



MINUTES OF A REGULAR MEETING OF  
THE SANGER CITY COUNCIL

February 18, 2016  
6:00 P.M.  
Council Chamber  
1700 7<sup>th</sup> Street  
Sanger, CA 93657

A. CALL TO ORDER

The regular meeting was called to order at [6:05:22 PM](#).

B. OPENING CEREMONIES

The invocation was offered by Pastor Mark Grice.

The flag salute was led by Mayor Pro Tem Cantu.

Roll Call

Present: Mayor Pro Tem Raul Cantu, Council Member Eli Ontiveros, Council Member Tony Pacheco, Council Member Humberto Garza

Absent: None

C. AGENDA APPROVAL, ADDITIONS AND/OR DELETIONS

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

AYES: CANTU, ONTIVEROS, PACHECO, GARZA

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

D. CEREMONIAL MATTERS

1. The Council recognized Pastor Chuck Antaramian for his 22 years of service to the Sanger community.

E. DEPARTMENT REPORT

1. SUBJECT: Fiscal Year 2014/2015 Comprehensive Annual Financial Report & Single Audit.

Public comment:

Fred Heisman commented that the new City Manager will be working many hours to figure out all this and that it is good this happened now so he can have a clearer picture. He suggested to the Council that they ask more questions about restricted funds.

Council Member Eli Ontiveros suggested that Staff bring back to Council a recommended methodology on how to address the audit findings.

The City Council by motion of Council Member Pacheco received and filed the Comprehensive Annual Financial Report and Management Statements for fiscal year 2014/2015 and the Single Audit Report for fiscal year 2014/2015 and associated year-end reports prepared by White, Nelson, Diehl, Evans, LLP. The motion was seconded by Council Member Garza and approved by the following vote:

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

F. WORKSHOP/PRESENTATION

1. John Quiring of Acquisition Partners of America presented a quarterly report to the Council.

G. PUBLIC FORUM

Doris Knowlton commented that at the last City Council meeting the Council talked about placing the medical marijuana regulation issue on the ballot and she did not think that it is a good idea. She said that after the workshop presented by Mr. Green and the Chiefs, the Council is better educated and qualified than the general public to make the decision.

Fred Heisman commented that the Council should have Johnson Controls come back to find out how much money the City is saving with the new meters and solar panels.

City Manager Tim Chapa said that Staff can follow up with a status update on solar savings at an upcoming meeting.

H. CONSENT CALENDAR

The Council by motion of Council Member Garza pulled item H-2 and approved the following items on the Consent Calendar:

1. SUBJECT: APPROVED - Minutes of the regular City Council meeting held on February 4, 2016.

3. SUBJECT: APPROVED – Payroll including Check Nos. 55196 through 55264; Direct Deposit Nos. 37526 through 37714 and Benefit Check Nos. 1138 through 1145.
4. SUBJECT: APPROVED - Ordinance No. 1167 related to Emergency Shelters. The City Council adopted Ordinance No. 1167 amending Section 90-23 of Chapter 90 of the Sanger Municipal Code to add a Definition for Emergency Shelters, amending Section 90-772 of Chapter 90 to add Subsection (25) Emergency Shelters, and adding Section 90-898 related to Emergency Shelter Regulations.
5. SUBJECT: APPROVED – Ordinance No. 1168 related to Mural Permits. The City Council adopted Ordinance No. 1168 proposing to amend Sanger Municipal Code Section 90-891(9) establishing a Mural Permit; and amending the City’s Commercial Districts (C-P, C-1, C-2, C-3, C-4, C-M), Industrial Districts (M-L, M-H); and Public/Quasi-Public District (RSC) to allow Murals subject to the approval of a Mural Permit.
6. SUBJECT: APPROVED – Ordinance No. 1169 related to Supportive Housing and Transitional Housing. The City Council adopted Ordinance No. 1169 amending Section 90-53 of Chapter 90 of the Sanger Municipal Code to add a Definition for Supportive Housing, amending Section 90-54 of Chapter 90 to add Definitions for Target Population and Transitional Housing, and amending Sections 90-182 (Residential Agriculture), 90-222 (R-1-10 Single Family Residential 10,000 Square Foot Minimum Lot Size), 90-262 (R-1-7.5 Single Family Residential 7,500 Square Foot Minimum Lot Size), and 90-202 (R-1-6 Single Family Residential 6,000 Square Foot Minimum Lot Size), to allow Supportive and Transitional Housing as Allowed Residential Uses.
7. SUBJECT: APPROVED – RESOLUTION NO. 4599 - California Municipal Finance Authority PACE Program. The City Council: 1) approved the Joint Exercise of Powers Agreement relating to the California Municipal Finance Authority; 2) adopted Resolution No. 4599 approving, authorizing and directing execution of a Joint Powers Agreement relating to the California Municipal Finance Authority consenting to the inclusion of properties within the City’s territory in the California Municipal Finance Authority PACE Program; and 3) authorized the City Manager, or designee, to execute all documents and take any actions necessary and appropriate to carry out the intent of this resolution.

8. SUBJECT: APPROVED – RESOLUTION NO. 4600 - Budget Amendment for State Route 180 Gateway Monument Sign Capital Project Roll-over.  
The City Council adopted Resolution No. 4600 approving a budget amendment for the 15/16 fiscal year to roll over previously appropriated General Fund monies in the amount of \$198,000 for the design, fabrication and installation of the State Route 180 Gateway Monument Sign.
9. SUBJECT: APPROVED - Purchase of Personal Protective Equipment.  
The City Council approved the expenditure of Measure “S” funds in the amount of \$33,575.20 for the purchase of thirteen (13) sets of personal protective firefighting clothing (turnouts) from Cascade Fire Equipment.
10. SUBJECT: APPROVED – RESOLUTION NO. 4601 - Electric Vehicle Purchase Program.  
The City Council adopted Resolution No. 4601 authorizing the application for funding from the San Joaquin Valley Air Pollution Control District to purchase zero-emission automobiles for use by the Code Enforcement and Building Divisions of the City.

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

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

2. SUBJECT: REVIEWED – Warrants including Check Nos. 69069 through 69191.

Mayor Pro Tem Cantu commented that in reviewing the Warrants he has noticed that the City has been doing business with the same local businesses for a long time. Specifically, he pointed out that the same businesses have been used for smog checks, tire repairs and paint supplies. He indicated that he is not “picking on” these businesses. He asked that in an effort to treat all local businesses equally, staff look at how other businesses can be used to provide services and supplies to the City.

City Manager Chapa indicated that staff will identify a few of the main businesses that the City has been working with for a number of years. Staff will then reach out to obtain quotes/bids for the types of services and supplies they provide.

The Council by motion of Council Member Pacheco approved Item G-2 on the Consent Calendar. The motion was seconded by Council Member Garza and approved by the following vote:

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

I. PUBLIC HEARING

1. SUBJECT: APPROVED – ORDINANCE NO. 1170 to Amend the City of Sanger Official Zone Map.

The Council conducted a Public Hearing to discuss an amendment to the City of Sanger Official Zone Map.

Public comment:

John Paul of ESK Farms commented that he is interested in farming the property and is comfortable with the conditions included in the ordinance.

Julian Chapa commented that he knows the family and their operation and that this is an opportunity to develop the property that benefits both the company and the City. He said that the company followed the appropriate procedures and that they have made a major investment to try to revitalize a packing company.

Doris Knowlton commented that she likes the idea of organic farming within our community and that it is better than another housing tract.

The Council closed the Public Hearing.

The City Council by motion of Council Member Garza introduced Ordinance No. 1170 to amend the City of Sanger Official Zone Map by rezoning a 10-acre site from the R-1-6 (Single Family Residential 6,000 Square Foot Minimum Lot Size) District to Urban Reserve and added condition E to Section 2 of the Ordinance stating that at the time Quality Avenue is needed to be constructed and/or the planned sewer and water mains need to be extended through the Subject Project that the property owner pay an in-lieu fee or enter into a cost sharing agreement related to the fair share of the sizing and construction of infrastructure that would serve development of the Subject Property as R-1-6 (Single Family Residential) and authorized the City Attorney and City Manager to negotiate the cost sharing agreement. The motion was seconded by Council Member Pacheco and approved by the following vote:

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

J. CITY MANAGER/STAFF COMMUNICATION

City Manager Chapa reported that the City received good news from the State regarding the housing element and asked Planner Keith Woodcock to provide additional information.

Planner Woodcock reported that all jurisdictions within Fresno County with the exception of the cities of Orange Cove and Firebaugh entered into an effort to develop a multi-jurisdictional housing element. The undertaking is the first within the State and has been in development for two years. The updated housing element will be presented to the Planning Commission for adoption next Thursday and to the Council on March 17<sup>th</sup>.

City Manager Chapa gave kudos to Dan Spears and Keith Woodcock for their efforts on this project.

City Manager Chapa reported that the notice to proceed has been issued to the sign company that is constructing the Highway 180 sign and it is anticipated that the sign will begin to be erected in July.

City Manager Chapa reported that the Police Department will undergo an operational review and audit by P.O.S.T. and the results will be forwarded as soon as we hear back from P.O.S.T.

City Manager Chapa reminded the Council that the March 3<sup>rd</sup> City Council meeting is cancelled due to a lack of quorum and the next regular meeting is scheduled for March 17<sup>th</sup>. City Manager Chapa advised the Council that the City has received a number of responses to the RFP for city attorney services and that there may be a need to schedule a special meeting before the March 17<sup>th</sup> regular meeting to address the proposals.

City Manager Chapa announced that the Department of Finance has accepted the property sale to California Trusframe and asked Community Development Director Dan Spears to provide additional information.

Community Development Director Spears reported that he received a notice from the Department of Finance (DOF) regarding the 10.85 acre expansion of California TrusFrame and that the DOF has changed their rules that going forward any property sales dealing with the City's long range property master plan no longer need to be submitted for approval. Director Spears further announced that California TrusFrame was constricted in their current location and that the additional space will allow them to ramp up their employment.

City Manager Chapa reported that the March 17<sup>th</sup> City Council meeting agenda will include Closed Session and that it would be prudent to begin the Closed Session at 5 p.m. rather than 6 p.m. City Manager Chapa suggested that the Council consider beginning Closed Session at 5 p.m. for all future meetings requiring Closed Session.

The City Council provided a consensus that future Closed Sessions begin at 5 p.m.

K. MATTERS INITIATED BY CITY COUNCIL MEMBERS

Council Member Ontiveros had nothing to report.

Council Member Garza had nothing to report.

Council Member Pacheco commented that this week's workshop on the CAFR was very informational and benefitting to all Council Members. He announced that this Saturday is the Suicide Prevention Seminar at the City Annex from 10 a.m. to 12 noon and everyone is invited.

Mayor Pro Tem Cantu commented that he has notice a rash of burglaries in the daily police logs and asked Chief Rodriguez to speak on what is being done to combat the activity.

Chief Rodriguez reported that they rely on weekly crime statistics to identify the patterns or trends of crimes that are happening and schedule patrols accordingly. The crime stats can be found at [www.crimereports.com](http://www.crimereports.com). Chief Rodriguez also stated that the Department has posted to their Facebook account that residents be more aware of what is being left in their cars and to be certain that their car doors are locked to prevent them from becoming a crime victim.

Mayor Pro Tem Cantu asked for an update on the recruitment process for police officers.

Chief Rodriguez reported that interviews of the current process were conducted in January and that after polygraph and backgrounds were reviewed, only one candidate is being considered.

City Manager Chapa commented that Staff will be developing a matrix as a mechanism to help identify the steps/milestones of the police officer recruitment process and to identify weak areas in an effort to expedite the process.

Council Member Pacheco commented that he preferred that the process not be expedited simply to fill the vacant positions and that candidates are thoroughly vetted.

L. ADJOURNMENT

Being no further business the Council adjourned their meeting at [7:46:46 PM](#).