



Minutes of a Regular Meeting of the Sanger City Council

THURSDAY, MARCH 16, 2023

6:00 P.M.

COUNCIL CHAMBER

1700 7th Street, Sanger, California 93657

A. CALL TO ORDER

The City Council called their meeting to order at 6:03 PM.

B. OPENING CEREMONIES

The invocation was offered by Pastor Joe.

The flag salute was led by Mayor Frank Gonzalez.

Roll Call

Present: Mayor Frank Gonzalez, Councilmember Esmeralda Hurtado, Councilmember Michael Montelongo

Absent: Mayor Pro Tem Daniel Martinez, Councilmember Dolores Melendez

C. AGENDA APPROVAL, ADDITIONS AND/OR DELETIONS

The Council by motion of Councilmember Hurtado moved Agenda Item I-1 to immediately follow Agenda Item D-3. The motion was seconded by Councilmember Montelongo and approved by the following vote:

AYES: GONZALEZ, HURTADO, MONTELONGO

NOES: NONE

ABSTAIN: NONE

ABSENT: MARTINEZ, MELENDEZ

D. CEREMONIAL MATTERS

1. Woman of the Year Award.

Mayor Gonzalez recognized Mia Geil as the City of Sanger 2023 Woman of the Year.

E. PRESENTATIONS

1. Mid Valley Disposal Report.

Laurie Zaninovich presented Mid Valley Disposal's report to the Council.

2. Sanger Chamber of Commerce Report.

Karen Pearson presented the Sanger Chamber of Commerce's report to the Council.

3. Measure S FY 2022/23 Grant Recipient Reports.

a. Boys & Girls Club

Kim Ozuna presented the Boys & Girls' Club report.

b. SAM Academy

Sergio presented SAM Academy's report.

c. Sanger Young Life

Mia Geil presented Sanger Young Life's report.

I. DEPARTMENT REPORTS

1. SUBJECT: Measure S Gang/Drug Prevention/Intervention Services Grant Program Awards.

Administrative Services Director Patrick Chaffee presented on the item.

Jacob Zailian presented Set Free Church's grant proposal report.

Stephanie Reyes presented Sanger Young Life's grant proposal report.

Sergio and Jerry Valadez presented SAM Academy's grant proposal report.

Diane Carbray presented The Boys & Girls Club's grant proposal report.

The City Council called for a recess at 7:55 PM.

The City Council reconvened their meeting at 8:01 PM.

Public comment:

Jess stated he is a mental health therapist at Turning Point and has provided and received services for ten years. He asked how will Measure S grant recipients use informed trauma and healing approaches that are nationally recognized.

Fred Ratzlaff stated he is the Community Chair for Sanger Young Life. He said there are more than 30 volunteers for Sanger Young Life.

Jacklyn Contreras stated she was born and raised in Sanger and she is a mother of two. She stated Set Free Church has given her a light at end of tunnel. She stated Set Free has taught her how to live again and on fitting in again.

An unidentified audience member stated she has been a registered nurse for more than 50 years. She stated Set Free Church should be commended for their improvement rate of 80%.

Pastor Joe of Sanger Community Church, said he is torn tonight because he loves Jacob and Set Free and also knows that Young life is doing incredible work.

An unidentified audience member read a letter from Dr. Ponce in support of Jacob and Set Free Church. In the letter, Dr. Ponce stated Set Free has helped troubled students make life changes. He stated Jacob and Set Free have proven that they have the love, skills, and desire to help those in need.

An unidentified member of the audience stated he is a Wyldlife leader at WAMS. He stated Wyldlife provides a way to interact with kids and their environment. He said he wished the City could give more money. He said success is measured by the relationships with kids.

Bobbi Phillips stated there are a lot of great programs and she is in support of them all.

Councilmember Montelongo made a motion to adopt the recommendation from the Citizens Oversight Committee to award Measure S Gang/Drug Prevention/Intervention grants as follows: \$30,000 to Set Free Church, \$40,000 to Sanger Young Life, \$10,000 to SAM Academy, and \$20,000 to Boys & Girls Club. The motion was seconded by Mayor Gonzalez. The motion failed by the following vote:

AYES: GONZALEZ, MONTELONGO
NOES: HURTADO
ABSTAIN: NONE
ABSENT: MARTINEZ, MELENDEZ

Councilmember Hurtado made a motion to adopt the award recommendation from the Citizens Oversight Committee, to award an additional \$10,000 to SAM Academy, and to bring back the item during budget preparation for consideration of further funding. The motion failed for lack of second.

Councilmember Montelongo made a motion to adopt the recommendation from the Citizens Oversight Committee to award \$30,000 to Set Free Church, \$40,000 to Sanger Young Life, \$10,000 to SAM Academy, and \$20,000 to Boys & Girls Club. The motion was seconded by Mayor Gonzalez. The motion failed by the following vote:

AYES: GONZALEZ, MONTELONGO
NOES: HURTADO
ABSTAIN: NONE
ABSENT: MARTINEZ, MELENDEZ

Councilmember Montelongo made a motion to table the agenda item. The motion was seconded by Councilmember Hurtado and approved by the following vote:

AYES: GONZALEZ, HURTADO, MONTELONGO
NOES: NONE
ABSTAIN: NONE
ABSENT: MARTINEZ, MELENDEZ

F. PUBLIC FORUM

An unidentified member of the audience stated he was born and raised in Sanger and currently lives in an apartment owned by JD Rentals. He said the apartments have mold and no heating. He said the apartments flooded during the recent rains. He said the landlord is negligent and he doesn't know what to do anymore.

Shar Thompson stated she works with an organization that focuses on housing insecurities and to help tenants speak up for their rights. She said tenants living in the apartments owned by JD Rentals have no heat source and the tenants do not report it for fear of being kicked out.

Ricky stated he lives in the same apartment complex. He said the pipes leaked in kitchen and into the bedrooms and mold got in. He said the landlord cleaned up the mold by painting over it but the carpets were not replaced.

An unidentified member of the audience stated he lives at Sierra Woods Apartments, owned by JD Rentals. He said he moved in two years ago and has had issues with the air conditioning. He said the landlord refuses to allow PG&E to do an inspection.

Rosa Huerta stated she is president of the Sanger Friends of the Library. She stated recently, library staff took videos and pictures of participants in a library program and that the participants were told they did not need to provide a release for minors. She said the community needs to be trained that they have the right to refuse people of authority from taking photographs of children in public spaces.

G. CONSENT CALENDAR

The Council by motion of Councilmember Hurtado removed Agenda Items G-6 and G-11, and approved the following items on the Consent Calendar:

1. SUBJECT: APPROVED - Minutes of the Regular Meeting held on March 2, 2023.
2. SUBJECT: INFORMATIONAL ITEM - Warrants including Check Nos. 88550 through 88890.
3. SUBJECT: APPROVED - Payroll including Direct Deposit Nos. 59013 through 59237; Payroll Check Nos. 58844 through 58876; and Benefit Check Nos. 1864 through 1871.

4. SUBJECT: INFORMATIONAL ITEM - Police Department Monthly Report.
5. SUBJECT: INFORMATIONAL ITEM - Fire Department Monthly Report.
7. SUBJECT: APPROVED - Repair of the Domestic Effluent Bar Screen – WWTP.
The City Council:
 - (1) Accepted the quote from MuniQuip, LLC for the purchase of the domestic waste water bar screen for an amount not to exceed \$98,000 including taxes;
 - (2) Approved contract with MuniQuip, LLC and authorize the City Manager to execute all related documents; and
 - (3) Rescinded the contract award to Hydro-Dyne.
8. SUBJECT: APPROVED - Award of Contract – Rehabilitation and Repairs of Well No. 25.
The City Council:
 - (1) Awarded the contract for the rehabilitation and repairs of Well No. 25 in the amount not to exceed \$58,603.40 to Arsenal Well Drilling, Inc. located at 15162 Avenue 288, Visalia, CA 93292;
 - (2) Authorized a 10% contingency in the amount of \$5,860.00; and
 - (3) Authorized the City Manager to execute the contract documents on behalf of the City.
9. SUBJECT: APPROVED - Acceptance of Grant Deed for Sewer Lift Station Property for Tract 5826.
The City Council adopted Resolution No. 2023-10, which:
 - (1) Accepts for public purposes the real property described in the Grant Deed attached thereto as Attachment 1, which acceptance is contingent upon completion of the Consummation Conditions to the satisfaction of the City Manager and City Attorney; and
 - (2) Authorizes the City Clerk to sign and deliver a Certificate of Acceptance upon completion of the consummation conditions.
10. SUBJECT: APPROVED - Final acceptance for North Ave Reconstruction Project from Academy to Faller Avenue.
The City Council:
 - (1) Accepted the work for the North Avenue Reconstruction Project from Academy to Faller Avenue in the amount of \$629,280.07;
 - (2) Authorized recordation of the Notice of Completion with the Fresno County Recorder; and
 - (3) Authorized payment of 5% retention in the amount of \$31,464.00 to Emmett Valley Construction upon expiration of the 35-day lien period.

6. SUBJECT: Grant Acceptance from State Homeland Security Grant Program.

After further discussion, the Council by motion of Councilmember Hurtado accepted the grant allocation in the amount of \$6,284.00 from the FY 2022 State Homeland Security Grant program. The motion was seconded by Councilmember Montelongo and approved by the following vote:

AYES: GONZALEZ, HURTADO, MONTELONGO
NOES: NONE
ABSTAIN: NONE
ABSENT: MARTINEZ, MELENDEZ

11. SUBJECT: Façade Improvement Grant Program.

Public comment:

Karen Pearson asked whether information that the program will be effective retroactively was provided to business owners.

After further discussion, the Council by motion of Councilmember Hurtado, approved the Façade Improvement Grant Program Guidelines & Application, and the Façade Improvement Grant Agreement Template. The motion was seconded by Councilmember Montelongo and approved by the following vote:

AYES: GONZALEZ, HURTADO, MONTELONGO
NOES: NONE
ABSTAIN: NONE
ABSENT: MARTINEZ, MELENDEZ

H. PUBLIC HEARING

1. SUBJECT: Zoning Amendment No. 2022-04 (City-wide Rezones).

The Council held a public hearing to discuss Zoning Amendment No. 2022-04 regarding city-wide rezones.

No public comment was offered by the public.

The Council closed the public hearing.

The Council by motion of Councilmember Montelongo:

- (1) Adopted a Finding of Consistency with the Environmental Impact Report (EIR) (SCH #2018031047) prepared for the General Plan;
- (2) Waived full reading of Ordinance No. 2023-02; and
- (3) Introduced Ordinance No. 2023-02, approving Zoning Amendment No. 2022-04, amending the Zoning Map to rezone real property for a total of 347 parcels within the City to be consistent with the 2035 General Plan.

The motion was seconded by Councilmember Hurtado and approved by the following vote:

AYES: GONZALEZ, HURTADO, MONTELONGO
NOES: NONE
ABSTAIN: NONE
ABSENT: MARTINEZ, MELENDEZ

1. SUBJECT: Approval of General Plan Amendment 2022-01 and Adoption of Change of Zoning Ordinance Map Amendment No. 22-05. (Hodges/Recharge Basin).

The City Council held a public hearing to discuss approval of General Plan Amendment No. 2022-01 and adoption of change of Zoning Ordinance Map Amendment No. 22-05 (Hodges/Recharge basin).

No public comment was offered by the public.

The Council closed the public hearing.

The Council by motion of Councilmember Hurtado:

- (1) Adopted Resolution No. 2023-11 approving General Plan Amendment 2022-01, redesignating APN 315-051-10 from the “Storm Drain Facility” and “Residential – High Density” designations to the “Storm Drain Facility” and “Residential – High Density” designations in different proportions; revising the General Plan Circulation Element to identify the California Avenue alignment; and revising the Land Use Element to permit “recharge basins” in the Public Facilities district (includes adoption of a finding of consistency with the 2035 General Plan and environmental impact report (EIR); and
- (2) Waived full reading of Ordinance No. 2023-03; and
- (3) Introduced Ordinance No. 2023-03 adopting Change of Zoning Ordinance Map Amendment No. 22-05, amending the official zone map for APN 315-051-10, containing approximately 27.53 acres within the City (Hodge/Recharge Basin) by title only.

The motion was seconded by Councilmember Montelongo and approved by the following vote:

AYES: GONZALEZ, HURTADO, MONTELONGO
NOES: NONE
ABSTAIN: NONE
ABSENT: MARTINEZ, MELENDEZ

J. CITY MANAGER/STAFF COMMUNICATION

City Manager Tim Chapa stated the atmospheric river and rain caused flooding in town. He said Acting City Manager Greg Tarascou responded appropriately to make sure ponding basins would act accordingly. City Manager Chapa commended Management Analyst Esperanza Rosales for the outstanding job she did in providing staff support during the flooding.

City Manager Chapa stated Sanger was asked to be an evacuation center after it was determined the normal evacuation center in Reedley would have to be moved due to flooding at Reedley College and Reedley's wastewater treatment plant. He said there were people in the evacuation center through today and EOC has now closed the center.

City Manager Chapa stated there was an issue at the Dollar Tree store and other stores located in the same shopping center. He said the issue was a function of architectural issues that were already there. Some buildings have been red tagged and some shut down. The owner has engaged a contractor to do the repairs.

K. MATTERS INITIATED BY CITY COUNCIL MEMBERS

Councilmember Montelongo

1. Thanked Chief Tarascou for keeping the Council informed during the rains and flooding.
2. Thanked staff from Public Works, Police and Fire for their work in making sure the City was safe.
3. Stated that International Paper had an issue with the pump station. They turned it on and contacted the City.

Councilmember Hurtado

1. Thanked staff for taking initiative and providing shelter for evacuees.
2. Requested and received consensus to bring back an agenda item regarding the installation of flashing lights at 8th and Academy. Consensus was given.

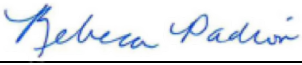
Mayor Gonzalez

1. Asked whether the City still has the walking path by the river. City Manager Chapa said the City does still have it. Mayor Gonzalez said an organization has offered to maintain the area. City Manager Chapa said the Sanger Environmental Fund oversees the maintenance.
2. Thanked Karen for helping the Red Cross contact restaurants to request their assistance in providing food to the evacuees.

L. ADJOURNMENT

Being no further business, the Council adjourned their meeting at 9:33 PM.

ATTEST:



Rebeca Padron, City Clerk