



Paul Boyer, Mayor  
Tina Hernandez Mayor Pro Tem  
Gregorio Gomez, Council Member  
Ruben Macareno, Council Member  
Danny Valdovinos, Council Member

**Farmersville City Council  
Regular Meeting**

**Monday, March 22, 2021 6:00 PM**  
Meeting held in Civic Center Council Chambers  
– 909 W. Visalia Road Farmersville, California

**Pursuant to Governor Newsom's Executive Order N-25-20,  
the City of Farmersville will be allowing the public, staff, and City  
Council to attend this meeting via Zoom Meeting.**

**Please dial 1-669-900-6833**

**Meeting ID: 97516912185**

**Password: 818258**

- 1. Call to Order in Memory of the late Anna Winslow:**
- 2. Roll Call:**
- 3. Invocation:**
- 4. Pledge of Allegiance:**
- 5. Public Comment:**

Provides an opportunity for members of the public to address the City Council on items of interest to the public within the Council's jurisdiction and which are not already on the agenda this evening. It is the policy of the Council not to answer questions impromptu. Concerns or complaints will be referred to the City Manager's office. Speakers should limit their comments to not more than two (2) minutes. No more than twenty (20) total minutes will be allowed for Public Comment. For items which are on the agenda this evening, members of the public will be provided an opportunity to address the council as each item is brought up for discussion. Comments are to be addressed to the Council as a body and not to any individual Council Member.

**6. Presentations:**

**7. Consent Agenda:**

Under a CONSENT AGENDA category, a recommended course of action for each item is made. Any Council Member or Member of the Public may remove any item from the CONSENT AGENDA in order to discuss and/or change the recommended course of action, and the Council can approve the remainder of the CONSENT AGENDA.

**A. Minutes of Regular City Council Meeting of March 8, 2021.**

Recommend approval of minutes.

Documents: Draft Action Minutes of March 8, 2021.

**B. Amended Agreement with GHD in the Amount of \$35,924.00 in Additional Fees for the Widening of North Farmersville Blvd Project**

Recommend that the City Council approve Amendment No. 4 to Agreement with GHD in the amount of \$35,924.00 in additional fees.

Documents: Amendment to Agreement

**C. Letter of Support for Kaweah Subbasin Groundwater Recharge Project**

Recommend that the City Council authorize the Mayor to send a letter of support for the Kaweah Subbasin Groundwater Recharge Project.

Documents: Letter of Support

**8. General Business**

**A. Resolution Authorizing Submittal of 2021 Community Development Block Grant Application**

Recommend that the City Council adopt Resolution 2021-012 authorizing the submittal of a 2021 grant application to the California Department of Housing and Community Development for funding under the CDBG program, and if selected, the execution of a standard agreement and required program documents.

Documents: Resolution 2021-012

**9. Council Reports**

**A. City Council Updates and Committee Reports**

**10. Staff Communications:**

**11. Future Agenda Items**

1. Naming of Property located at 881 N. Farmersville Blvd.

**12. Adjourn to Closed Session:**

**A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Pursuant to Government Code Section 54956.8

Property: 318 N. Farmersville Blvd.

Agency Negotiators: Jennifer Gomez and Michael Schulte

Negotiating Parties: Ulloa Investment Group

Under Negotiation: Terms and Price

**B. CONFERENCE WITH LABOR NEGOTIATORS**

Pursuant to Government Code Section 54957.6

Agency designated representative:

Jennifer Gomez, Steve Huntley, and Michael Schulte

Employee organization:

Miscellaneous Employees  
Police Officers Association  
Mid-Management Employee Association  
Department Heads

13. **Reconvene to Open Session:**
14. **Closed Session Report (if any):**
15. **Adjournment:**

**NOTICE TO PUBLIC**

The City of Farmersville Civic Center and City Council Chambers comply with the provisions of the Americans with Disabilities Act (ADA). Anyone needing special assistance please contact City Hall at (559) 747-0458 please allow at least six (6) hours prior to the meeting so that staff may make arrangements to accommodate you.

Materials related to an item on this agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City's offices during normal business hours.

Drafted by: J. Gomez

*Strong Roots.....Growing Possibilities*



Paul Boyer, Mayor  
Tina Hernandez Mayor Pro Tem  
Gregorio Gomez, Council Member  
Ruben Macareno, Council Member  
Danny Valdovinos, Council Member

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the City of Farmersville will be allowing the public, staff, and City  
Council to attend this meeting via Zoom Meeting.**

**Please dial 1-669-900-6833**

**Meeting ID: 97786526331**

**Password: 565069**

- 1. Call to Order in Memory of the late Gus Camacho:**
- 2. Roll Call:** *Boyer, Gomez, Macareno, Valdovinos, Hernandez (absent)*
- 3. Invocation:** *Councilmember Valdovinos*
- 4. Pledge of Allegiance:** *Mayor Boyer*
- 5. Public Comment:** *none given*

Provides an opportunity for members of the public to address the City Council on items of interest to the public within the Council’s jurisdiction and which are not already on the agenda this evening. It is the policy of the Council not to answer questions impromptu. Concerns or complaints will be referred to the City Manager’s office. Speakers should limit their comments to not more than two (2) minutes. No more than twenty (20) total minutes will be allowed for Public Comment. For items which are on the agenda this evening, members of the public will be provided an opportunity to address the council as each item is brought up for discussion. Comments are to be addressed to the Council as a body and not to any individual Council Member.

**6. Presentations:**

**A. Present Proclamation - Gus Camacho**

*Mayor Boyer presented Camacho Family with Proclamation and Dedication Certificate*

**B. Update from Grid Alternatives – Hector Uriarte**

*Hector Uriarte gave presentation and update on Grid Alternatives.*

## **7. Consent Agenda:**

Under a CONSENT AGENDA category, a recommended course of action for each item is made. Any Council Member or Member of the Public may remove any item from the CONSENT AGENDA in order to discuss and/or change the recommended course of action, and the Council can approve the remainder of the CONSENT AGENDA.

### **A. Minutes of Special City Council Meeting of February 20, 2021.**

Recommend approval of minutes.

Documents: Draft Action Minutes of February 20, 2021.

### **B. Minutes of Regular City Council Meeting of February 22, 2021.**

Recommend approval of minutes.

Documents: Draft Action Minutes of February 22, 2021.

### **C. Finance Update for February 2021: Warrant Register and Investment Summary**

Recommend that the City Council:

1. Approve the Warrant Register as presented for the period. This reporting period represents warrants issued for the current Fiscal Year (2020/2021); and
2. Accept the Investment Summary as presented for the period. This reporting period represents investment summary for the previous month.

Documents: February 2021 Warrant Register  
Investment Summary February 2021

### **D. Review of March 20, 2020 Local Emergency Declaration**

Review the March 20, 2020 Local Emergency Declaration and continue with said declaration as previously adopted by Resolution 2020-010 and Urgency Ordinance 501.

Documents: Resolution 2020-010  
Urgency Ordinance 501

### **E. Resolution 2021-010 adopting Amended Memorandum of Understanding with the Police Officer's Association**

Recommend that the City Council adopt Resolution 2021-010 authorizing the City Manager to execute the Amended Memorandum of Understanding with the Police Officer's Association.

Documents: Resolution 2021-010  
Memorandum of Understanding

**F. Adoption of the Salary Schedule for Fiscal Year 2020-21 by Resolution 2021-011**

Recommend that the City Council adopt the updated Salary Schedule for Fiscal Year 2020-21 by Resolution 2021-011.

Documents: Resolution 2021-011  
Attachment A: Salary Schedule

*Mayor Boyer abstained from any warrants with Self Help Enterprises.*

*Motion to approve items A-F.*

Result: Approve Mover: Councilmember Gomez Seconder: Councilmember Valdovinos Ayes: Boyer, Gomez, Macareno, Valdovinos Noes: 0 Abstain: Mayor Boyer abstain from any warrants with Self Help Absent: Mayor Pro Tem Hernandez
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**8. General Business**

**A. Public Hearing to Discuss Submittal of a 2021 Community Development Block Grant Application**

Recommend that the City Council Conduct the public hearing to accept comments on the City's proposed submittal of an application in response to the 2021 State Community Development Block Grant (CDBG) Notice of Funding Availability (NOFA), and to solicit citizen input.

*Mayor Boyer recused himself due to a business conflict.*

*Councilmember Gomez opened Public Hearing at 6:23pm and with no comments given, closed the Public Hearing at 6:23pm.*

*No action needs to be taken at this time.*

**B. Workers' Compensation Carve Out Program**

Recommend that the Council approve the Labor Management Workers' Compensation Alternative Dispute Resolution (ADR) Agreement between the City of Farmersville (City) and the bargaining groups of the City:

1. Police Officers' Association (POA)
2. Miscellaneous Employee's Association (MEA)

3. Teamsters Local 517 (Fire Department)
4. Mid Management Association (MMA)
5. Farmersville Directors Group (FDG)

Documents:

Resolution 2021-009

Memorandums of Understanding:

1. Police Officers' Association (POA)
2. Miscellaneous Employee's Association (MEA)
3. Teamsters Local 517 (Fire Department)
4. Mid Management Association (MMA)
5. Farmersville Directors Group (FDG)

*Motion to approve as presented*

Result: Approved Mover: Councilmember Valdovinos Second: Councilmember Gomez Ayes: Boyer, Gomez, Macareno, Valdovinos Noes: 0 Abstain: 0 Absent: Mayor Pro Tem Hernandez
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**C. Appointment to Planning Commission for Unexpired Term**

Recommend that the City Council appoint Freddy Espinoza to the Planning Commission for an Unexpired Term

Documents: Espinoza Application

*Motion to approve as presented.*

Result: Approved Mover: Councilmember Valdovinos Second: Councilmember Gomez Ayes: Boyer, Gomez, Macareno, Valdovinos Noes:0 Abstain: 0 Absent: Mayor Pro Tem Hernandez
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**D. Waive the second reading of Ordinance 507, amending Farmersville Municipal Code Chapter 2.12 and adding Section 2.12.030 pertaining to Council Member Salaries**

Staff recommends that the City Council waive the second reading of Ordinance 507, amending Farmersville Municipal Code Chapter 2.12 and

adding Section 2.12.030 pertaining to Council Member Salaries with payments commencing July 1, 2021.

Documents: Ordinance 507

*Motion to approve as presented.*

Result: Approve Mover: Councilmember Valdovinos Second: Councilmember Gomez Ayes: Gomez, Valdovinos, Macareno Noes: Mayor Boyer Abstain: 0 Absent: Mayor Pro Tem Hernandez
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**E. Adopt 2021-2023 Strategic Plan**

Staff recommends that the City Council adopt the 2021-2023 Strategic Plan.

Documents: Strategic Plan

*Motion to approve, adding short-term and long-term goals for Downtown Improvements.*

Results: Approve Mover: Councilmember Gomez Second: Councilmember Valdovinos Ayes: Boyer, Gomez, Macareno, Valdovinos Noes: 0 Abstain: 0 Absent: Mayor Pro Tem Hernandez
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**9. Council Reports**

**A. City Council Updates and Committee Reports**

*Councilmember Macareno- attended San Joaquin Valley Air Pollution meeting.*

*Councilmember Valdovinos- Commented on road repair and potholes*

*Councilmember Gomez- attended a Transit meeting, budget is being put together for adoption.*

*Mayor Boyer- attended Greater Kaweah Ground Water meeting, Kiwanis Club is looking into doing a Reverse Memorial Day Parade. Floats would be parked, and residents would drive by. Inquired about Disc Golf at one of our City Parks.*



**10. Staff Communications:**

*Gomez- advised Council that EDC hired a new Executive Director, she will be meeting with him shortly.*

*Police Chief- Police Department will be assisting School District with a COVID vaccine clinic*

**11. Future Agenda Items**

1. Naming of Property located at 881 N. Farmersville Blvd.

**12. Adjourn To Closed Session**

*Mayor Boyer adjourned to closed session at 7:16pm*

**A. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**

Pursuant to Government Code Section 54956.9(d)(4) – 1 potential case

**13. Reconvene to Open Session:**

*Mayor Boyer reconvened at 7:38pm and there was nothing to report.*

**14. Adjournment:**

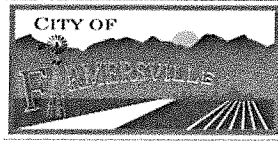
*Mayor Boyer adjourned the meeting at 7:38pm*

Respectfully Submitted,

Rochelle Giovani

City Clerk

*Strong Roots.....Growing Possibilities*



# City Council

## *Staff Report 7B*

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TO: Honorable Mayor and City Council

FROM: Jennifer Gomez, City Manager

DATE: March 22, 2021

SUBJECT: Amended Agreement with GHD in the Amount of \$35,924.00 in Additional Fees for the Widening of North Farmersville Blvd Project

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**RECOMMENDED ACTION:**

Recommend that the City Council approve Amendment No. 4 to Agreement with GHD in the amount of \$35,924.00 in additional fees.

**BACKGROUND and DISCUSSION:**

GHD is addressing final comments and revisions requested by the City. GHD is therefore requesting an additional \$35,924.00 for costs associated with preparing 100% Plans, Specifications and Estimates (PS&E) and preparing Final PS&E and Contract Documents.

**FISCAL IMPACT:**

If additional Measure R funds are needed to cover this expense, staff will request a supplemental agreement with TCAG and bring back to a future City Council meeting for approval.

**ATTACHMENT(S):**

Amendment to Agreement



GHD Project  
 No. 11144949  
 Date 03/16/2021

**AMENDMENT TO  
 AGREEMENT BETWEEN CONSULTANT AND CLIENT**

Amendment No. 4 to Agreement dated 04/25/2017 between GHD Inc. (Consultant) and City of Farmersville (Client).

Project Number / Name: 11144949 / Prepare Plans, Specifications and Estimates (PS&E) for the Widening of Farmersville Boulevard from South of the TID Canal to Walnut Avenue.

Client hereby requests and authorizes Consultant to perform additional and/or revised services as set forth in this Amendment.

Scope of work and terms of compensation as set forth below.

**Additional Scope of Work**

Following is a description of the services for which additional budget is being requested.

*Task 5 (2205): Plans, Specifications and Estimates*

Design Revisions and Final PS&E / Contract Documents: A budget augmentation is requested for design revisions to the 100% PS&E. The 100% PS&E was revised to include new street lighting locations and modifications to project plans needed to accommodate the lighting, modifications to the northern pedestrian crossing across Farmersville Boulevard, and to address other design comments provided by the City. A budget augmentation is also requested to address additional comments provided by the City and to prepare Final PS&E and Contract Documents.

**Fee Estimate**

GHD's estimated fee to complete the services described in the "Additional Scope of Work", Task 5 (2205) is \$35,924.00 as summarized below. A budget worksheet is provided in attached Exhibit A.

<i>Task 5 (2205): Plans, Specifications and Estimates</i>	<i>\$ 35,924.00</i>
<b><i>Total Estimated Additional Fee:</i></b>	<b><i>\$ 35,924.00</i></b>

***Terms and conditions***

All terms and provisions specified in the original Agreement dated 04/25/2017 are in effect. No other agreements, guarantees, or warranties are in effect.



GHD Project  
No. 11144949  
Date 03/16/2021

Please contact me if there are any questions regarding this requested amendment.

Sincerely,

GHD Inc.

Joseph W. Weiland, PE  
Senior Manager

City of Farmersville

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Paul Boyer  
Mayor

***Project Fee Summary***

Original Agreement (04/25/2017)	\$415,005.00
Amendment #1 (03/15/2019)	\$ 49,540.00
Amendment #2 (01/27/2020)	\$122,662.00
Amendment #3 (05/07/2020)	\$ 72,677.00
Amendment #3 (05/07/2020)	\$ 40,208.00
Amendment #4 (03/16/2021)	<u>\$ 35,924.00</u>
<b>Project Total Fee</b>	<b>\$735,332.00</b>

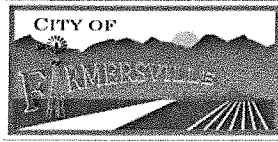
***Attachments***



GHD Project  
No. 11144949  
Date 03/16/2021

## Exhibit A

Amendment No. 4 Fee Estimate																						
GHD																						
Task	Billing Phase	Task Description	Staff Rate	Weiland		Olds		San		Igartia		Carcha		Morris		Robertson		Piper		Total Hours	Total GHD \$	Task Total
				PM	QC	Engr	Engr	Engr	Engr	Engr	Engr	Engr	Engr	Engr	Engr	Engr	Engr	Engr	Engr			
Task 5	2205	Plans, Specifications and Estimates Design Revisions and Final PS&E / Contract Documents		12	12	12	12	35	35	46	46	152	152	26	26	6	6	20	20	309	\$35,924	
		Subtotal Hours:		12	12	12	12	35	35	46	46	152	152	26	26	6	6	20	20	309		
		Subtotal Dollars:		\$2,580	\$2,520	\$2,520	\$5,600	\$5,600	\$5,290	\$5,290	\$13,680	\$13,680	\$2,626	\$2,626	\$1,128	\$1,128	\$2,500	\$2,500			\$35,924	\$35,924



# City Council

## *Staff Report 7C*

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TO: Honorable Mayor and City Council  
FROM: Jennifer Gomez, City Manager  
DATE: March 22, 2021  
SUBJECT: Letter of Support for Kaweah Subbasin Groundwater Recharge Project

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### **RECOMMENDED ACTION:**

Recommend that the City Council authorize the Mayor to send a letter of support for the Kaweah Subbasin Groundwater Recharge Project.

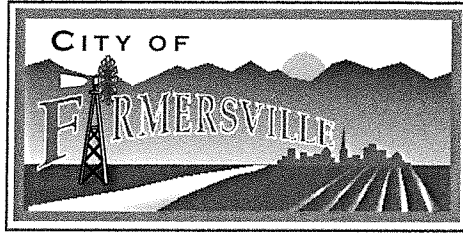
### **BACKGROUND and DISCUSSION:**

The Mid-Kaweah Groundwater Sustainability Agency includes the City of Visalia and the City of Tulare, and the GSA has submitted a grant application for their Kaweah Subbasin Groundwater Recharge Project. The proposed project will include enhanced and new groundwater recharge activities that will benefit Disadvantaged Communities. While this project does not have a direct benefit to the City of Farmersville, any projects that can help improve our water basins in our region will bring benefits to future generations.

Submitting a letter of support to the Department of Water Resources will hopefully increase the GSA's chances in receiving this grant.

### **ATTACHMENT(S):**

Letter of Support



March 22, 2021

Department of Water Resources  
Division of Regional Assistance  
P.O. Box 942836  
Sacramento, California 94236-001

Subject: Support for the Proposition 68 Implementation – Round 1 Grant Award to the Mid-Kaweah GSA – Kaweah Subbasin Groundwater Recharge Project

To Whom It May Concern:

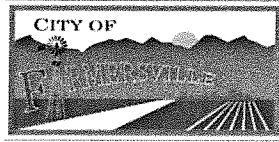
On behalf of the City of Farmersville, we would like to support the award of grant funds from the Proposition 68 Implementation – Round 1 Grant Program (Program) to the Mid-Kaweah GSA – Kaweah Subbasin Groundwater Recharge Project (Project) per the draft award recommendations made on March 5, 2021.

The Kaweah Subbasin (Subbasin) is a critically overdrafted basin that is currently under the implementation of three Groundwater Sustainability Plans (GSPs) in the Subbasin. The components being proposed in the Project include enhanced and new groundwater recharge activities with an emphasis on providing benefits to Disadvantaged Communities (DACs), who are one of the most vulnerable users in the Subbasin. The funding being provided in this Program comes at a crucial time as the Subbasin entities begin their path to groundwater sustainability. The Project hopes to be ready for the next wet year and to capitalize on the excess surface water managed within the Subbasin.

Again, we strongly support and thank the Department of Water Resources - SGM Grant Program for awarding grant funds to the Kaweah Subbasin for the Kaweah Subbasin Groundwater Recharge Project. If you have any questions, please feel free to contact Jennifer Gomez, City Manager, at (559) 747-0458.

Sincerely,

Paul Boyer  
Mayor  
City of Farmersville



# City Council

## *Staff Report 8A*

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TO: Honorable Mayor and City Council

FROM: Jennifer Gomez, City Manager

DATE: March 22, 2021

SUBJECT: Resolution Authorizing Submittal of 2021 Community Development Block Grant Application

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### **RECOMMENDED ACTION:**

It is recommended that the City Council adopt Resolution 2021-012 authorizing the submittal of a 2021 grant application to the California Department of Housing and Community Development for funding under the CDBG program, and if selected, the execution of a standard agreement and required program documents.

### **BACKGROUND and DISCUSSION:**

Resolution 2021-012 is attached for your consideration which allows submittal of an application and execution of a Standard Agreement for up to \$1,000,000 in grant funding for the implementation of a Homebuyer Assistance Program and an Owner-Occupied Rehabilitation Program that will assist income eligible households within the jurisdictional limits of the City of Farmersville. The Application is in response to the 2021 CDBG Program Notice of Funding Availability (NOFA) issued on January 29, 2021.

The Homebuyer Assistance Program provides permanent gap financing in the form of a zero interest, deferred payment loan equal to the term of the first mortgage plus fifteen years to income eligible borrowers to cover costs not covered by securing a primary mortgage. This gap financing is to ensure that the payment on the borrowers primary mortgage does not exceed 35% of the borrowers gross monthly income for the purchase of a single-family residential units. Total (primary loan plus homebuyer assistance loan) financing shall not exceed 100% of the appraised value of the property, plus a maximum of up to 5% of the sales price, to cover actual non-recurring closing costs.

The Owner-Occupied Rehabilitation Program offers income eligible persons financing, also in the form of a zero interest, 30 year deferred payment loan, to accomplish any of the following: the repair, rehabilitation, or reconstruction of single-family residential units. The maximum loan amount will be \$190,430.



The resolution authorizes the City Manager or designee(s), to sign the application, the Standard Agreement, and any subsequent amendments or modification thereto, as well as any other documents required by HCD for participation in the CDBG Program.

The application will be written and administered by Self-Help Enterprises, if funded.

**FISCAL IMPACT:**

The cost for preparation of the CDBG applications by Self-Help Enterprises is \$4,000 and was previously budgeted for in the General Fund account.

**ATTACHMENT(S):**  
Resolution 2021-012

**RESOLUTION NO. 2021-012**

**A RESOLUTION APPROVING AN APPLICATION FOR FUNDING AND THE EXECUTION OF A GRANT AGREEMENT AND ANY AMENDMENTS THERETO FROM THE 2020-2021 FUNDING YEAR OF THE STATE CDBG PROGRAM**

BE IT RESOLVED by the **City Council** of the **City** of Farmersville as follows:

**SECTION 1:**

The City Council has reviewed and hereby approves the submission to the State of California of one or more application(s) in the aggregate amount, not to exceed, of \$1,000,000 for the following CDBG activities, pursuant to the January 2021 CDBG NOFA:

Housing Rehabilitation Program – Single Unit Residential	\$ 500,000
Homebuyer Assistance – Single Family	<u>\$ 500,000</u>
	\$ 1,000,000

**SECTION 2:**

The City hereby approves the use of Program Income in an amount not to exceed \$0.00 for the CDBG activities described in Section 1.

**SECTION 3:** The City acknowledges compliance with all state and federal public participation requirements in the development of its application.

**SECTION 4:**

The City hereby authorizes and directs the City Manager, or designee, to execute and deliver all applications and act on the City's behalf in all matters pertaining to all such applications.

**SECTION 5:**

If an application is approved, the City Manager, or designee, is authorized to enter into, execute and deliver the grant agreement (*i.e.*, Standard Agreement) and any and all subsequent amendments thereto with the State of California for the purposes of the grant.

**SECTION 6:**

If an application is approved, the City Manager or designee, is authorized to sign and submit Funds Requests and all required reporting forms and other documentation as may be required by the State of California from time to time in connection with the grant.

PASSED AND ADOPTED at a regular meeting of the **City Council** of the **City** of Farmersville held on March 22, 2021 by the following vote:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

\_\_\_\_\_  
Tina Hernandez, MAYOR PRO TEM

**STATE OF CALIFORNIA**  
City of Farmersville

I, Rochelle Giovani, City Clerk of the City of Farmersville, State of California, hereby certify the above and foregoing to be a full, true and correct copy of a resolution adopted by said City Council on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
ROCHELLE GIOVANI, City Clerk of the City of Farmersville, State of California

By: \_\_\_\_\_  
ROCHELLE GIOVANI, CITY CLERK

*Note: The attesting officer cannot be the person identified in the Resolution as the authorized signer.*