

COUNCIL BOARD MEMBERS PRESENT: Smith, Morales, Hinesly, Harness, and Gonzalez

STAFF MEMBERS PRESENT: Anderson, Bobst, Beltran, McCloskey, Cook,
Olvera, Thompson, Todd, and Uota

CALL TO ORDER

The joint meeting was called to order at 6:30 pm

INVOCATION

The invocation was led by Pastor Mark Wallace

FLAG SALUTE

The flag salute was led by a staff member of the Corcoran State Prison.

4.1 City Manager's Evaluation

It was motioned by Council Member Hinesly and second by Council Member Harness to approve the City Manager's Performance Evaluation.

AYES: Smith, Morales, Hinesly, Harness, and Gonzalez
NOES: None
ABSTAIN: None
ABSENT: None

COMMUNITY RECOGNITION AND APPRECIATION

5.1 2011 Flag Day Event

Dinuba Sentinel's John Sanchez, and Fred and Linda Hall were recognized for the 2011 Flag Day event.

John Sanchez found two flags that gave him the idea of a Flag Day Event. When he approached Fred Hall, his employer, it was decided that the event would be coordinated, and it was a great success. The event will take place again next year.

Corcoran, California Substance Abuse Treatment Facility and State Prison's, Honor Guard were recognized for their participation in the Flag Day event. Appreciation and thank you were conveyed for the dedication and exceptional work done by the Vocational Masonry Inmates on the bench which was given to the City.

JOINT WORK SESSION CITY COUNCIL AND HISTORIC PRESERVATION COMMISSION

Historic Preservation Commission Members present; Sandy Sills, Joseph Morgan, Nancy Hoyt, Mike Hayes, Ron Gerstenberg, and Dean Uota.

Ed Todd clarified the outline explaining the areas which will be covered in this work session. HPC's desire is to put together a work plan to focus on for the next 18 months. Tonight the purpose is to have a discussion with the City Council and receive feedback and ideas to use to complete their mission statement, goals and work plan. Distributed was a list of historical structures proposed for consideration, purpose statement, and HPC Resource Statement.

Extensive discussion followed, and the main concern exhibited by each of the Council Members was that the property owner, not lose their right as a home owner and have power to make the final decision, and without fear of requirements put on them to maintain their property without the financial income. HPC Commission should serve as a resource and an advisory not only to the City Council but also to the residents and property owners. There was additional discussion of the various

types of historic venues, sites, automobiles, etc. that could be considered possible historic preservations.

PUBLIC COMMENT

7.1. Bill Byers requested for CDBG loan guideline modification.

Testimony was given by his Realtor Chrystal Diaz and a brief explanation was given by Lender Marie Guzman. Blanca Beltran suggested that the council take recommendation from Karen Saucedo of Self Help. She stated that this would be considered an exception to the guidelines. The guidelines provide that the housing ratio be no more than 35% and the gross and net income are the same given their situation. She had recalculate the numbers as what would be considered the net income, which would put them just below the require 35%. She stated that it would be a valid use of an exception without changing the guidelines as they exist. This is a valid exception to the guidelines and this exception would be allowed in future similar situations.

It was motioned by Council Member Morales, and second by Council Member Harness to approve the CDBG loan.

AYES: Smith, Morales, Hinesly, Harness, and Gonzalez
NOES: None
ABSTAIN: None
ABSENT: None

7.2. *Unscheduled. The public wishing to address the City Council/Redevelopment Agency on any matter, should approach the podium.*

Mark Wallace, 1710 E. Gerald. On Thursday, July 14th at Living Word Fellowship funeral services will take place for Mandy Lopez from 9:30 a.m. to 10:00 a.m. with meal to follow at the Dinuba Memorial Building.

Pastor Wallace also commented on the issue of the homes being removed on El Monte Way. Many visitors to Dinuba have voiced their curiosity as to the activity in that area. Pastor Wallace suggested that signage or some type of announcement be displayed regarding the purpose of the removal of the homes in preparation of the widening of El Monte Way.

CONSENT CALENDAR

- 8.1. City Council/Redevelopment Agency Joint Meeting, June 28, 2011
- 8.2. Acceptance of Other Agency Minutes
 - A. Dinuba Economic Development Committee May 5, 2011
 - B. Parks and Community Services, May 17, 2011
 - C. Pro Youth Commission, April 14, 2011
 - D. Planning Commission, June 7, 2011
 - E. Police Advisory Commission, May 3, 2011
- 8.3. Citizens Oversight Committee Draft Agenda, July 29, 2011
- 8.4. Parks and Community Services Commission Draft Agenda, July 19, 2011
- 8.5. Master Development Schedule
- 8.6. Ave. 416/El Monte Way Widening Project-ROW Certificates of Acceptance

It was motioned by Council Member Morales and second by Council Member Hinesly to approve the consent calendar as presented.

AYES: Smith, Morales, Hinesly, Harness, and Gonzalez
NOES: None
ABSTAIN: None
ABSENT: None

WARRANT REGISTER

- 9.1. Approval – City Council Warrant Register, July 1, 8, 2011
- 9.2. Approval – Redevelopment Agency Warrant Register, July 1, 8, 2011

It was motioned by Council Member Harness and second by Council Member Morales to approve the warrant registers as presented.

AYES: Smith, Morales, Hinesly, Harness, and Gonzalez
NOES: None
ABSTAIN: None
ABSENT: None

MAYOR’S / CHAIR’S MINUTE

10.1. Information Sharing

Groundbreaking ceremony for the Adventist Health facility was held and the projected completion is expected to be in January-February 2012.

COUNCIL / AGENCY COMMENTS

11.1. Request for Excused Absence, Vice Mayor Janet Hinesly, June 23, 28, 2011

It was motioned by Council Member Harness and second by Council Member Morales to excuse the absence of Vice Mayor Janet Hinesly.

AYES: Smith, Morales, Hinesly, Harness, and Gonzalez
NOES: None
ABSTAIN: None
ABSENT: None

11.2. Request for Excused Absence, Council Member Aldo Gonzalez, June 28, 2011

It was motioned by Council Member Morales and second by Council Member Harness to excuse the absence of Member Aldo Gonzalez.

AYES: Smith, Morales, Hinesly, Harness, and Gonzalez
NOES: None
ABSTAIN: None
ABSENT: None

11.3. Information Sharing

None

PUBLIC HEARING

12.1. CDBG Grantee Performance Reports

Reports were presented by Karen Saucedo of Self Help.

12.2. CDBG Homebuyer and Housing Rehab Guidelines

Housing Rehab Guidelines were presented by Karen Saucedo of Self Help

It was motioned by Council Member Gonzalez and second by Council Member Morales to approve the CDBG Performance Report and the Homebuyer and Housing Rehab Guidelines.

AYES: Smith, Morales, Hinesly, Harness, and Gonzalez
NOES: None
ABSTAIN: None
ABSENT: None

CITY MANAGER / EXECUTIVE DIRECTOR

13.1. Hospital/Vocational Center

City Manager Todd stated that he had met with Dr. Thusu and briefly reviewed the purchase and sale agreement of the hospital as well as the lease of the Vocational Center and he is prepared to move forward. Dr. Thusu was in agreement with the sale price of the hospital, and would like to modify the terms to put \$250,000 down, and the balance in a year.

The Vocational Center lease met Dr. Thusu's approval, and on the eleventh year he would like to purchase the Vocational Center for an additional \$1,000,000. The City would carry the loan for 10 years at 7% interest which would provide \$240,000 per year to cover the debt service payments. The changes will be presented to the Council for approval at the next meeting and Dr. Thusu will be available the first week in August to finalize the transactions.

13.2. California Redevelopment Agency – ABX126 and ABX127 FAQ's

ABX126 handout of questions and answers dealing with the elimination of the Redevelopment Agency and also ABX127 handout dealing with buying your Redevelopment Agency back. At this time the City is allowed to continue to pay employees, whose salaries were designated from the Redevelopment Agency funds until the decision is made whether or not to buy back the agency. Marshall Linn is working on a financial analysis to be shared with the Council at the next meeting and also to bring forward the first reading of the ordinance that would allow the agency to continue. Time line that needs to be met of continuation of the ordinance must be met by October.

13.3. Information Sharing

The Planning Commission took action at their last meeting regarding the three redistricting scenarios' which are displayed on the Council Chamber walls.

FINANCE & COMMUNITY SERVICES

14.1. Lighting and Landscaping Districts Part-time Grounds Maintenance Worker I Allocation.

Cass Cook presented a staff report requesting that Council approve the additional position of a Part-time Grounds Maintenance Worker I to be added to the Parks Division. This position will be allocated strictly out of the Lighting and Landscape budget.

It was motioned by Council Member Gonzalez and second by Council Member Hinesly to approve the Part-time Ground Maintenance Worker I Allocation.

AYES: Smith, Morales, Hinesly, Harness, and Gonzalez
NOES: None
ABSTAIN: None
ABSENT: None

14.2. Information Sharing

None

CITY ATTORNEY

15.1. Review Planning Commission Procedures.

City Attorney McCloskey presented the need for the Planning Commission to create a system that provides for written decision to make findings appropriate. There will be deliberations and the

Planning Commission will practice conducting closed sessions in order to voice their opinions on issues in private. The deliberated process will allow the opportunity for the Commissioners to speak candidly and provide an oral tentative decision based on a vote. A written final decision will be processed and presented at the following meeting with a 90 day period to file a petition, verses a one year period should there not be a finding documented.

15.2. Information Sharing

None

CITY ENGINEER

16.1. Acquisition of Real Property, 41616 Road 64 (APN 012-281-021)

To be discussed in closed session.

16.2. Information Sharing

Perko's Restaurant has received their building permit and plan to start work this week.

FIRE SERVICES

17.1. Information Sharing

None

POLICE SERVICES

18.1. Information Sharing

Chief Olvera invited Council and Department Heads to attend a BBQ at his home. The BBQ is to show appreciation to the Volunteers and Explorers.

PUBLIC WORKS

19.1. Action of the Planning Commission, July 5, 2011

Director Beltran shared the issues discussed at the Planning Commission Meeting.

19.2. Building Trades Program

Beltran discussed the proposed property to be purchased for construction of future Building Trades Program houses and requested councils support and approval to continue the Building Trades Program. It was requested that the Council take actions on providing funding for future houses to be build and/or discontinue the Building Trades Program.

It was motioned by Council Member Hinesly and second by Council Member Gonzalez to move forward to purchase the two lots on Nutcracker Ave. for the Building Trades Program.

AYES: Smith, Morales, Hinesly, Harness, and Gonzalez

NOES: None

ABSTAIN: None

ABSENT: None

19.3. Information sharing

Next CWMA meeting will be at Pena's Disposal on Thursday, July 21, 2011. Tour will be conducted with a short meeting.

TCAG Meeting will be on July 25, 2011 at the Porterville Library.

CLOSED SESSION ACTION

20.1. No action was taken on the Hospital/Vocational Center, as it was dealt with in open session.

20.2. Acquisition of Real Property, 41616 Road 64 (APN 012-218-021)

Pursuant to Government Code Section 54956.8 the City Council met in closed session with City Manager Todd.

It was motioned by Council Member Gonzalez and second by Council Member Morales to accept an offer of \$15,000 and authorize the City Manager to execute an agreement.

AYES: Smith, Morales, Hinesly, Harness, and Gonzalez

NOES: None

ABSTAIN: None

ABSENT: None

ADJOURNMENT

Mayor Smith adjourned the meeting at 10:14 p.m.

Mike Smith, Mayor / Chair

ATTEST:

Cecilia Bobst, AIC Deputy City Clerk / Secretary