

MINUTES

CITY OF DELANO CITY COUNCIL NORTH KERN CEMETERY DISTRICT BOARD SPECIAL JOINT MEETING

March 25, 2013

CALL TO ORDER

Mayor Aguirre called the City Council meeting to order at 5:00 p.m. in the City Hall Council Chambers, 1015 – Avenue.

North Kern Cemetery District Board Chairman Munoz called the District Board meeting to order at 5:00 p.m. in the City Hall Council Chambers, 1015 – Avenue.

FLAG SALUTE

Board Member Isaacs led the flag salute.

ROLL CALL

Councilmen present: Aguirre, Chavez, Morris, Vallejo

Councilmen absent: Pascual

District Board Members present: Ruby Hill, Marlin Isaacs, Johnny Munoz, Hubert Rabanal

District Board Members absent: Rueben Pascual

OFFICIALS PRESENT

City Manager Reyna, City Clerk Kraft

SPECIAL AGENDA ITEM

Public hearing to consider a proposed agreement for sale and exchange of an approximate 4.9 acre parcel located next to 140 W. Avenue, a portion of APN 519-010-08, owned by the North Kern Cemetery District to the City of Delano, for exchange of an approximate 1.1 acre parcel located south of the existing technology center at 140 W. Avenue, a portion of APN 519-010-07, owned by the City of Delano.

Mrs. Reyna presented the staff report.

Mayor Aguirre asked for public comments.

The following spoke against the proposed sale and exchange of property: Nathan Ford, Gilbert Guerrero, Rosa Ramero, Lillian Urias, Pastor David Vivas, Esther Aguirre, Juan Flores, Angel Diaz, Linda Hylton, Pearl Rivera.

Comments made included the following: the city cannot afford to purchase the land; the cemetery is not being kept up; the community does not want a community center; what happened to all the

property previously purchased by the city including property in the old Chinatown; it is hard to pay property taxes and the water bill is going up; before a decision is made information should be shared with the public; we already have parks and recreation buildings that the city cannot maintain; the pool was shut down; the cemetery will run out of land; the cemetery should not be disrespected; excess cemetery land should be leased to a farmer; it is a mistake for the cemetery district to sell property to the city; the city has to maintain what it already has; the exchange is not a good business deal; there is a great need in community; the cemetery property should stay with the cemetery; the central location of the cemetery is good location; property in Chinatown now belongs to city and there is nothing there; the city and cemetery board should think the proposed sale through; the city closed the pool because it did not have money to maintain it and now it wants to buy land and build a gym; Cecil park has new equipment; the city should invest in Valle Vista park and in the gym we have; the public wants to see a smart decision; the city is getting 4 acres for \$300,000, but the cemetery would get more than that per acre for selling plots; does the city have a grant; there is no grant money in Sacramento; do those doing the deal get a commission; how can we build a gym with no money; schools have gyms; who is benefiting from this sale; the public is for the youth and the plans look wonderful but the district should not sell cemetery property to anyone; there was no notice of this in the newspaper; if more people knew they would be here to protest

Mayor Aguirre closed the public hearing.

Councilman Chavez stated a committee had been formed to work on this project and 15 possible sites had been looked at. Measures were taken so that there will be no impact on the general fund. Other sites would have a cost to the city. The center will make over 50 computers available to the public. This is an investment in the future.

Councilwoman Vallejo stated there were many problems with the old pool, there were no grant funds available for repairs, and a new pool would cost \$1.5 million. The city did receive a grant for the construction of the spray park. The property in Chinatown was purchased by the Redevelopment Agency. Governor Brown has eliminated the RDA's and wants the property sold. The City has a \$3 million loan for the new center and will use CDBG funds to make the payments. The new center will have areas for many uses.

Councilwoman Morris stated the old community center is too small to accommodate all the activities the city would like to provide. The location was the best site the city could find for a new center.

Ms. Reyna noted that the property was appraised. No realtors have been involved in the purchase and sale. A neighborhood meeting was held in 2010.

Mayor Aguirre stated he has voted "no" on this for the last two years because he is against the location.

Board Member Hill stated he has concerns with building the center and turning the operation over to another agency. The YMCA would charge participants and many would not be able to afford the cost. He would be more comfortable with leasing the land and keeping control.

Board Member Rabanal thanked the audience for coming. He stated the Board wants to work with the city and this is a good project that will help the youth and adults.

Chairman Munoz stated this is not all about dollars. He noted the district does maintain the cemetery and any issues will be addressed. He stated this is a good project for the city

North Kern Cemetery District Board Action

- 1) Approve agreement for sale and exchange of an approximate 4.9 acre parcel located next to 140 W. Avenue, a portion of APN 519-010-08, owned by the North Kern Cemetery District to the City of Delano, for exchange of an approximate 1.1 acre parcel located south of the existing technology center at 140 W. Avenue, a portion of APN 519-010-07, owned by the City of Delano

Moved by Board Member Rabanal, seconded by Board Member Isaacs and carried by the following vote to approve an agreement for sale and exchange of property: AYES: Isaacs, Munoz, Rabanal
NOES: Hill ABSENT: Pascual

Delano City Council Action

- 2) Approve agreement for purchase and exchange of an approximate 4.9 acre parcel located next to 140 W. Avenue, a portion of APN 519-010-08, owned by the North Kern Cemetery District to the City of Delano, for an exchange of an approximate 1.1 acre parcel located south of the existing technology center at 140 W. Avenue, a portion of APN 519-010-07, owned by the City of Delano

Moved by Councilman Chavez, seconded by Councilwoman Vallejo and carried by the following vote to approve an agreement for the sale and exchange of property. Agreement No. 2013-18
AYES: Chavez, Morris, Vallejo NOES: Aguirre ABSENT: Pascual

ADJOURNMENT

Moved by Councilwoman Vallejo, seconded by Councilman Chavez and unanimously carried to adjourn the special City Council meeting at 6:09 p.m.

Moved by Board Member Isaacs, seconded by Board Member Rabanal and unanimously carried to adjourn the special Planning Commission meeting at 6:09 p.m.

Phyllis Kraft, City Clerk