

City Of Patterson

Regular Meeting Minutes

December 4, 2018

City Manager
Ken Irwin

City Attorney
Tom Hallinan

Deputy City Attorney
Douglas White



www.ci.patterson.ca.us

Mayor
Deborah M. Novelli

City Council
Dennis McCord
Joshua Naranjo
Dominic Farinha
Cynthia Homen

City Clerk
Maricela Vela

1. Call to Order

Attendee Name	Title	Status	Arrived
Dennis McCord	Council Member	Present	
Joshua Naranjo	Council Member	Present	
Dominic Farinha	Council Member	Present	
Alfred Parham	Council Member	Present	
Deborah M. Novelli	Mayor	Present	

The regular meeting of the City Council of the City of Patterson was called to order in City Hall, City Council Chambers, 1 Plaza, Patterson at 7:03 p.m. by Mayor Novelli.

City Staff Present:

1. City Manager Irwin
2. Deputy City Attorney Goldstein
3. Public Works Director Willett
4. Community Development Director James
5. City Engineer Ulloa
6. Fire Chief Gregory
7. Recreation and Community Services Director Flanders
8. Administrative Assistant to the City Clerk Alegre

City Staff Excused:

1. Finance Director Ryan
2. Human Resources Director Smith
3. City Clerk Vela

2. Pledge of Allegiance

3. Statements of Conflict

None.

4. Items from the Public

Supervisor Jim DeMartini, President, West Health Care Task Force - addressed the City Council on the functions/events promoting healthy lifestyles. Next West Health Care Task Force meeting scheduled for December 7, 2018.

Resident, 655 Ward Avenue, Patterson - addressed the City Council thanking them for the new digital signs, requesting for one more sign to be placed on the north side of town.

Mia Mendez, Patterson - addressed the City Council on the item of traffic issues heading out of Patterson on East Las Palmas, requested more police enforcement in the area.

Monica Della Maggiore, Patterson - addressed the City Council thanking Public Works for their quick work on removing tree stump and curve repairs. Mrs. Della Maggiore addressed the item of Public Works replacement of sidewalks on the North part of downtown, stating she was grateful for the upgrades.

Xia Thao, Patterson Branch Librarian - addressed the City Council updating the Council and the public on programs/events/functions taking place at the Patterson Branch Library.

5. Consent Calendar

Mayor Novelli moved to approve Consent Calendar Items 5.1 through 5.12. The motion was seconded by Councilmember Farinha and unanimously approved by a 5-0 roll call vote.

RESULT:	ADOPTED
MOVER:	Novelli
SECONDER:	Farinha
AYES:	McCord, Naranjo, Farinha, Parham, Novelli

- 5.1. Motion to Waive Readings - All Readings of Ordinances and Resolutions, Except by Title are hereby waived.
- 5.2. Approve Minutes of Regular Meeting - September 4, 2018 (7:00 PM)
- 5.3. Approve Minutes of Special Meeting/Closed Session - September 18, 2018 (6:00 PM)
- 5.4. Approve Minutes of Regular Meeting - September 18, 2018 (7:00 PM)
- 5.5. Approve Minutes of Special Meeting - September 25, 2018 (6:00 PM)
- 5.6. Approve Minutes of Special Meeting/Closed Session - October 2, 2018 (6:00 PM)
- 5.7. Approve Minutes of Regular Meeting - October 2, 2018 (7:00 PM)
- 5.8. Approve Minutes of Regular Meeting - October 16, 2018 (7:00 PM)

- 5.9. Approve the proposal from Provost & Pritchard Consulting Group for the Ninth Street Improvements Project and authorize staff to enter into a negotiated Consultant Agreement with a not to exceed cost of \$62,650 for Phase II of this project.
- 5.10. Motion to Approve Second Reading and Adoption of Ordinance No. 827, reading by title only, waiving further reading, An Ordinance of the City Council of the City of Patterson, Changing the Zoning Designation Through a City Initiated Consistency Zoning Mechanism Over a 59.98 Acre Site Identified as Assessor Parcel Number 021-091-012 in Order to Bring the Subject Sites Zoning Designation Into Conformance With the Subject Sites General Plan Designation.
- 5.11. Motion to Approve Second Reading and Adoption of Ordinance No. 828, reading by title only, waiving further reading, An Ordinance of the City Council of the City of Patterson, Approving partial cancellation of development agreement by and between the City of Patterson (“City”) Fritz and Donna Schali, Westside Property Management (collectively, “Developers”), and, as it relates to approximately 5.92 acres only.
- 5.12. Motion to Approve Second Reading and Adoption of Ordinance No. 829, Reading by Title Only, Waiving Further Reading, An Ordinance of the City Council of the City of Patterson, Approving the First Amendment to the Development Agreement by and between the City of Patterson and GDB Investments, Inc.

6. Presentations

- 6.1. Appointment & Oath of Office of New Patterson Police Chief Marc Nuno (Mayor Novelli)

Mayor Novelli presented Chiefe Dirkse with a City plaque for his dedicated years of service (2015-2018) to the City of Patterson.

At this time Mayor Novelli administered the Oath of Office to the New Patterson Police Chief Mark Nuno. Police Chief Nuno signed his City of Patterson Oath of Office.

At 7:26 p.m. Mayor Novelli called for a short break.

At 7:42 p.m. Mayor Novelli called the meeting back to order.

7. Public Hearings

- 7.1. Planning Department - Motion to Continue the Public Hearing to January 15, 2019 Regular City Council Meeting.

City Manager Irwin addressed reviewed his staff report, requesting for City Council to Continue the Public Hearing to January 15, 2019 Regular City Council Meeting.

At 7:43 p.m. Mayor Novelli opened the Public Hearing to public comments. There being no public comments, Mayor Novelli closed the Public Hearing.

Mayor Novelli moved to Continue the Public Hearing to January 15, 2019, Regular City Council Meeting. The motion was seconded by Councilmember McCord and unanimously approved by a 5-0 roll call vote.

RESULT:	ADOPTED
MOVER:	Novelli
SECONDER:	McCord
AYES:	McCord, Naranjo, Farinha, Parham, Novelli

- 7.2. City Attorney - (Continued Public Hearing from City Council Meeting of November 28, 2018) Motion to Approve First Reading and Introduction of Ordinance No. 830, Reading by Title Only, Waiving Further Reading, an Ordinance of the City Council of the City of Patterson, Amending Chapter 6.56, Cannabis Business Pilot Program, of Title 6, Health and Safety, of the Patterson Municipal Code, Relating to Cannabis.

Mayor Novelli read Ordinance No. 830, reading by title only, waiving further reading.

Deputy City Attorney Goldstein reviewed her report.

Councilmember McCord addressed Section 1 (c) of Ordinance No. 830 wanting clarification on the definition of "business", and the issue of businesses incorporating separately.

Deputy City Attorney Goldstein addressed Councilmember McCord's questions/concerns, stating that if businesses incorporated separately, they would still be considered just one business because it would fall under the operator license holder.

Councilmember McCord addressed the issue of limiting the dispensaries in accordance to the development agreements.

Deputy City Attorney Goldstein addressed Councilmember McCord's questions/concerns, stating that vertical integration does not include dispensaries.

At 7:51 p.m. Mayor Novelli opened the Public Hearing to public comments.

Monica Della Maggiore, Patterson - addressed the City Council asking for clarification on current three dispensaries approved, if one of those dispensaries does not open. Can one of the businesses that is vertically integrated add a dispensary? If approved can another business open under the other existing companies?

City Manager Irwin addressed Ms. Della Maggiore's question/concern stating that the business would have to go thru the entire approval process.

At 7:53 p.m. there being no further public comments, Mayor Novelli closed the Public Hearing from further public comments.

Mayor Novelli moved to approve First Reading and Introduction of Ordinance No. 830, reading by title only, waiving further reading. The motion was seconded by Councilmember McCord and unanimously approved by a 5-0 roll call vote.

RESULT:	APPROVED
MOVER:	Novelli
SECONDER:	McCord
AYES:	McCord, Naranjo, Farinha, Parham, Novelli

- 7.3. Planning Department - Motion to Approve First Reading and Introduction of Ordinance No. 831, Reading by Title Only, Waiving Further Reading, An Ordinance of the City Council of the City of Patterson, Approving the Development Agreement by and Between the City of Patterson and Keystone-Sperry Business Park, LLC.

Mayor Novelli read Ordinance No. 831, reading by title only, waiving further reading.

Community Development Director James addressed his report.

City Council addressed the location of the property.

At 7:58 p.m. Mayor Novelli opened the Public Hearing to public comments.

Keith Schnider, Patterson - addressed the City Council in support the development agreement as presented.

At 7:59 p.m. there being no further public comments, Mayor Novelli closed the Public Hearing from further public comments.

Councilmember Farinha motion to approve First Reading and Introduction of Ordinance No. 831, reading by title only, waiving further reading. The motion was seconded by Councilmember McCord and unanimously approved by a 5-0 roll call vote.

RESULT:	APPROVED
MOVER:	Farinha
SECONDER:	McCord
AYES:	McCord, Naranjo, Farinha, Parham, Novelli

8. City Staff Reports

8.1. Planning Department - Motion to Approve Second Reading and Adoption of Multiple Ordinances (Nos. 832, 833, 834 and 835), reading by title only, waiving further reading, Ordinances of the City Council of the City of Patterson, Approving Amendments to the Development Agreements By and between the City of Patterson and the Cannabis Businesses; Darron Silva, and JDI Farms, Patterson Organics, KP Patterson Management, LLC, Nucleus Homeopathics, Inc.

Deputy City Attorney Goldstein reviewed her report.

Mayor Novelli addressed the following:

- Cannabis businesses
- State changes
- Annual licensing

Deputy City Attorney Goldstein addressed Mayor Novelli's questions.

Mayor Novelli read Ordinance Nos. 832, 833, 834 and 835, reading by title only, waiving further reading.

Councilmember McCord moved to approve Second Reading of Ordinance Nos. 832, 833, 834 and 835, reading by title only, waiving further reading. The motion was seconded by Councilmember Parham and unanimously approved by a 5-0 roll call vote.

Councilmember McCord moved to Adopt Ordinance Nos. 832, 833, 834 and 835, reading by title only, waiving further reading. The motion was seconded by Councilmember Parham and unanimously approved by a 5-0 roll call vote.

RESULT:	APPROVED
MOVER:	McCord
SECONDER:	Parham
AYES:	McCord, Naranjo, Farinha, Parham, Novelli

9. City Council Reports

A. Councilmember McCord

Meeting scheduled for December 7, 2018 at the Hammon Senior Center.

- . Westside Health Care Task Force

B. Councilmember Farinha

Nothing to report on items.

- . Hazardous Waste Advisory Committee (Councilmember Parham alternate)

- . San Joaquin Valley Air Pollution Control District Governing Board (Councilmember McCord alternate)

C. Councilmember Parham

Nothing to report on item.

- . Workforce Development Board (Mayor Pro Tem Naranjo alternate)

D. Mayor Pro Tem Naranjo

Nothing to report on item.

- . (EDAC) Economic Development Action Committee (Councilmember Parham alternate)

E. Mayor Novelli

- . Stanislaus County Mayor's Meeting

Nothing to report.

- . StanCOG (Mayor Pro Tem Naranjo alternate)

StanCOG meeting cancelled.

- . League of California Cities (Mayor Pro Tem Naranjo 2nd alternate, Councilmember Farinha 3rd alternate)

Attending League of California Cities conference in January.

- . Stanislaus County Disaster Council

Nothing to report.

10. Other Matters

Mayor Novelli addressed the following:

-Chamber of Commerce, Saturday, December 1, 2018, Santa Claus is coming to town great event, everything went great. Thanked Naomi Jacobson, Marybeth Marin, Juanzetta Hunter, local churches and civic groups for all their hard work.

Councilmember Farinha addressed the Chamber of Commerce, December 1, 2018 Santa Claus is Coming to Town beautiful parade/wonderful tradition.

Councilmember Parham addressed a scheduled meeting for Saturday, December 8, 2018 at the Host house in regards to the Naomi House.

11. Adjournment

There being no further business, the regular meeting of the City Council of the City of Patterson of December 4, 2018 was adjourned at 8:11 p.m.

Approved by the Patterson City Council on December 18, 2018.