

**KINGSBURG CITY COUNCIL  
REGULAR MEETING MINUTES  
October 4, 2023**

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

Invocation was given by Pastor Malcolm Light, Orchard Church, followed by the Pledge of Allegiance led by Mayor Vince Palomar.

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

**Call to Order and Roll Call:** Mayor Palomar called the regular meeting of the Kingsburg City Council to order at 6:01pm.

**Council Members Present:** David M. Silva, Brandon Pursell, Jr. Laura North, Staci Smith, Mayor Vince Palomar.

**Council Member Absent:** None.

**Approve Agenda:** A motion was made by Council Member Pursell, Jr., seconded by Council Member Smith, to approve the items appearing on the Consent Calendar. The motion carried by an unanimous voice vote.

**Presentations:** *None.*

**Public Comments:**

Janet Cabrel, resident, requested a crosswalk on Sierra and Madesen near the Historical Park to the new Senior housing.

**Consent Calendar:**

A motion was made by Council Member Silva, seconded by Council Member Smith, to approve items 5.1-5.4 and 5.6 appearing on the Consent Calendar. The motion carried by an unanimous voice vote.

Council Member Pursell Jr., pulled 5.5 from the calendar as the item is incomplete.

- 5.1 Approval of City Council Minutes:** Approve the minutes from the September 6, 2023 regular 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 August 29, 2023 through September 25, 2023 as prepared by Accounts Payable Clerk Marsha Alves.  
*Sponsor: Finance Department*
- 5.3 Approve the Requested Closure of Washington Street for the Kingsburg First Baptist Church upcoming Community Christmas event from November 30, 2023, to December 10, 2023.-** Staff Report prepared by Community Services Director Adam Castaneda.  
*Sponsor: Community Services Department*
- 5.4 Adopt Resolution 2023-039 Declaring the Property to be sold by the City to Irigoyen Farms is exempt surplus land. -** Staff Report prepared by City Attorney Michael Noland

*Sponsor: City Attorney's Office*

- 5.6 Award the 12th Avenue & 18th Avenue Sidewalks Project to R.J. Berry Jr, Inc. in the amount of \$443,040.00.** - Staff Report prepared by City Engineer Dave Peters  
*Sponsor: City Engineer's Office*

**Pulled:**

- 5.5 Award the Madsen Avenue Rehabilitation Project to JT2 Inc. dba Todd Companies in the amount of \$585,700.00.** - Staff Report prepared by City Engineer Dave Peters  
*Sponsor: City Engineer's Office*

## **Regular Calendar**

**PUBLIC HEARING – Approval of Facility Solutions Agreement & Project Exemption CEQA Government Code Section 4217.10-4217.18 for the City Solar Project-** Staff report by Public Works Director Daniel Galvez  
*Sponsor: Public Works Department*

**Open Public Hearing:** Mayor Palomar opened the public hearing at 6:08 P.M.

Public Works Director Daniel Galvez discussed moving forward with the solar project with SitelogIQ. Part of the conditions to obtain funding is to have these agreements in place.

## **Council Discussion 6:10 P.M**

Council Member Pursell Jr. clarified that Well 16 panels will be constructed as shown in the resolution. Galvez clarified yes with additional landscaping.

## **Open Public Comment 6:12 P.M**

None.

## **Close Public Comment 6:12 P.M**

## **Continued Council Discussion 6: 13 P.M**

Council Member North expressed her previous reluctance and no vote during the last meeting was due to the rush of the project, the SitelogIQ funding, and the location of Well 16. After conversations with customers, who only had positive remarks, and speaking with staff, she now understands the rush was on the state government's end. While she is still unhappy with Erling Park, the benefit to the community outweighs the negative and it would be detrimental to withhold approval.

Council Member Silva agreed with Council Member North. He added his own issues stem from being presented one thing but receiving something else for the interest rate. He wished we were able to bid the project.

Council Member Pursell Jr. said he is still disappointed with the SitelogIQ funding. He explained this would be the most financially sound solution. He still doesn't like Erling Park, but was glad that residents around the park were able to give their input, which was used in the design. Going forward, there will be a lot of emphasis on getting these projects right and he will hold SitelogIQ accountable.

Mayor Palomar acknowledges this project has been controversial. Notes the details must be exact, and the specifications of the park must be exactly right.

### **Close Public Hearing 6:23 P.M.**

A motion was made by Council Member Pursell Jr., seconded by Council Member Smith, to ~~approve~~ adopt Resolution 2023-40 approving a Categorical Exemption for construction and installation of the City Solar Project. The motion carried by an unanimous voice vote.

A motion was made by Council Member Smith, seconded by Council Member Pursell Jr., to adopt Resolution 2023-41 approving the Energy Services Agreement between the City and SitelogIQ, Inc. for the City Solar Project. The motion carried by an unanimous voice vote.

### **Solar Equipment-Lease Purchase Agreement With Flagstar Public Funding Corp. - Staff Report by Michael Garcia, Brandis & Tallman** *Sponsor: Public Works Department*

Public Works Director Daniel Galvez discussed the previous discussions regarding financing the cost of the solar facilities at Wells 13 & 16, the Police Department, and City Yard. At the previous City Council meetings, SitelogIQ, Inc. provided specifics on energy cost savings to the City resulting from the construction and installation of the solar facilities at the Sites. At the City Council meeting held on September 6, 2023, information regarding the financing of the cost of construction and installation of the solar facilities was presented by the Oppenheimer Group. Additional information regarding the financing of the cost of the construction and installation of the solar facilities will be presented by the Oppenheimer Group during a separate agenda item at the Council meeting so long as the City Council approves the resolutions presented by Staff for this agenda item.

Michael Garcia, Oppenheimer, provided a brief market update. The interest rates have been rising, it was to be expected since the Federal Reserve voted to maintain interest rates were they are at. Interest rates are expected to go up.

Since the last meeting, Oppenheimer has reached out to four different prospective banks and secured three different proposals, from Capital One, Flag Star Bank, and Webster Bank. The decision to move forward with Flagstar was due to the proposed 4.77% with an equipment lease. The other proposals were for a real property lease where you would have to secure finances with city hall or the fire station. Mr. Garcia provided a summary of financing results, for the amount of \$3,274,000 with total gross debt services \$5,207,271. He highlighted where the city would save as well.

Nikki Tallman, Oppenheimer, provided a brief update. She wanted to highlight the 15-year term from Flagstar has a 20-year amortization. By the 15-year mark, the loan will be required to be paid off or refinanced. There will be two escrow accounts that will bear interest in the benefit of the city. Agreements will be signed and closed by October 12, 2023 within the rate lock.

A motion was made by Council Member Smith, seconded by Council Member Silva, to adopt Resolution 2023-42 approving the Energy Services Agreement between the City and SitelogIQ, Inc. for the City Solar Project. The motion carried by an unanimous voice vote.

**Transient Oriented Development Project- Draper Street** - Report by City Engineer Dave Peters  
*Sponsor: City Engineer's Office*

City Engineer Dave Peters Transient Oriented Development Project- Draper Street plan was presented to different interest groups in town who approved the plan. The plan did come to council for approval and now we received a grant to fund phase 1. Phase 1 includes curb extensions and bike lanes. He is recommending bike lanes behind the parked cars as it is already successful on Lewis Street. Engineer Peters does not recommend the other options for safety reasons. He is recommending the bike lane being installed with a contrasting color.

Council Member Smith asked if they are changing the degree of the parking spots, Mr. Peters stated it will not change.

Council Member Pursell Jr., inquired about whether or not the bike lane will take from the parking spots or the street and if there have been any accidents involving bikes and vehicles. Engineer Peters stated it would be taking space from the street. There have been no accidents. When asked if this was a requirement for our city, Engineer Peters explained this is a county- and city-wide effort to promote supporting non-motorized mobility. When citizens have safe access, it will promote more use among non-motorized users.

After Council Member Pursell Jr., expressed not wanting more cyclists downtown due to safety reasons. Engineer Peters countered that more cyclists and other modes of transportation would likely shop downtown and believes it is safe for bicyclists downtown.

Council Member North believes the bike lanes will help remove the motorized bikes and scooters from the sidewalk as kids may not know they can ride in the lane. We will need more bike racks.

Engineer Peters goes on explaining the smaller driving lanes will create a traffic calming effect that would make it the safest.

Council Member Smith asked if it were possible to redo the bike lanes in color on Lewis Street. Engineer Peters explained that funding was not part of the grant, but it is something we can consider in the future.

Adding to the conversation, City Manager Alex Henderson informed council there have not been a significant number of bike accidents. There have been more complaints about bikes and scooters on the sidewalk from downtown business owners, BID, and the Chamber of Commerce. There is currently a bill on the governor's desk indicating that cities cannot enforce no bikes on the sidewalk if they do not have a bike lane.

Council is in agreement with discussing the matter with Chamber, BID, and other stakeholders for their opinion.

**Memorial Park Restroom Replacement** - Report by City Engineer Dave Peters  
*Sponsor: City Engineer's Office*

City Engineer Dave Peters presented that the plan is to replace the restroom with a new building and use the existing building for storage. The new cost estimate amounts to \$401,200 dollars, similar to Athwal Park's, but bigger in size. If council agrees, it should be done by April.

Council gave directions to move forward.

**T-Mobile Hometown Grant Award for Athwal Park - Staff Report by Community Services Director Adam Castaneda**  
*Sponsor: Community Services Department*

Community Services Director Adam Castaneda shared that the city received a \$50,000 grant from T-Mobile for improvements at Athwal Park. Will have a ceremony during the ribbon cutting at Athwal next week, October 10, 2023.

Informational - No Action Needed

**Crime Statistics Report for the Month of August 2023 and General Police Department Update - Crime Statistics Report prepared by Kingsburg Police Department Records Supervisor Corina Padilla.**  
*Sponsor: Police Department*

Police Chief Neil Dadian presented the crime stats and briefed the council on recent incidents. He also covered hiring, assignments, training updates, and grants.

Mayor Palomar asked if the cameras at Memorial Park assisted in one of the investigation, but Chief Dadian wasn't entirely sure but assumes they were.

Informational - No Action Needed.

**2023 Fire Department Update- Presentation by Fire Chief Daniel Perkins**  
*Sponsor: Fire Department*

Fire Chief Daniel Perkins presented call stats, they have been going up every year, stats are up 3k for this year. Chief Perkins also reviewed payment types, training, equipment, response times, insurance ratings, grant funding, and strategic goals.

Mayor Palomar inquired about the Tesla battery fire training. Chief Perkins explained they have not had the training in the Central Valley yet and hopes they will in the next six months.

Council Member Silva asked if his goal is to reach the national average, or to surpass? Chief Perkins would like to surpass.

Council Member Silva expressed that Measure E money use is showing in the community and thanked both Chief Perkins and Chief Dadian.

Informational- No Action Necessary

## **Council Reports and Staff Communications**

**Community Services Commission** - Met on Thursday, September 28, 2023, and discussed the dog park design. Will come to council with details.

**Public Safety Committee** - Have not met. Kingsburg High School is going to have fentanyl awareness assembly this month.

**Chamber of Commerce** – Had a successful Crayfish Festival. October 6, 2023 will be hosting Fresno Street Eats. Meeting this coming Tuesday, October 10, 2023.

**Economic Development** – Have not met.

**Finance Committee** - Have not met.

**Planning Commission**- Have not met.

**South Kings Groundwater Sustainability Agency Joint Powers Authority (SKGSA)**- Closed on the property for the recharge pond.

**Downtown Business Improvement District** - Met this week, a lot of upcoming events with the upcoming holidays. There will be new Christmas trees and decorations. Spoke what they offer businesses downtown.

**Council of Governments** – Spoke of the lobbying efforts in Washington and about the Highway 99 construction uses.

**Quarterly Council Update of All Intergovernmental Committees and Boards** - 5 cities met, few updates. Will be hosting the next meeting here.

**Council Member Reports** – Council Member Silva noted Tri-County changed their name. Council Member Pursell Jr. noted council went to League of Cities conference that held mandatory classes for council to see what was going on in the state. Mayor Palomar attended opening ceremony for Big Fresno Fair.

**City Manager's Report** – Updated the curb ramp in front of Rafer Johnson- doing one at the time and they are getting them done.

**Future Agenda Items:**

Growth Management Ordinance Phasing Discussion

*Sponsor: Council Member Pursell, Jr.*

**Adjourn Regular Kingsburg City Council Meeting. At 8:20 P. M. Mayor Palomar adjourned the meeting.**

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Abigail Palsgaard, City Clerk