



## Minutes of a Regular Meeting of the Sanger City Council

THURSDAY, APRIL 6, 2023  
6:00 P.M.  
COUNCIL CHAMBER  
1700 7<sup>th</sup> Street, Sanger, California 93657

A. CALL TO ORDER

The Council called their meeting to order at 6:00 PM.

B. OPENING CEREMONIES

Pastor Garrett Martin offered the invocation.

Mayor Frank Gonzalez led the flag salute.

Roll Call:

Present: Mayor Frank Gonzalez, Mayor Pro Tem Daniel Martinez, Councilmember Michael Montelongo, Councilmember Dolores Melendez

Absent: Councilmember Esmeralda Hurtado

C. AGENDA APPROVAL, ADDITIONS AND/OR DELETIONS

The Council by motion of Councilmember Montelongo, deleted Item K-1 and moved Item I-1 to be presented after E-1. The motion was seconded by Councilmember Melendez and approved by the following vote:

AYES: GONZALEZ, MARTINEZ, MONTELONGO, MELENDEZ

NOES: NONE

ABSTAIN: NONE

ABSENT: HURTADO

D. CEREMONIAL MATTERS

1. Fire Chief Greg Tarascou introduced newly appointed EMTs Wayne Clark and Sherry Velasquez.

E. PRESENTATIONS

1. Chuck Jelloian, President/Chief Executive Officer of The CrisCom Company, presented a report to Council.

I. DEPARTMENT REPORTS

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

City Attorney Hilda Cantu-Montoy announced this item was agendaized for the March 16, 2023 City Council meeting. The Council received public comment during the March 16 meeting then tabled the item until the April 6, 2023 meeting. Thus, no public comment will be received prior to action of this item.

The Council by motion of Councilmember Montelongo selected Set Free Church (\$30,000), Sanger Young Life (\$40,000), Boys and Girls Club (\$20,000) and SAM Academy (\$10,000) as the approved grant recipients for Measure S Gang/Drug Prevention/Intervention award and authorized the City Manager to execute an agreement with each recipient. The motion was seconded by Mayor Pro Tem Martinez and approved by the following vote:

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

F. PUBLIC FORUM

Unidentified member of the audience stated the Council should have a policy to address people's concerns during public forum.

Kevin Carter stated the unused funds apportioned to Council for projects two years ago should be given to John Mulligan to spend on the Community Center. He said he read that the federal government is sending \$690 million to California for water projects and encouraged the City to try to get a share. He stated next week there will be talk about election reform and campaign spending. He stated the City needs to get away from districts and should elect councilmembers at large.

Geof Lickey stated he again received a citation letter with the incorrect person's name. He said the citation is for over \$800 in fines for having a basketball hoop in front of his house and the reason he has a basketball hoop in front of his house is because there is no park in the neighborhood. He said Code Enforcement issues violations only to residences, not businesses. He said new developments are not providing parks and the City needs to address that issue along with more streetlights.

G. CONSENT CALENDAR

The Council by motion of Mayor Pro Tem Martinez pulled Agenda Item G-5 and approved the following items on the Consent Calendar:

1. SUBJECT: APPROVED - Minutes of the Regular Meeting held on March 16, 2023.
2. SUBJECT: APPROVED - Adoption of Change of Zoning Ordinance Map Amendment No. 22-05 (Hodges/Recharge Basin).  
The City Council waived the second reading and adopted Ordinance No. 2023-03, amending the City of Sanger Zoning Map, to achieve compliance with General Plan Amendment No. 2022-01, approved by the City Council on March 16, 2023.
3. SUBJECT: APPROVED - Appointment to the Commission to Advance the Status of Women and Girls, District 2 Representative.  
The City Council approved Mayor's District 2 appointment to the City's Commission to Advance the Status of Women and Girls: Kim Maldonado.
4. SUBJECT: APPROVED - Emergency Medical Services Contract Extension.  
The City Council approved the extension for Emergency Medical Services with the County of Fresno and authorized the City Manager to execute the contract on behalf of the City.
6. SUBJECT: APPROVED - Approval of Sole Source Provider and Contract for Purchase of Access Control System.  
The City Council approved the use of a sole source provider, Surveillance Integration, and approved a contract for the purchase and installation of a new Access Control System at the police department and city annex building.
7. SUBJECT: APPROVED - Initiate Proceedings to Levy the Annual Assessment for Sanger Landscaping and Lighting Maintenance District No. 1.  
The City Council approved Resolution No. 2023-12, initiating proceedings to levy the annual assessment for Sanger Landscaping and Lighting Maintenance District No. 1.
8. SUBJECT: APPROVED - Initiate Proceedings to Levy the Annual Assessment for Sanger Landscaping and Lighting Maintenance District No. 2.  
The City Council approved Resolution No. 2023-13 initiating proceedings to levy the annual assessment for Sanger Landscaping and Lighting Maintenance District No. 2.
9. SUBJECT: APPROVED - Agreement for Emergency Use of the Community Center between the City of Sanger and the American Red Cross.  
The City Council ratified the contract for the emergency use of the Sanger Community Center during the period between March 9, 2023 and March 17, 2023 for the purpose of emergency sheltering of victims from flooding between the City of Sanger and the American Red Cross.

The motion was seconded by councilmember Melendez and approved by the following vote:

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

5. SUBJECT: Authorization for Out of State Travel – Councilmember Esmeralda Hurtado and Councilmember Dolores Melendez.

Public comment:

Kevin Carter asked how does this trip benefit the City of Sanger and said one person who wants to take the trip voted no to approve bonds that would save the City money.

Mark Rocha said he approves 100% to send councilmembers to any place to further their knowledge and make connections that they can use to make the community a better community.

After further discussion, the City Council by motion of Councilmember Montelongo authorized Out of State travel for Councilmember Hurtado and Councilmember Melendez to attend the NALEO (National Association of Latino Elected and Appointed Officials) 40<sup>th</sup> Annual Conference in New York City, New York, from July 11 – 13, 2023. The motion was seconded by Mayor Pro Tem Martinez and approved by the following vote:

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

#### H. PUBLIC HEARING

1. SUBJECT: Establishment of Groundwater Recharge Development Impact Fee.

The Council called a public hearing to discuss the establishment of Groundwater Recharge Development Impact Fee.

Public comment:

An unidentified member of the audience stated Exhibit B caught his attention because it's a difference of 89 cents from med-density to low-density residential and asked if this could get us in trouble.

City Engineer Josh Rogers stated the cost of all facilities needed to offset groundwater is calculated then attributed to all land based on who's going to use the most water. He said this is the best project we have.

The Council closed the public hearing.

After further discussion, the Council by motion of Councilmember Montelongo adopted Resolution No. 2023-14 approving the Groundwater Recharge Development Impact Fee Study and establishing a new groundwater recharge development impact fee. The motion was seconded by Mayor Pro Tem Martinez and approved by the following vote:

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

I. DEPARTMENT REPORTS

2. SUBJECT: City of Sanger Five-Year Capital Improvement Plan.

Public comment:

An unidentified member of the audience stated the Five-Year Capital Improvement Plan issued in 2020 lists the Fire Station remodel as \$8 million and now the new plan indicates \$9 million.

The Council by motion of Mayor Pro Tem Martinez adopted Resolution No. 2023-15, which approves the Five-Year Capital Improvement Plan for fiscal years 23/24 – 27/28. The motion was seconded by Councilmember Melendez and approved by the following vote:

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

3. SUBJECT: Consulting Engineer Agreement for Community Development Block Grant Projects Services.

The Council by motion of Councilmember Montelongo awarded a Consulting Engineer Agreement for Community Block Grant Project Services to Yamabe & Horn Engineering, Inc., and authorized the City Manager to execute the agreement on behalf of the City. The motion was seconded by Mayor Pro Tem Martinez and approved by the following vote:

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

4. SUBJECT: Consideration of Water and Sewer Rate Study and Initiation of Proposition 218 Process.

Public comment:

David Pitman stated he is a 3<sup>rd</sup> generation poultry farmer. He said Pitman Farms chose Sanger over other cities because of the site, the feeling of being welcome, the availability of labor, and the water plant. He said the rate increases becoming effective in July is super-fast and had they known earlier they could have planned better. He said the increases are a \$1.8 million impact to their budget and their prices are locked with customers. He said they feel like they are being targeted. He asked the Council to take into consideration and they will continue to work with the City.

The Council by motion of Mayor Pro Tem Martinez adopted Resolution No. 2023-16 accepting the rate study relating to water and sewer rates with a revision to clarify that for industrial customers where pretreatment occurs, the rate balance will need to be reset to continue to cover cost of service, authorizing required actions under Proposition 218; and setting a Proposition 218 Public Hearing date to June 15, 2023 to consider rate increases. The motion was seconded by Councilmember Montelongo and approved by the following vote:

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

5. SUBJECT: Zoning Amendment No. 2022-04 (City-wide Rezones).  
RECOMMENDATION: That the City Council waive the full reading and introduce Ordinance No. 2023-02, amending the City of Sanger Zoning Map, to achieve compliance with 2035 Sanger General Plan, rezoning real property for a total of 346 parcels within the City.

The Council by motion of Councilmember Montelongo tabled Agenda Item G-5 to the April 20, 2023 City Council meeting. The motion was seconded by Mayor Pro Tem Martinez and approved by the following vote:

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

J. CITY MANAGER/STAFF COMMUNICATION

City Manager Tim Chapa announced the following:

1. The Fire Station remodel agenda item will be brought back to Council within the next few meetings. He stated the bid for the remodel was above estimates and that's why the revised amount was included in the Capital Improvement Plan.
2. Senator Hurtado announced last year that the City was allocated \$5 million for a new dispatch center. City Manager Chapa said he had concerns that the allocation would be taken back because the City had not received notification from the state. However, a week ago Friday he was asked to submit the forms to the state indicating that the City would accept the \$5 million. He said the next step is to receive the check. He said this is probably the largest grant the City has ever received.
3. The awning fell down at the Dollar Tree store located at the old Merri Mart shopping Center. All businesses were impacted. The Building Official deemed the building unsafe to enter. Since March 10, all businesses have been out of operation. He has now received notification that a part of the building, where Las Cabanas is located, is partially safe to occupy.

K. MATTERS INITIATED BY CITY COUNCILMEMBERS

1. Consideration and/or direction of installing flashing lights at 8<sup>th</sup> Street and Academy Avenue – Councilmember Hurtado. DELETED

Mayor Pro Tem Martinez

1. Apologized for missing the last meeting. It was due to traffic traveling back from Los Angeles.
2. Stated that he viewed the video of the last meeting where residents were speaking about housing conditions. He thanked them for speaking up.
3. Asked staff to look at the overgrown trees and grass at the northeast corner of Reagan and Holt Avenues.
4. Announced he was elected to the vice president position of the South San Joaquin Valley Division of California Cities where he will be able to advocate on the City's behalf.

Councilmember Montelongo

1. Stated that he tried meeting with residents at Sierra Woods Apartments and was told by management to leave because he was trespassing, He said he is trying to work with the constituents. He met them at City Hall along with the Mayor and Community Development Director David Brletic and encouraged them to call Code Enforcement.
2. Thanked the staff of the Public Works Department for making the parks look nice and preparing them for Easter celebrations.
3. Asked if trash containers for dog waste can be placed in Kelly Park.

Councilmember Melendez

1. Thanked Public Works Staff for cleaning the parks and fixing potholes.

Mayor Gonzalez

1. Thanked City Manager Chapa for the update on Mr. Gong's building.
2. Asked if there are ways to formally respond to public comment.  
City Manager Chapa said the ASK Sanger program responds to public comments and requests.  
City Attorney Montoy stated the Council has opted to wait in responding and has been following this for some time.
3. Stated that he likes the idea of using leftover money on the Community Center.

L. ADJOURNMENT

Being no further business, the Council adjourned their meeting at 9:13 PM.

ATTEST:



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*Rebeca Padron, City Clerk*