to JT2, Inc. dba Todd Companies, PO Box 6820, Visalia, CA 93290, in the amount of \$85,700.00; and 2) approved a construction contingency for change orders in the amount of \$8,570 (10%) for this project; and 3) authorized the City Manager to execute contract documents on behalf of the City. The motion was seconded by Mayor Pro Tem Martinez and approved by the following roll call vote:

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

8. SUBJECT: APPROVED - Revised Finance and Budget Policy.

Public comment:

Vincent Wall said it looks like the 38% currently in reserves is being reduced to 25%.

After further discussion, the City Council by motion of Councilmember Garza approved Resolution No. 2021-31 to adopt a revised Finance and Budget Policy for the purpose of establishing a 25% fund balance reserve in the General Fund, to discontinue the internal service charges from the Enterprise Funds to the General Fund, and to establish a two-year Capital Improvement Plan (CIP) in the annual budget and a five-year CIP as a standalone document, along with other minor revisions. The motion was seconded by Mayor Pro Tem Martinez and approved by the following roll call vote:

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

The City Council called for a recess at 7:58 PM.

The City Council reconvened their meeting at 8:06 PM.

H. DEPARTMENT REPORTS

1. SUBJECT: Redistricting Process for Council District Boundaries.

Public comment:

Vincent Wall said the redistricting process is incredibly important and asked that no councilmember be involved. He also said currently no councilmember lives on the east side of Academy.

Kevin Carter said no elected official should be allowed to meet privately with the consultant.

Henry Provost said the City spent \$14,000 to the consultant last time, then another group was involved resulting in a councilmember who serves the Chankla area but doesn't live there.

The City Council by motion of Councilmember Montelongo authorized the City Manager, City Clerk, and City Attorney to finalize the Schedule of Redistricting Process and the Secretary of State's Redistricting Template to ensure the City meets its redistricting requirements under the City Code and Elections Code. The motion was seconded by Mayor Pro Tem Martinez and approved by the following roll call vote:

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

The City Council by motion of Mayor Ontiveros directed staff to consider the request from League of Women Voters in the planning of the redistricting process. The motion was seconded by Mayor Pro Tem Martinez and approved by the following roll call vote:

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

2. SUBJECT: Unassigned Fund Balance Set Aside.

Public comment:

Vincent Wall said dividing the districts against each other is a horrible idea. He said some districts might need more money than others and the Council should not be given special funds.

Julie Mendoza reminded the Council and Mayor of the homelessness issue in Sanger. She asked the Council to consider the proposal the Initiative Group submitted.

The Council by motion of Mayor Pro Tem Martinez directed Staff to set aside \$800,000 of unassigned reserve to use for one-time purposes while maintaining a minimum 25% reserve for emergencies. The motion was seconded by Councilmember Hurtado and approved by the following roll call vote:

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

I. PUBLIC HEARING

1. SUBJECT: City of Sanger Operating and Capital Improvement Budget for Fiscal Year 2021-2022.

The City Council conducted a public hearing to discuss the City's Operating and Capital Improvement Budget and Measure S 7-Year Spending Plan.

Public comment:

Vincent Wall said the budget does not address downtown revitalization, economic development blight, nor the homeless situation. He suggested the City's Investment Policy should be a little more aggressive.

Janeen Langenheim submitted comment via email asking the Council to consider supporting Hope Sanger in its efforts regarding homelessness.

The Council closed the public hearing.

The Council by motion of Mayor Ontiveros adopted the following resolutions:

1. Resolution No. 2021-32 approving the City Operating Budget and City Capital Improvement Budget for Fiscal Year 2021-2022 and the Measure S 7-Year Spending Plan.
2. Resolution No. 2021-33 establishing the Appropriations Limit for Fiscal Year 2021-2022.
3. Resolution No. 2021-34 authorizing Regular Full-Time and Regular Part-Time positions in the City service effective July 1, 2021, in accordance with the operating budget for Fiscal Year 2021-2022.
4. Resolution No. 2021-35 making the determination of the Necessity of Continuing the Utility Users Tax.

5. Resolution No. 2021-36 adopting Master Salary Tables for all employees for Fiscal Year 2021-2022.
6. Resolution No. 2021-37 adopting the City of Sanger's Investment Policy for fiscal year 2021-2022.

The motion was seconded by Mayor Pro Tem Martinez and approved by the following roll call vote:

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

The City Council called for a recess and convened as Sanger Housing Authority

2. **SUBJECT:** Sanger Housing Authority Operating Budget for Fiscal year 2021-2022.

The Board conducted a public hearing to discuss the Sanger Housing Authority Operating Budget for Fiscal Year 2021-2022.

Public comment:

Vincent Wall said there should be an overview of what the Housing Authority does.

The Board closed the public hearing.

The Board of Directors by motion of Member Montelongo adopted Resolution No. 2021-01 approving the Sanger Housing Authority Budget for Fiscal Year 2021-2022. The motion was seconded by Councilmember Garza and approved by the following roll call vote:

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

The Sanger Housing Authority adjourned it's meeting and convened as Sanger Financing Authority

3. **SUBJECT:** Sanger Financing Authority Operating Budget for Fiscal Year 2021-2022.

The Board conducted a public hearing to discuss the Sanger Financing Authority Operating Budget for Fiscal year 2021-2022.

Public comment:

Vincent Wall said there is no need to have this budget since everything is being served by Enterprise Funds.

The Board closed the public hearing.

The Board of Directors by motion of Board Member Ontiveros adopted Resolution No. 21-01 approving the Sanger Financing Authority Operating Budget for Fiscal Year 2021-2022. The motion was seconded by Board Member Martinez and approved by the following roll call vote:

AYES: ONTIVEROS, MARTINEZ, GARZA, HURTADO, MONTELONGO

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

The Sanger Financing Authority adjourned it's meeting and convene as City of Sanger as Successor Agency to the Sanger Redevelopment Agency

4. SUBJECT: Sanger Successor Agency Operating Budget for Fiscal Year 2021-2022.

The City of Sanger as Successor Agency to the Sanger Redevelopment Agency held a public hearing to discuss the Successor Agency Budget for Fiscal year 2021-2022.

Public comment:

Vincent Wall asked how much land is left to sell and when it will be done.

The Successor Agency closed the public hearing.

The Successor Agency by motion of Board Member Montelongo adopted Resolution No. 21-02 approving the City of Sanger Successor Agency Budget for Fiscal Year 2021-2022. The motion was seconded by Board Member Ontiveros and approved by the following roll call vote:

AYES: ONTIVEROS, MARTINEZ, GARZA, HURTADO, MONTELONGO

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

The City of Sanger as Successor Agency to the Sanger Redevelopment Agency adjourned it's meeting and resumed City Council Meeting

The City Council gave consensus to proceed with the City Council meeting beyond 10:00 PM.

5. SUBJECT: New Zone Districts for Highway Commercial and Retail-Mixed Use.

The City Council held a public hearing to discuss new zone districts for Highway Commercial and Retail-Mixed Use.

Public comment:

Vincent Wall said the ordinance allows for horizontal mixed use, not vertical mixed use and he does not support it.

The City Council closed the public hearing.

The City Council by motion of Mayor Ontiveros approved the introduction of Ordinance No. 2021-05 to add C-5 (Highway Commercial) Zone District and RMU (Retail-Mixed Use) Zone to the Sanger City Code by Amending Section 90-91 in Article II of Chapter 90 and by Adding Articles XXVIII and XXIX to Chapter 90 of the Sanger City Code, with removal of auto sales, auto repair, and animal boarding facilities from Section 90-1108 (3) a, c, and (22), and add those uses to Section 90-1109, with corresponding numbering updates to keep items in alphabetical order; and add three stories to 90-1111(4), including adoption of Exemption per CEQA Guidelines Section 15063(b)(3). The motion was seconded by Councilmember Hurtado and approved by the following roll call vote:

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

J. CITY MANAGER/STAFF COMMUNICATION

1. COVID-19 Update – informational only.

City Manager Tim Chapa provided a COVID-19 update. The update is included with these minutes as Attachment A (strikethrough section in Attachment A represents information provided with previous updates).

Public comment:

Vincent Wall suggested that when Council meetings are open to the public, the City should continue holding the meetings via Zoom.

2. City Manager Chapa announced Assemblymember Mendez will be meeting with Staff, the Mayor, and an additional Councilmember on June 14, 2021 to discuss drought issues.

K. MATTERS INITIATED BY CITY COUNCIL MEMBERS

1. DELETED - Request from Councilmember Hurtado for presentation of future projects in District 1.
2. Councilmember Hurtado said she has held two Town Hall meetings. She asked why the restrooms in the parks located in District 1 are being closed at 2 PM.

City Manager Chapa said Staff will send a memo to the Council regarding park restrooms.
3. Mayor Pro Tem Martinez thanked the Public Works Department for repairing a water leak coming out of the street.
4. Mayor Pro Tem Martinez asked that Code Enforcement do a check at 4th Street, West and Greenwood.
5. Councilmember Montelongo thanked the Public Works Department and the subcontractor for removing dead trees at Greenwood Park.
6. Councilmember Montelongo asked that Police Chief make a presentation regarding the Homeless Initiative.
7. Councilmember Garza had nothing to report.
8. Mayor Ontiveros asked that the homeless item be brought back along with suggestions for a funding mechanism.
9. Mayor Ontiveros asked the Council for a consensus to add an item to the June 17, 2021 agenda for a presentation by Tom Nicholson on downtown revitalization. Consensus was given.

L. ADJOURNMENT

Being no further business, the Council adjourned their meeting at 10:39 PM.

Rebeca P. Ramirez, City Clerk