



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

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August 20, 2015  
6:00 P.M.  
Council Chamber  
1700 7<sup>th</sup> Street  
Sanger, CA 93657

A. CALL TO ORDER

The Joint Meeting was called to order at [6:03:50 PM](#).

B. OPENING CEREMONIES

The invocation was offered by Pastor Gary Duran.

The flag salute was led by Council Member Garza.

Roll Call

Present: Mayor Pro Tem/Board Member Raul Cantu, Council/Board Member Eli Ontiveros, Council/Board Member Humberto Garza

Absent: Mayor/Board Member Joshua Mitchell, Council/Board Member Tony Pacheco

Mayor Pro Tem Cantu announced that Council Member Pacheco was out of state attending a conference.

C. PUBLIC FORUM PRIOR TO CLOSED SESSION

None.

The Council/Board adjourned to closed session at [6:06:28 PM](#).

D. CLOSED SESSION

1. Pursuant to Government Code Section 54957.6  
Conference with Labor Negotiators  
Agency designated representatives: City Attorney Scott Cross, Interim City Manager Dayle Keller, Finance Director Debby Sultan, City Clerk/Deputy Personnel Officer Rebeca Hernandez  
Employee Organization: Stationary Engineers, Local 39

The Council/Board reconvened their joint meeting at [6:34:53 PM](#).

E. CITY ATTORNEY REPORT FROM CLOSED SESSION

City Attorney Scott Cross reported no action taken in closed session. Direction was given to staff.

F. AGENDA APPROVAL, ADDITIONS AND/OR DELETIONS [6:35:29 PM](#)

The Council by motion of Council/Board Member Garza approved the agenda as presented. The motion was seconded by Council/Board Member Ontiveros and approved by the following vote:

AYES: CANTU, ONTIVEROS, GARZA  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: MITCHELL, PACHECO

G. WORKSHOP/PRESENTATION [6:35:51 PM](#)

1. Acquisition Partners of America Quarterly Report.

John Quiring of Acquisition Partners of America (APA) presented a quarterly report to the Council.

Public Comment:

Fred Heisman indicated that APA is doing a great job and asked if grants can be submitted to Congressman Valadao's office to be hand carried to appropriate department.

John Quiring indicated that APA has used Valadao's office and lobbying firms to promote grants.

2. Sanger Accessibility Master Plan.

City Engineer Josh Rogers presented a master plan for public pedestrian traffic facilities.

Public Comment:

Peter Shiver, 507 I Street, asked if surveys and the accessibility of surveys is ADA compliant.

Fred Heisman asked if the City could use the Chamber's electronic board to inform residents of the survey.

H. PUBLIC FORUM

Doris Knowlton, 2704 4<sup>th</sup> Street, offered some healthy alternatives to the Chamber's annual candy giveaway at Halloween.

Manuel Salas, 805 Florence Avenue, indicated that the City website is out of date and lacks good design.

Interim City Manager Dayle Keller indicated that the City's website will be discussed at the next staff meeting.

Eric Gonzalez, 1845 E. Birch Avenue, Fresno, asked the Council to consider allowing a medical dispensary for cannabis and requested that an informational item be placed on a future City Council meeting agenda.

Council Member Ontiveros suggested that an agenda item be placed on a future City Council agenda for discussion on whether to direct staff to further research the consideration of a cannabis medical dispensary. Mayor Pro Tem Cantu agreed.

Henry Provost indicated that he agrees that cannabis can be used for pain relief and to improve sleep. He also stated that he would like the Veteran's Parade to be run like it was last year by Veteran's Parade Inc., and the City provide assistance.

Peter Shiver asked that the City explain the method used in selecting a firm to conduct the city manager recruitment and if the Brown Act was violated.

City Attorney Scott Cross indicated that according to the minutes of the August 6, 2015 meeting, direction was given to staff regarding a recruitment firm and that deliberation and action will be done at tonight's meeting. No decision has been made; the decision will be made tonight.

Oswaldo Vera indicated that cannabis is not good and many kids have died because of drugs.

Fred Heisman asked for an explanation on how a council member can use a City facility for a group meeting.

Interim City Manager Keller indicated that the Veteran's Advisory Committee meets monthly. It is an open meeting that serves as an advisory to the City Manager, not the Council.

## I. CONSENT CALENDAR

The Council by motion of Council Member Garza removed item I-2 and approved the following items on the consent calendar:

1. SUBJECT: APPROVED - Minutes of the regular meeting of the City Council held on August 6, 2015.
3. SUBJECT: APPROVED - Payroll including Check Nos. 54851 through 54941; Direct Deposit Nos. 36257 through 36465; and Benefit Check Nos. 1086 through 1093.

4. **SUBJECT:** APPROVED – RESOLUTION NO. 4575 - Urging the State to Provide New Sustainable Funding for State and Local Transportation Infrastructure.  
The City Council adopted Resolution No. 4575 urging the State to provide new sustainable funding for state and local transportation infrastructure; join the “Fix our Roads” coalition; and authorized the Interim City Manager to execute the required documents.
5. **SUBJECT:** APPROVED - Final Acceptance – Faller Park Basin Modifications and 10<sup>th</sup> Street Storm Drain Construction.  
The City Council accepted the work for the Faller Park Basin Modifications and 10<sup>th</sup> Street Storm Drain project in the amount of \$778,714.84; authorized the recordation of the Notice of Completion with Fresno County Recorder; and authorized payment of 5% retention in the amount of \$38,935.74 to Emmett’s Excavation, Inc. upon expiration of the 35 day lien period.
6. **SUBJECT:** APPROVED – RESOLUTION NO. 4576 - Budget Amendment for Raised Crosswalk at JFK Park.  
The City Council adopted Resolution No. 4576 approving a Budget Amendment for the 15/16 fiscal year authorizing the expenditure of Article 8 funding in the amount of \$40,000.00.
7. **SUBJECT:** APPROVED - Agreement with Fresno County for Collection of Special Assessments.  
The City Council approved the Agreement with Fresno County for the Collection of Special Assessments and authorized the Interim City Manager to execute the Agreement.

The motion was seconded by Council Member Ontiveros and approved by the following vote:

AYES: CANTU, ONTIVEROS, GARZA  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: MITCHELL, PACHECO

After further discussion the Council by motion of Council Member Garza approved the following item on consent calendar:

2. **SUBJECT:** REVIEWED - Monthly Warrants including Check Nos. 67436 through 67618.

The motion was seconded by Council Member Ontiveros and approved by the following vote:

AYES: CANTU, ONTIVEROS, GARZA  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: MITCHELL, PACHECO

J. PUBLIC HEARING 7:52:10 PM

1. SUBJECT: ORDINANCE NO. 1161 - Amending Chapter 90 of the City of Sanger Municipal Code Related to Manufactured Housing.

The Council conducted a Public Hearing to discuss amending Chapter 90 of the Municipal Code related to the definition of manufactured housing.

Public Comment:

Kevin Carter, 360 Hawley, indicated that the proposed ordinance would tighten the standards for manufactured housing and guarantee that a nicer house will be built.

The Council closed the Public Hearing.

The City Council by motion of Council Member Ontiveros introduced Ordinance No. 1161 amending Chapter 90 of the Sanger Municipal Code by amending Section 90-36 Definition of Manufactured Housing; Repealing Section 90-1009; and Adding Section 90-898 Related to Manufactured Housing. The Council amended the Ordinance by changing the definition of manufactured housing and the minimum size of the eave overhang feature.

The motion was seconded by Council Member Garza and approved by the following vote:

AYES: CANTU, ONTIVEROS, GARZA  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: MITCHELL, PACHECO

2. SUBJECT: APPROVED – RESOLUTION NO. 4577 - Revision of Sanger Community Design Standards & Guidelines.

The Council conducted a Public Hearing to discuss the design standards and guidelines for single family residential dwellings and manufactured housing.

No public comment was received.

The Council closed the Public Hearing.

The City Council by motion of Mayor Pro Tem Cantu adopted Resolution No. 4577 revising the Sanger Community Design Standards and Guidelines related to aesthetic requirements for single family residential dwellings that would apply to all single family residential dwellings, including manufactured housing. The motion was seconded by Council Member Garza and approved by the following vote:

AYES: CANTU, ONTIVEROS, GARZA  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: MITCHELL, PACHECO

3. SUBJECT: ORDINANCE NO. 1162 - Amending Chapter 14 of the Sanger Municipal Code Related to Permitting Procedures for Rooftop Solar Systems.

The Council conducted a Public Hearing to discuss amending Chapter 14 of the Municipal Code regarding permitting procedures for rooftop solar systems.

No public comment was received.

The Council by motion of Council Member Garza introduced Ordinance No. 1162 amending Section 14.93 of Chapter 14 of the Sanger Municipal Code relating to Expedited Permitting Procedures for Small Residential Rooftop Solar Systems. The motion was seconded by Mayor Pro Tem Cantu:

AYES: CANTU, GARZA  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: MITCHELL, ONTIVEROS, PACHECO

Council Member Ontiveros left the dais at 8:12 p.m. for a brief period and was not seated at the time of the vote.

*Note: due to a lack of quorum during the vote to approve the introduction of Ordinance No. 1162, a recommendation to approve the introduction will again be presented at the September 3, 2015 City Council meeting.*

#### K. DEPARTMENT REPORTS

##### City of Sanger City Council

1. SUBJECT: APPROVED - Agreement between the City of Sanger and Ralph Andersen & Associates for Recruitment of City Manager.

The City Council by motion of Council Member Garza approved the Professional Services Agreement with Ralph Andersen & Associates in the amount of \$29,700 to conduct an executive search for the position of City Manager and authorized the Interim City Manager to execute the Agreement. The motion was seconded by Council Member Ontiveros and approved by the following vote:

AYES: CANTU, ONTIVEROS, GARZA  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: MITCHELL, PACHECO

2. SUBJECT: Water Division Update.

Public Comment:

Julian Chapa, 2368 5<sup>th</sup> Street, commended Public Works Director Mulligan on an excellent staff report and commented that a workshop on such a complicated subject is appropriate because it is a lot of information to digest. He recommended moving forward with the RFP process but to also provide more education.

Kevin Carter, 360 Hawley, commented that developer fees should be put towards the water well system.

Manuel Salas, 805 Florence Avenue, asked if the City will consider grants for equipment that can detect leaks.

Jeanne Adams, 2789 Sterling Avenue, commented that many consumers have figured out that though water restrictions have decreased watering lawns from three to two days, they can water for longer periods to keep their yards green. She commented that raising rates will motivate residents to use less water.

The City Council by motion of Council Member Ontiveros approved the preparation and release of an RFP for a Water Rate Study. The motion was seconded by Council Member Garza and approved by the following vote:

AYES: CANTU, ONTIVEROS, GARZA  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: MITCHELL, PACHECO

City of Sanger as Successor Agency to the Sanger Redevelopment Agency

3. SUBJECT: APPROVED - Lease/Purchase Option Agreement with California TrusFrame (CTF).

Public Comment:

Jim Miser, 3001 3<sup>rd</sup> Street, asked that if after leasing the property for two years the company does not have the cash flow to purchase the property, will any equipment they have placed on the property need to be removed.

City Attorney Cross indicated that no permanent items will be allowed to be placed on the property; only temporary storage and any finished product waiting for delivery. All equipment must be immediately removed at the expiration of the lease term if CTF has not exercised the option to purchase the property.

The Board of the Successor Agency by motion of Board Member Garza adopted Resolution No. 15-03 approving the Lease/Purchase Option Agreement with California TrusFrame and authorizing the Interim Executive Director to execute the Agreement following approval by the Successor Agency Oversight Board and the California Department of Finance. The motion was seconded by Council Member Ontiveros and approved by the following vote:

AYES: CANTU, ONTIVEROS, GARZA  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: MITCHELL, PACHECO

L. CITY MANAGER/STAFF COMMUNICATION [9:08:59 PM](#)

Interim City Manager Keller announced the following: Police and Fire Chiefs will hold a “Coffee with the Chiefs” on Friday, August 28 from 7 a.m. to 9 a.m. at Jitters; staff is working on a job fair to be held in October.

M. MATTERS INITIATED BY CITY COUNCIL MEMBERS

Council Member Ontiveros commented that the presentation on the water rate study was informative but would still need to be presented in a workshop.

Council Member Garza commented that the City should plan a meeting in the near future to discuss the findings in the grand jury report.

City Attorney Scott indicated that he will draft a response that will be discussed in open session at a future city council meeting.

Mayor Pro Tem Cantu commented that staff is doing great job; the community is moving forward; the Council is working diligently to be transparent and work with businesses; the Council’s decision regarding the Mayor seat will have to be made soon; attended a number of events to represent the City to the best of his ability.

N. ADJOURNMENT

Being no further business the Council/Board adjourned their joint meeting at [9:13:10 PM](#).