

City of Patterson  
City Council Special Meeting  
July 2, 2013  
(Closed Session)  
Minutes

**1. Call to Order**

The special meeting of the City Council of the City of Patterson was called to order in City Hall, City Council Chambers, Closed Session Meeting Room, 1 Plaza at 6:15 p.m. by Mayor Molina

Present: Councilmembers Buehner, Novelli, Farinha, Lustgarten and Mayor Molina (5)

Staff: City Manager Butler, City Attorney Hallinan (2)

At this time, Mayor Molina announced the items to be discussed in Closed Session and opened the items to public comments.

The City Council will adjourn to Closed Session to address the following:

- Conference with Real Property Negotiator per Government Code Section 54956.8. Negotiation Parties: City Manager & Thrust Properties, LLC (property owner). Properties: 048-048-001, 048-048-010. Under Negotiation: Price & Terms of Payment.
- Conference with Real Property Negotiator per Government Code Section 54956.8. Negotiation Parties: City Manager & Mahaffey Family Limited Partnership (property owner). Property: 048-048-007. Under Negotiation: Price & Terms of Payment.
- Public Employment: City Manager Performance Evaluation (Pursuant to Government Code Section 54957)

**2. Statements of Conflict – none.**

**3. Items from the Public – none.**

**4. Adjourn to Closed Session**

There being no public comments, the Patterson City Council adjourned to Closed Session.

**5. Report from Closed Session (if any)**

At this time, Mayor Molina reported that City Council had provided direction to staff.

**6. Adjournment**

There being no further business, the special meeting of the City Council of the City of Patterson of July 2, 2013 was adjourned at 6:50 p.m.

Approved by the Patterson City Council on October 8, 2013.

City of Patterson  
City Council Regular Meeting  
July 2, 2013  
Minutes

**1. Call to Order**

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 7:01 p.m. by Mayor Molina.

Present: Councilmembers Buehner, Novelli, Farinha, Lustgarten and Mayor Molina (5)

Staff: City Manager Butler, City Attorney Hallinan, City Planner Andrews, Public Works Director Willett, Finance Director Moreno, Human Resources Manager Tucci, Building Official Swanson, City Projects Manager Jorristma, Fire Chief Hall, Police Chief Hughes and City Clerk Vela (11)

Excused: Recreation & Community Services Director Flanders, City Engineer Irwin (2)

**2. Pledge of Allegiance**

**3. Statements of Conflict**

Councilmember Farinha stated he had a Conflict of Interest with Item No. 7.1 on the agenda and therefore would not be participating in the discussions or voting on the item.

**4. Items from the Public**

Pat Maisetti, 806 Almond Avenue, Patterson – addressed the City Council expressing her concerns regarding the removal of oleanders on Highway 33 by the Lumber Company. Mrs. Maisetti stated the oleanders were planted many years ago by the Soroptimist club.

City Manager Butler addressed item of the issuance of a Cease and Decease ordered to the property owner. Property owner will work with City to place something in area. Property owner was not aware of Year 1962 Lease. Mrs. Maisetti requested that oleanders be replaced with same size and type of previous oleanders. Finance Director Moreno addressed the item stating issue would be addressed to the satisfaction of all parties involved. Finance Director Moreno stated that the property owner wanted to cooperate with the community issue and Soroptimist Club.

Dora Arredondo, 18443 Crows Landing Road, Crows Landing – addressed the City Council expressing her concerns regarding the removal of the oleanders on Highway 33. Mrs. Arredondo stated she was a long time standing member of the Soroptimist Club.

Mike Anderson, Patterson – addressed the City Council asking questions about the local airport property – closed at this time and whether building was sold? City Manager Butler addressed Mr. Anderson’s items. Mr. Anderson addressed the item of graffiti right on the building at the airport. City Manager Butler stated he would ask the owner to clean up graffiti on building within a week. Mr. Anderson addressed the item of South Park Event Park being renamed “Veterans Memorial Park” Saturday, June 15, 2013. Mr. Anderson thanked everyone for participating. Mr. Anderson addressed the item of having a building/room available for Wi-Fi for public access. Mr. Anderson addressed the item of the Arizona Fire of June 19, 2013 and the passing of firefighters in the line of duty.

Dennis McCord, 417 Sanderline Drive, Patterson – addressed the City Council asking questions about Bonds to refund/refinance. Mr. McCord requested for City Council to know how the money was going to be used. Mr. McCord addressed the item of keeping the public informed in regards to this issue.

## 5. Consent Calendar

**All items are approved by a single action. Any item may be removed from the Consent Calendar for separate discussion upon request from a member of the Public, Staff and/or Councilmember.**

- 5.1 Motion to Waive Readings - All Readings of Ordinances and Resolutions, Except by Title are hereby waived.
- 5.2 Award Elevator Maintenance Service Contract to Thyssen Krupp and Authorize Staff to Execute the Contract.

Councilmember Novelli moved to approve Consent Calendar 5.1 and 5.2. The motion was seconded by Councilmember Buehner and unanimously approved by a 5-0 vote.

## 6. Scheduled Presentations and Public Hearings

- 6.1 **Presentation:** West Side Healthy Lifestyle – 5<sup>th</sup> Annual Healthy Choices Summit “Biggest Loser” Weight-Loss Contest 2013.

Jim DeMartini, Supervisor  
Stanislaus County Board of Supervisors

Supervisor DeMartini and President of Westside Healthy Lifestyles reviewed his presentation. Weight-Out October 17, 2013 at Keystone Business Park Parking Lot.

- 6.2 **Public Hearing:** Adopt Resolution 2013-27, Confirming a Report and Assessment List Under Ordinance Nos. 174 and 243 (Lien Process)

Finance Director Moreno reviewed her staff report.

At 7:25 p.m. Mayor Molina opened the Public Hearing to public comments. There were no public comments.

Councilmember Farinha moved to approve Resolution No. 2013-27. The motion was seconded by Councilmember Novelli and unanimously approved by a 5-0 vote.

**6.3 Public Comment/**

**Action Item:** Authorize Staff to Abate Public Nuisance, by Removing Weeds, Dirt, Rubbish, and/or Rank Growth Pursuant to the Provisions of Ordinance No. 243 and Ordinance No. 704, as Defined in Chapter 6.16 of the Patterson Municipal Code - Property Maintenance; Authorize Staff to Begin Bid Process (Clean – Up Process) (Resolution No. 2013-30)

Fire Chief Hall reviewed his staff report.

At 7:27 p.m. Mayor Molina opened the item to Public Comments. There were no public comments.

Councilmember Farinha moved to approve Resolution No. 2013-30. The motion was seconded by Councilmember Novelli and unanimously approved by a 5-0 vote.

**7. Staff and Committee Reports**

**7.1 City Manager**

Receive Update and Provide Direction on City Hall Annex Project (21/25 Del Puerto Avenue)

City Manager Butler reviewed his staff report – power point presentation.

Councilmember Novelli addressed the item of usable space, cost/price per sq. ft. Staff to report back on item.

Councilmember Buehner addressed the item of eliminating the basement out of the square footage, value. Staff to report back on item.

City Manager Butler reported that he would work closely with the City Attorneys to develop a property acquisition process for Council to review/approve that will spell out in detail the process for negotiations, proper sales and purchase contracts, assessments of options, protocol, structural and environmental studies, completing a structural engineer's report, due diligence work upfront.

Councilmember Lustgarten addressed the following items: the building was sold as is condition, the previous owner (Mr. John Ramos) represented that the building was sound and its systems in good operating condition, he had done some retrofitting on his other building but the question comes to mind of how it was that he did not know, he must of known and that is why he sold it as is condition, what is our legal reasoning (options), if owner states building is sound