

MINUTES
City Council and Successor Agency to the
Former Redevelopment Agency
Tuesday, September 16, 2014 – 6:00p.m.
City Council Chambers
746 8th Street, Wasco, California 93280

- 1) **CALL TO ORDER:** Mayor Cortez called the meeting to order at 6:05p.m.
- 2) **FLAG SALUTE:** Mayor Cortez led the flag salute.
- 3) **INVOCATION:** Danny Arellano with Primera Iglesia Bautista offered the invocation.
- 4) **ROLL CALL:**

Present: Mayor Cortez, Member: Espitia, Wegman, West

Absent: Member Martin

Also Present: City Attorney Schroeter, City Clerk Rodriguez, Interim Public Works Director Wren, Interim City Manager Paris, Interim Finance Director Blazenski, Planning Director Mobley, and Sgt. Chandler.

- 5) **PRESENTATIONS AND AWARDS:** None

- 6) **COMMUNICATIONS FROM THE AUDIENCE:**

John Pallares, resident of Wasco, asked Council if they can make it a priority to clean up the house located at 915 16th Street. Too many people walking there at night and it appears to be dangerous.

Sgt. Chandler informed Council that the Sheriff's office has been working on this issue and eviction has been done. He will have the deputies patrol the area more often.

Maria Munoz, resident of Wasco, spoke and indicated her mother lives next door to the house located at 915 16th Street. There are safety, health, and rodent issues. Her mother feels unsafe living there and they've had incidents with people that walk onto the property. The Sheriff's office has been called more than once. The property was supposed to have been cleaned up on 9/8/14 and still hasn't. She would like the City to help with the problem at 915 16th Street.

Mayor Cortez informed the residents he would get together with staff and the sergeant to discuss this issue. Sgt. Chandler informed Council that the cleanup will be done by a private company and they don't have an exact date on when that will be. The property is bank owned.

SUCCESSOR AGENCY BUSINESS:

- 7) Receive and file department payments totaling \$355,000.00.
Member Wegman made a motion to approve the Successor Agency department payments, 2nd by Member Espitia. All in favor, motion carried 4-0-0-1. City Clerk Rodriguez announced the vote:

AYES: Cortez, Espitia, Wegman, West

NOES: None

ABSTAIN: None

ABSENT: Martin

Interim City Manager Paris asked Council if item 8f could be pulled and placed before item 9. Item 8f should be a public hearing and was placed under consent by mistake.

CITY COUNCIL BUSINESS:

- 8) **CONSENT CALENDAR:** The Consent Calendar consists of items that in staff's opinion are routine and non-controversial. These items are approved in one motion unless a Councilmember or member of the public removes a particular item.
 - a) Approval of the September 2, 2014 Regular City Council and Successor Agency to the Former Redevelopment Agency meeting minutes.
 - b) Receive and file department payments totaling \$111,661.40
 - c) Report and Possible Adoption of an Ordinance, RE: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WASCO RECLASSIFYING APPROXIMATELY ONE (1) ACRE OF LAND FROM C-D (CENTRAL DISTRICT) TO I-L (LIGHT INDUSTRIAL).
 - d) Report and Possible Approval, RE: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WASCO REQUESTING ACTION BY CONGRESS ON DROUGHT LEGISLATION.
 - e) Report and Possible Approval, RE: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WASCO APPROVING AN APPLICATION TO THE SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT'S NEW ALTERNATIVE FUEL VEHICLE PURCHASE PROGRAM; THE EXECUTION OF A STANDARD AGREEMENT IF SELECTED FOR FUNDING AND ANY AMENDMENTS THERETO; AND ANY RELATED DOCUMENTS NECESSARY TO PARTICIPATE IN THE NEW ALTERNATIVE FUEL VEHICLE PURCHASE PROGRAM.

- f) Report, Public Hearing and Possible Approval, RE: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WASCO REVISION OF COUNTY WIDE SITING ELEMENT OF THE KERN COUNTY AND INCORPORATED CITIES INTEGRATED WASTE MANAGEMENT PLAN.
- g) Report and Possible Approval, RE: An Agreement with Self-Help Enterprises for a CDBG grant funded Homeowners Assistance Program.
- h) Report and Possible Approval, RE: An Agreement with the Cal Poly Corporation to prepare a Highway 46 Corridor study.
- i) Acknowledge Receipt of Correspondence.
- j) Approve the Reading of All Ordinances by Title Only and Approve Publication of All Ordinances.

Member Espitia made a motion to pull item 8f, place it before item 9 and approve the remainder of the consent calendar, 2nd by Member West. All in favor, motion carried 4-0-0-1. City Clerk Rodriguez announced the vote:

AYES: Cortez, Espitia, Wegman, West
 NOES: None
 ABSTAIN: None
 ABSENT: Martin

- 8f) Report, Public Hearing and Possible Approval, RE: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WASCO REVISION OF COUNTY WIDE SITING ELEMENT OF THE KERN COUNTY AND INCORPORATED CITIES INTEGRATED WASTE MANAGEMENT PLAN. (Wren)

Mayor Cortez opened the public hearing at 6:23p.m.

Director Wren gave report and informed Council that Ms. Susan Reid was present if they had any questions.

Mayor Cortez closed the public hearing at 6:24p.m.

Without any discussion, Member Wegman made a motion to approve the resolution, 2nd by Member Espitia. All in favor, motion carried 4-0-0-1. City Clerk Rodriguez announced the vote:

AYES: Cortez, Espitia, Wegman, West
 NOES: None
 ABSTAIN: None
 ABSENT: Martin

Mayor Cortez recused himself from items 9 and 10 due to possible conflict and left the Council chambers at 6:25p.m.

- 9) Report, Direction and Possible Minute Action, RE: Off-site Tract Directional Signage and Possible Amendment to Sign Ordinance. (Mobley)

Mayor Pro Tem Espitia asked Director Mobley to give report.

Director Mobley reported that the sign committee met and discussed the three options available. He asked Council for direction on how they would like to proceed.

Member Wegman informed Council that she and Member Martin met with staff and they recommend the City have a kiosk program.

Ken Topper with Evergreen Communities was present and addressed Council. He informed them that he is in support of a kiosk and would like to see it move forward.

Interim City Manager Paris reported that staff recommends moving forward with the kiosk program.

Without any further discussion, Member Wegman made a motion and directed staff to move forward with a kiosk program and bring back to Council for approval, 2nd by Member West. All in favor, motion carried 3-0-0-2. City Clerk Rodriguez announced the vote:

AYES: Espitia, Wegman, West
 NOES: None
 ABSTAIN: None
 ABSENT: Cortez, Martin

- 10) Report, Continued Public Hearing and Possible Approval, RE: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WASCO DENYING THE APPEAL FILED FOR ZONE VARIANCE 14-02, AND UPHOLDING THE PLANNING COMMISSION ACTION. (Mobley)

Mayor Pro Tem Espitia opened the public hearing at 6:34p.m.

Director Mobley gave report and recommends approval of the resolution and deny the appeal.

Ken Topper with Evergreen Communities addressed Council.

Mayor Pro Tem Espitia closed the public hearing at 6:43p.m.

Without any further discussion, Member Wegman made a motion to approve the resolution, 2nd by Member Espitia. All in favor, motion carried 2-1-0-2. City Clerk Rodriguez announced the vote:

AYES: Espitia, Wegman
 NOES: West
 ABSTAIN: None
 ABSENT: Cortez, Martin

Mayor Cortez returned at 6:46p.m.

- 11) Report, Public Hearing and Introduction of an Ordinance, RE: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WASCO AMENDING TITLE 17 OF THE CITY OF WASCO MUNICIPAL CODE ADDING CHAPTER 17.69, REASONABLE ACCOMMODATION, ESTABLISHING PROCEDURES FOR PROVIDING REASONABLE ACCOMMODATION TO RULES, POLICIES, PRACTICES, AND PROCEDURES TO ENSURE EQUAL ACCESS TO HOUSING AND TO FACILITATE THE DEVELOPMENT OF HOUSING FOR INDIVIDUALS WITH DISABILITIES. (Mobley)

Mayor Cortez opened the public hearing at 6:46p.m.

Director Mobley gave report.

Mayor Cortez closed the public hearing at 6:48p.m.

Without any discussion, Member Espitia made a motion to approve the introduction of the ordinance, 2nd by Member Wegman. All in favor, motion carried 4-0-0-1. City Clerk Rodriguez announced the vote:

AYES: Cortez, Espitia, Wegman, West

NOES: None

ABSTAIN: None

ABSENT: Martin

- 12) Report, Public Hearing and Introduction of an Ordinance, RE: AN ORDINANCE OF THE CITY OF WASCO AMENDING TITLE 13 OF THE CITY OF WASCO MUNICIPAL CODE ADDING CHAPTER 13.26, ESTABLISHING PARKLAND DEDICATION AND IN-LIEU FEE AND COMMUNITY PARK IMPACT FEE REQUIREMENTS, AND AMENDING TITLE 16, CHAPTER 16.46, PARKLAND DEDICATION. (Mobley)

Mayor Cortez opened the public hearing at 6:50p.m.

Director Mobley gave report and asked Council to continue the item to the October 7th meeting.

Mayor Cortez closed the public hearing at 6:50p.m.

Mayor Cortez motioned to continue item to the October 7th meeting.

- 13) Discussion and Possible Minute Action, RE: Possible sale of City Water Well #2 to a Private Party. (Wren)

Director Wren gave report.

Member West would like to have the item tabled until the owner of tract 6471 is notified.

Member Wegman would like the city to keep the well and not sell it.

Member Espitia would like staff to look into selling it.

Mayor Cortez would like to look at all options before getting an appraisal and staff bring back a list of pros & cons.

Member Espitia made a motion to table this item to another meeting so that staff can get the proper information from all departments, 2nd by Member Wegman. All in favor, motion carried 4-0-0-1. City Clerk Rodriguez announced the vote:

AYES: Cortez, Espitia, Wegman, West

NOES: None

ABSTAIN: None

ABSENT: Martin

14) REPORTS FROM CITY STAFF

Sgt. Chandler reported on the Rose Festival. He will look into putting cameras on the 16th street property and having more deputies patrol the property.

Director Mobley reported on the property at 16th street; eviction was done, clean up hasn't been started because the bank requires two bids and the cleanup will be the outside only. The house is bank owned.

15) REPORTS FROM CITY MANAGER

Interim City Manager Paris informed Council he has a meeting with a representative from the community regarding a community garden. He met with a school representative regarding the school parade being brought back to 7th Street. The school will be contacting all the business owners to see if they have problems with the school having this on 7th Street.

City Attorney asked Council to add an item to the agenda. An urgent matter was brought forward after the agenda was posted and needs to be approved before the next Council meeting. Oversight Board Director Dan Allen's position needs to be filled, since he is no longer with the City. He asked Council to make two motions; one to add the item to the agenda and the other to appoint a new director to the Oversight Board.

Member Wegman made a motion to add the agenda item regarding the Oversight Board appointment, 2nd by Member Espitia. All in favor, motion carried 4-0-0-1. City Clerk Rodriguez announced the vote:

AYES: Cortez, Espitia, Wegman, West

NOES: None

ABSTAIN: None

ABSENT: Martin

Member Wegman made a motion to appoint Interim City Manager Paris to the Oversight Board to serve as a Director replacing previously appointed City Manager Dan Allen, 2nd by Member West. All in favor, motion carried 4-0-0-1. City Clerk Rodriguez announced the vote:

AYES: Cortez, Espitia, Wegman, West
NOES: None
ABSTAIN: None
ABSENT: Martin

16) REPORTS FROM CITY COUNCIL

Member West reported on the League of California Cities Conference he attended and the Rotary Meeting. Member Wegman reported she attended a conference in Washington last week. She informed residents from 16th Street that they will work on this issue. Member Espitia informed residents from 16th Street that they will work on this issue and his goal is to keep the community clean.

Mayor Cortez adjourned to closed session at 7:30p.m.

Mayor Cortez reconvened from closed session at 7:46p.m.

17) CLOSED SESSION:

a) Public Employee Evaluation and Possible Appointment – City Manager pursuant to GC 54957 (b)(1).

Attorney Schroeter reported that there was no action taken.

18) ADJOURNMENT: Mayor Cortez adjourned the meeting at 7:46p.m.


Duviet Rodriguez, City Clerk


Teofilo Cortez, Jr., Mayor