

**KINGSBURG CITY COUNCIL  
REGULAR MEETING Minutes  
July 20, 2022**

**Council Chamber, 1401 Draper Street, Kingsburg, CA 93631 (559) 897-5821 [www.cityofkingsburg-ca.gov](http://www.cityofkingsburg-ca.gov)**

Invocation was given by Pastor John Palms, followed by the Pledge of Allegiance led by Mayor Laura North.

**6 P.M. REGULAR SESSION MEETING:**

**Call to Order and Roll Call** – Mayor Laura North called the regular meeting of the Kingsburg City Council to order at 6:05 pm.

**Council Members Present:** Vince Palomar, Brandon Pursell, Jr., Michelle Roman and Mayor Laura North.

**Council Members Absent:** Jewel Hurtado.

**Staff Present:** City Manager Alexander Henderson, City Attorney Michael Noland, Finance Director Alma Colado, Police Chief Neil Dadian, Fire Chief Daniel Perkins, Public Works Director Daniel Galvez, Community Development Director Holly Owen and City Clerk Abigail Palsgaard.

**Approve Agenda:** A motion was made by Council Member Pursell, Jr., seconded by Council Member Palomar, to approve the agenda, as published. The motion carried by unanimous voice vote of those Council Members present.

**Public Comments:**

John Palm, Kingsburg City Task Force, invited Council to the August meeting.

Lee Darling, resident, spoke about school crosswalk striping, crosswalk safety on Sierra and that he is a candidate for District 1.

City Manager Henderson gave an update that the striping out to bid right now, should be done before school. We are working with Caltrans with flashing beacons on Sierra, should be installed by the later part of the year.

John Gerard, resident, lives by Lincoln school. Filthy alley with no blacktop. School traffic runs through it.

**Consent Calendar:** A motion was made by Council Member Roman, seconded by Council Member Palomar, to approve the items appearing on the Consent Calendar. The motion carried by unanimous voice vote of those Council Members present.

- 5.1 Approval of City Council Minutes:** Approve the minutes from the June 15, 2022 Regular City Council Meeting as prepared by City Clerk Abigail Palsgaard.  
*Sponsor: City Clerk's Office*

- 5.2 **Check Register:** Ratify/approve payment of bills listed on the check register for the period June 7, 2022 through July 11, 2022 as prepared by Accounts Payable Clerk Marsha Alves.  
*Sponsor: Finance Department*
- 5.3 **Approve the Contract between Fresno County Fire Protection District and City of Kingsburg for Fire Dispatch-** Staff Report by Fire Chief Daniel Perkins  
*Sponsor: Fire Department*
- 5.4 **Public Safety Committee Appointment- Affirm Mayor North's appointment of Brent Andersen to Public Safety Committee to a 4 year term that is set to expire November 2026.**  
*Sponsor: City Clerk's Office*
- 5.5 **Award of the 2022 Slurry Seal Project to VSS International, Inc. in the amount of \$175,000.00-** Staff Report by City Engineer Dave Peters  
*Sponsor: City Engineer's Office*

## Regular Calendar

**Commercial Zoning Update - Proposed Scope of Work -** Staff Report by Community Development Director Holly Owen  
*Sponsor: Community Development Department*

Presentation by Eric VonBerg, here with COG who is funding this process. He is here to present ideas and concepts to get feedback from council. He reviewed the downtown code, would like to promote retail, restaurants and personal services. Encourage development up to 3 stories. Proposed new zone district in the downtown to allow more commercial development. Also looking at allowing residential in the commercial zone. Could also develop a specific plan to specify design standards and other regulations to guide development. Another option is a mix use overlay zone. Objective design standards will be made so there is no subjective rulings. Spoke about incentive programs. Looking for feedback what type of housing is needed, what type of businesses would you like to see, what type of uses would fit.

Council Member Pursell, Jr. asked about proposed zoning by Sinclair (SBC4). Mr. VonBerg said yes, it would include allowing for 5 story buildings. Asked about the other zones. Mr. VonBerg said with allowing higher buildings, there is the possibility of having retail on the bottom and offices above. City Manager Henderson explained the different zones, discussion with consultants from 2017. There are some things that need to be cleaned up in the code , it is from 2014. Mayor North asked how high our ladder truck goes. Chief Perkins said 6-7 stories. Council Member Palomar asked about subjective standards, would make it so there wouldn't need to be a public hearing? Mr. VonBerg said yes, so people can't complain about a project without due cause, streamlines the process and removes the CEQA requirements. Council Member Pursell, Jr. asked what are the negatives of the subjective standards. Mr. VonBerg said it is a new process, doesn't know if there are negatives that have come up.

Mayor North asked if we allow the new zone, Sinclair can knock down their business and build apartments. Mr. VonBerg said yes, if that is what we put in the code. You could require certain setbacks, design styles and requiring green spaces. Council Member Roman loves the idea of the mixed use and asked about what type of incentives they are proposing. Mr. VonBerg said that is a part

of the process that is coming up. Council Member Roman would like to know what incentives would encourage the type of businesses we would like to see downtown. Mayor North asked as it is written, this shows we are limiting the office buildings. Mr. VonBerg said yes, that is what we are recommending. Mayor North asked what other communities have done this. Mr. VonBerg said Selma, Ca is working on it, doesn't know of any other city. Downtown Fresno is promoting retail spaces. Mayor North asked are they promoting or are they changing the zoning? Mr. VonBerg said Selma is adding the zoning. Mayor North said a lot of the Fulton Street is boarded up.

Council Member Palomar asked if he has a ratio of retail to office space? Council Member Pursell, Jr. said mixed use sounds great. He would like to see a lot of consideration for parking. Mayor North would like to see what other cities have done as incentives without changing the zone to not allow offices. Council Member Pursell, Jr. said it has to be financially viable for property owners downtown. Mayor North asked if current owners are grandfathered in. Would hate to have buildings boarded up. Mr. VonBerg said you could always limit and not allow office space.

Mayor North doesn't want to waste his time, is not behind telling building owners what they can do with their property. Council Member Roman thinks there are creative ways that may be able to make it work, our city is different than others. She is excited, looking into the future. Council Member Pursell, Jr. said the previous meeting had an urgency ordinance. He is not going to support something that is on the backs of building owners. Doesn't want to take away property rights. Will support the rest, lighting, wayfinding. Mayor North agrees.

Sherman Dix, resident, building owner on Draper, opposed to limiting office space, as Mr. VonBerg said, at the end it is market driven. Researched where it has been used- couldn't really find any. Sonoma County had a park where there is only retail. Mr. Dix said 70% of the downtown is retail. Is for encouragement than restriction. Most retail shops close already at 5, most are closed on Sunday. Is for design issues, better signage, trim trees. Would like the data behind this. How do we know this is the right way?

Jennifer Delinger, building owner, business owner, and resident, said don't tell me what to do with my property. Wouldn't push anyone on the 2<sup>nd</sup> floor as suggested. Parking is an issue. Would like 3-hour parking, but not just on Draper.

Lee Darling, resident, asked about a vertical parking structure for free parking. Against parking meters.

Council Member Pursell, Jr. asked how much it would cost. City Manager Henderson said there is no cost, it is through COG. Council Member Roman said she would like to hire a consultant to look at the areas. Would like to make a motion to hire a consultant. Council Member Pursell, Jr. said this is just for them to research, right? We would have complete control? City Manager Henderson said if there is not the desire to limit office space, I would remove that from the scope. At the end of the it will come before the Planning Commission and then Council. Mayor North asked how would the reaching out look like? Mr. VonBerg said there will be conversations with business and building owners. Council Member Pursell, Jr. would like to see this for the other areas, not the downtown. Mayor North wants to make sure building owners are contacted. Wants to make the best decision. Council asked about timelines- 2 months to contact property owners, come back in 3 months with an update.

Council Member Roman motioned to move forward with the consultant on the work plan, seconded by Council Member Pursell Jr. with the direction of the scope Council has given to night. The motion carried by unanimous voice vote of those Council Members present.

**Water Conservation – Turf Replacement Program Update-** Staff Report by Public Works Director Daniel Galvez.

*Sponsor: Public Works Department*

Public Works Director Daniel Galvez reported on the success of the Turf Replacement Program as he has just completed the first fiscal year. Council allotted \$30,000 with a potential of \$2 for every sq. ft. removed, up to \$3,000. Public Works Director Galvez reviewed the process. 29 applications were submitted with 11 projects completed. Through the program there was 10,796 sq. f.t of turf removed, 125 sprinklers capped or converted to drip. Mr. Galvez reviewed challenges in the projects, and he reviewed goals including reaching out to commercial properties as the state has mandated that no decorative watering is allowed.

**National Opioid Settlement Update-** Staff Report by City Attorney Michael Noland.

*Sponsor: City Attorney's Office*

City Attorney Michael Noland reviewed the history of the lawsuit. The City will receive \$4,422.77. Fresno County will receive \$1,042,955. Fresno County reached out to see if the cities would direct the funds to the county. If we keep it we would have to set up an opioid treatment program and report to the state every year. Asking for direction if we want to forward the funds to the county or direct staff to start a city wide program. Council discussed that \$4,227.77 is not enough for us to have our own program. Supports sending it to the county as long as our citizens have access and that we have a voice in the programs. Council discussed how the funds can be used. Mr. Noland said there has to be abatement in the use of the funds. Council Member Pursell, Jr. motioned, seconded by Council Member Palomar, to assign the City's share of settlement funds to the County of Fresno to assist with funding County-wide programs for opioid treatment and abatement. The motion carried by unanimous voice vote of those Council Members present.

**Crime Statistics Report for the Month of June 2022 and General Police Department Update**

Crime Statistics Report prepared by Kingsburg Police Department Records Supervisor Corina Padilla.

*Sponsor: Police Department*

Presentation by Police Chief Neil Dadian- update on current cases. Recovered 3 stolen high price vehicles. Hiring is difficult as it is for many departments. Getting vehicles are difficult still due to a chip shortage Council Member Palomar asked about a case that FSO is now investigating. Chief Dadian said as of right now, there are no updates.

**Council Reports and Staff Communications**

**Community Services Commission:** Mayor Laura North said they have not met.

**Public Safety Committee:** Council Member Vince Palomar said they have not met

**Chamber of Commerce:** Council Member Brandon Pursell Jr. said nothing to report.

**Economic Development:** Council Member Michelle Roman said they have not met.

**Finance Committee:** Council Member Brandon Pursell Jr. said they have not met.

**Planning Commission:** Mayor Laura North said they have not met

**South Kings Groundwater Sustainability Agency Joint Powers Authority (SKGSA)-** Council Member Brandon Pursell Jr. said they met and had an update to the general plan.

**Downtown Business Improvement District-** City Clerk Palsgaard said they have not met.

### **Council of Governments**

Council Member Roman gave a Measure C Renewal Update. Measure C passed through COG, went to Board of Supervisors, FRTCA passed and then will go to the ballot. Important change is allowing agencies to repair curbs and sidewalks or to preform complete street projects. Council and staff congratulated Council Member Roman on leading through the long meetings.

**Council Member Reports-** Council Member Palomar said the Madsen Bike Trail has been completed, he has been riding on it. Property owner was able to farm without destroying the track. Mayor North said Car and Driver Magazine brought a classic Swedish car for a Swedish photo shoot. She spoke about the U9 baseball tournament.

**City Manager's Report** – City Manager Henderson said the striping project will open next week. Update on the roundabout- issues with the procurement of lighting. Working with the contractor to get temporary lighting. Stone Plaza received all their final approvals, should ramp up. Met with the Chamber, thinking about doing the Fresno Street Eats the 1<sup>st</sup> Friday of every month. Looking at vehicles as by 2035 CA will not allow combustible engines.

**Future Agenda Items:** None.

**At 7:56pm the Kingsburg City Council adjourned out of the Regular Calendar into Closed Session:**

#### **9.1 CONFERENCE WITH LABOR NEGOTIATORS**

##### **California Government Code Section 54957.6**

City Designated Representative: Alexander Henderson

Employee Organization: Public Service Employees Association (KPSEA)

Employee Organization: Kingsburg Police Officer Association (KPOA)

Employee Organization: Kingsburg Professional Fire Association (KPFPA)

Employee Organization: Non-represented Employees

#### **9.2 CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

##### **California Government Code Section 54956.8**

Fresno County Assessor's Parcel Number: APN: 394-042-04

City Negotiator: Alexander J. Henderson

Under Negotiation: Rental Terms and Conditions

#### **9.3 CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

##### **California Government Code Section 54956.8**

Property: City of Kingsburg street right-of-way in various locations within the City of Kingsburg.

City Negotiator: Alexander Henderson

Negotiation parties: Fiber-Optic Contractors  
Under Negotiation: Terms and conditions of lease of City of Kingsburg street right-of-way for installation of fiber-optic cable.

**At 8:44pm the City Council adjourned out of Close Session into Regular Kingsburg City Council Meeting and reported out of Closed Session.**

City Attorney Michael Noland said that there is nothing to report.

**The Regular Kingsburg City Council Meeting was adjourned at 8:45 P. M.**

Submitted by:

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Abigail Palsgaard, City Clerk