

COUNCIL MEMBERS PRESENT: Hinesly, Smith, Morales, Gonzalez

COUNCIL MEMBERS ABSENT: Harness

STAFF MEMBERS PRESENT: Anderson, Barkley, Beltran, Doyle, McCloskey, Nunes, Olvera, Uota, Todd

WORK SESSION

1.1. Willow Partners LLC – Davis Park Apartments, Located at Davis / Crawford

The work session began at 5:37 pm.

City Manager Todd introduced Ron Manfredi of Willow Partners, LLC. The company would like to have the City consider a project and possibly join as partners in the project. Manfredi said the company identified an area in Dinuba where they would like to build a project. They would like the City to consider and possibly partner with them. Manfredi said he was instructed by City Manager Todd that they come to Council to discuss the proposed project.

Ron Manfredi, Davis Slackerd and Bob Davidson were present from Willow Partners to present the project. Davis Slackerd, explained they are an affordable housing development company working currently on several development projects within California. They have experience in affordable housing and build family and senior projects; they have been aware of Dinuba and have been looking at sites and waiting for the right time to apply that would complement the City. Willow Partners is under contract to purchase property at the corner of Davis and Crawford near North Park Apartments.

This project would be competing with other projects in the state. HOME funds are going to be used to help fund the project. The location is across the street from the school and so is seen by Willow Partners as a good location.

Bob Davidson, architecture designer, said the property faces onto two streets, Davis and Crawford, and they want to make sure it looks good from both streets. Keep units away from single family residences along Davis on the west side but feel they have designed an attractive entrance with a nice streetscape. He talked about the size of the units. He said the design includes a club house, manager's unit and pool area. He described 5 different types of buildings in the design and the buildings are Craftsman Style with tile roofing. The development will be fenced and gated.

Slackerd said the 76 unit project has 2 and 3 bedroom and all units have two bathrooms. It's designed to provide for people who are low income. He said they need to apply for financing and intend to use available HOME program funding. Typically in the past, projects have looked to cities for RDA money but HOME funding is the best funding for these types of projects. He explained how the HOME project works, the City of Dinuba would be the applicant and would be apply for the funding of \$5 million which the City would the turn over to the development company who would provide the application and studies. He explained there would be no funds paid by the City as there are funds within the loan to provide for administrative costs. The project generates 1.2 million in fees; he proposed to a 30% reduction in system development fees as a fee waiver or loan to the project to show local support for the project. It would result in a \$283,000 reduction in System Development Fees which would in turn strengthen the application. He stated Dinuba is one of the highest rated cities in HOME project needs. The application, he stated should be very competitive. He said build out would take about 12 months once the HOME application is approved and doors open in 2014.

Mayor Smith asked for clarification and he asked if the state is the one that decides which city is in need of multi-family housing. Discussion followed as to the saturation of multi-family housing in the north side of the City. Mayor Smith talked about the location of the project and said most if not all apartments end up in north Dinuba. He stated this type of project is what we need in the south side of the city. He asked what the school district thinks of the project and the impact of students on the schools.

Discussion followed as to the need for these types of projects.

Manfredi encouraged the Council to visit the housing development in Kerman and he referred to the Park Avenue housing units to go see the project. Willow Partners has been doing work throughout the state but

has been working in Kerman since 2000. Manfredi said he would like the Council to visit the project prior to the June 12 meeting.

Mayor Smith said there were concerns from the neighborhood when the first two phases of the HOME project were built and he conveyed that no matter how nice a project is built, it's the tenants that may be of concern.

Manfredi said one of the amenities that the project provides is the washer/dryer hook-up within each apartment so there is no laundry room. The distance between the project and the houses as a buffer was pointed out and Manfredi agreed that involving the school district input is a good idea.

Slackerd explained that security checks will be done on potential tenants and management will be onsite. An After School Program is planned onsite and there will be a computer center in the community room. The After School Program is paid for by the developer. Discussion followed as to the potential of student impact on schools in the area.

City Manager Todd said he and staff visited the Kerman project which he commented were very nice and any community would appreciate having that project in their community. He said our housing element has goals in it and this would fit nicely with those goals. One issue raised in discussions regarding this project is historically we have not waived development fees; not put our own money into projects such as these but have relied on money from redevelopment. He talked about the impact the project would have on the community. He said that is something we have already planned for and part of the planning is the funding of the services for development like this. Putting the city's money into it gives the Council an opportunity to say what you would like to see in the project and that's one reason why he invited Willow to talk about the project so that when we return to talk about it the Council will have had time to give it some thought. Talking with the school district is an important thing to do. We also need to examine the rent demands and rates, which needs to be discussed. Given that they are here this evening, this will give the Council to think about the project and have more comments on June 12.

Mayor Smith said when he got on the council we have built multi-family only on the north side and none have been built on the south side.

City Manager Todd said if the council partners with this project they have the opportunity to have a say in this type of discussion.

Manfredi said when Willow Partners first went to Kerman, they were not well known. Mr. Slackerd was interested in the City of Kerman because of their recreation and other similar needs that Dinuba has also. He urged the Council to go to Kerman to see the apartments and talk to Kerman City staff about the project.

Slackerd the project is highly sought after and he urged the Council to visit Kerman's project to get a better idea of the product.

CALL TO ORDER

The regular meeting was called to order at 6:30 pm.

CONSENT CALENDAR

- 7.1. City Council Meeting Minutes, May 7, 8, 2012
- 7.2. Amendment to Retirement Formula for Local Safety Members Resolution No 2012-29
- 7.3. Claim for Consideration – Billy Dean Smart
- 7.4. Dinuba Unified School District Agreement for Senior Center Meals Program
- 7.5. Alternative Education Graduates, May 22, 2012, Proclamation No 2012-07
- 7.6. Washington Intermediate School Graduates, May 23, 2012, Proclamation No 2012-08
- 7.7. Dinuba High School Graduates, May 24, 2012, Proclamation No 2012-09
- 7.8. Set Hearing - JAG Grant, June 12, 2012
- 7.9. Set Hearing – Adoption of Fiscal Year 2012/2013 Budget and Gann Appropriation Limit, June 12, 2012

It was motioned by Council Member Morales, second by Vice Mayor Hinesly, to approve the Consent Calendar as presented.

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

WARRANT REGISTER

8.1. Approval –Warrant Register, May 11, 18, 2012

It was motioned by Vice Mayor Hinesly, second by Council Member Morales, to approve the warrant register as presented.

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

CITY MANAGER

13.1. Information Sharing

City Manager Todd referred to the Flag Day poster for the celebration on June 14. The Mayor will be asked to participate in the event. The program will be exciting and he asked the Council to put this on their calendar. The committee wants to have the City partner to share expenses of the parachute City could participate as a partner for about \$1500.

Todd shared some shirts for the upcoming “Spring Walk” at the golf course on Saturday at 7:00 am. The event will feature a ribbon-cutting and the trail will be opened up for the public. There will be food and it will be an introduction to the walking trail.

ENGINEERING SERVICES

14.1. Information Sharing

None

FINANCE SERVICES

15.1. Information Sharing

None

Anderson shared there will be a ground breaking ceremony for the Emperor Estates project.

POLICE SERVICES

17.1. Information Sharing

Chief Olvera shared there will be a DUI Saturation Patrol on May 26, 2012.

PUBLIC WORKS

18.1. Information Sharing

Director Beltran shared that we received Prop 1B funding and the funds will be used to install solar lighting at the bus stops.

INVOCATION

The invocation was led by Chaplain Susee.

FLAG SALUTE

The flag salute was led by Chief Thompson.

COMMUNITY RECOGNITION AND APPRECIATION

5.1. 2012 Cinco de Mayo Grand Marshals, Gabriel Peña and Art Peña

Mayor Smith presented certificates to Gabriel and Art Pena. The Council thanked the Peña's for their service to the community.

PUBLIC COMMENT

6.1. Laura Rico, St. Catherine's Catholic Church - Request for Street Closure, May 27, 2012

City Manager Todd shared the request for an annual request for street closure for one day. The church would handle the event so traffic can still move.

It was motioned by Council Member Morales, second by Vice Mayor Hinesly, to approve the request for street closure.

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

6.2. Chris Brown - G.A.T.E. Students Presentation - Project Citizen Property Crime in Dinuba

Instructor Chris Brown was present with four of her fifth grade G.A.T.E. student; Mason Decker, Luis Nieblas Hurtado, Alma Garcia and Kevin Hernandez Reyes. The students presented their reports on the subject of property crime in Dinuba.

Mayor Smith left the meeting at 6:40 pm to attend the alternative education graduation ceremony.

Chief Olvera said it was a great presentation and he added that crimes of opportunity are common. He urged the students to make sure to put away their property so that it does not succumb to such crimes. He said he hopes that at least one of them becomes a police officer.

The students were given Dinuba lapel pins.

6.3. Dinuba Chamber of Commerce, Request for Support of 2012 Car Show

Greg Peterson, Ted Taylor, Roy Cotton and Sal Medina, members of the Car Show Committee were present to request support for the annual car show in the amount of \$10,000. Peterson reported on the plans for the show.

Council Member Gonzalez stepped down from the dais at 6:52 pm.

Todd said the car show has been a huge success to the community. Cruise Night came about five or six years ago. He said he feels the request would be totally appropriate.

Discussion followed about the program.

Council Member Gonzalez returned to the dais at 6:54 pm.

It was motioned by Council Member Morales, second by Council Member Gonzalez, to authorize the donation of \$10,000 for the car show.

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

6.4. Unscheduled

Cecilia Bobst, Cristobal Carrillo and Nancy Cerda, members of Leadership Northern Tulare County, presented the Council with plaques in appreciation of the City's support. They extended an invitation to the Council to the LNTC Graduation on June 15 at 5:30 at Ridge Creek Golf Course.

MAYOR'S MINUTE

9.1. National Flag Day Proclamation No 2012-10

Vice Mayor Hinesly said the Mayor will present the proclamation at the Flag Day Celebration on June 14, 2012.

COUNCIL COMMENTS

10.1. Request for Excused Absence – Aldo Gonzalez, May 8, 2012

It was motioned by Council Member Morales, second by Vice Mayor Hinesly, to approve the request for excused absence by Council Member Gonzalez.

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

10.2. League of California Cities Annual Conference - Designation of Voting Delegates and Alternates

City Manager Todd explained that each year there is a business meeting at the League's Annual Conference. He explained that it is a fairly important part of the conference and in order to participate, the Council must appoint a delegate and alternate delegate to do the voting.

Discussion followed as to who will be attending the conference.

Vice Mayor tabled the item until the return of Mayor Smith.

10.3. Reappointment to Measure R Oversight Committee – Daniel Meinert

City Manager Todd explained that this is a request to reappoint Meinert who was appointed when Joe Rocha ended his term a few years ago.

It was motioned by Council Member Morales, second by Council Member Gonzalez, to reappoint Daniel Meinert to the Measure R Oversight Committee.

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

10.4. Reminder –Employee Appreciation Barbecue, Vuich Park, 11:30 am, May 24, 2012

Anderson shared information about the annual barbecue and asked the Council to attend.

10.5. Information Sharing

Council Member Morales said he attended Judge Roper's Drug Court Ceremony at the Visalia Convention Center last week representing Dinuba.

Council Member Gonzalez said he attended the Volunteer Dinner last week and he said the volunteers are a great help to the City of Dinuba. City Manager Todd said they will attend the next Council meeting.

Vice Mayor Hinesly said the Dinuba Woman's Club Tea is behind us. She shared appreciation for City employees.

Morales said one of the key note speakers at the drug court graduation was Dallas Allen of the group Crosby Stills and Nash. He was a founder of the Drug Court and he shared his story about his life at the event.

PUBLIC HEARING

11.1. Zoning Code Text Amendment, Ordinance No 2012-03, First Reading, Read Title, Waive reading in Full

Director Beltran introduced Steve Brandt Consulting Planner with Quad-Knopf who presented the proposed update to the Zoning Code.

Brandt presented the update and said it's time to make changes in the Zoning Ordinance Code. Quad has been working on it and they came up with seven topics and the Dinuba Planning Commission reviewed these in detail. The Commission has made a recommendation to the Council to make the changes. He said it does not result in a fiscal impact to the city. If a code change results in a business or use that prior to the change was in compliance but is not after the changes, it is grandfathered in. He continued to elaborate and said it would only affect new businesses.

City Manager Todd explained much of these are results of gaps and the changes remedy those gaps. He shared that it cleans up the Zoning Code and deals with issues staff has run into the past three years.

Vice Mayor Hinesly opened the public hearing.

No comments from the public were brought forward.

The public hearing was closed.

It was motioned by Council Member Gonzalez, second by Council Member Morales, to accept the introduction and first reading of the ordinance.

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

City Manager Todd said that staff will finalize the ordinance and bring it back for the Council's final adoption at the next meeting.

CITY ATTORNEY

12.1. Marquis Home Subdivision Agreement to Assist

City Attorney presented a request from a Marquis Home Subdivision property owner who has offered to deed two parcels to the City. In order to do so, Council must direct staff to go look at the deeds and report back to Council. McCloskey explained the request. Tonight staff is looking for direction from Council.

City Manager Todd said there are a couple of lots that have liens on them that would be the public right of way. There are two additional lots and the owner would deed over to the city which would give us some value and he said it would help clear title. Once title is cleared the owners can start building on their lots. They would have the form HOA the lots would be deeded over and then eliminate the PUD concept. We would be using Dan's time to be move through the process. We would like to have permission to acquire the two lots owned by Mr. Seizner, which he would donate the lots to the City with the intent that they would be used as lots for the building project and then pursue clearing up the title on the two lots for the roads.

McCloskey said there was a map that was recorded. Let's create the HOA and get the lots for the streets and then go back and deal with ownership case by case.

City Manager Todd said ABLE industries has gone out there and cleaned up the lots.

The Council conceded to move forward.

12.2. Information Sharing

None

FIRE SERVICES

16.1. Local Hazard Mitigation Plan, Resolution No 2012-30

Chief Thompson reported that Tulare County received a post-disaster Hazard Mitigation Grant Program (HMGP) award in 2008 for the purpose of developing a Multi-Jurisdictional Local Hazard Mitigation Plan (LHMP) for the 2007 Southern California Wildfires. The project was undertaken to satisfy the requirements of the Disaster Mitigation Act of 2000 (DMA 2000), to make the County and participating jurisdictions eligible for both pre/post-disaster mitigation project funding. The program provides up to \$3,000,000 in federal funds per approved project to reduce vulnerability to known hazards through a variety of permanent improvements.

Tulare County contracted with URS Corporation to author the LHMP. The LHMP was developed over 20 months, and contains the following major components:

- Hazard Analysis (includes Earthquake, Flood, Landslide, Dam Failure, Wildfire, Post-Fire Debris Flow, Energy Disruption, et al.)
- Vulnerability Analysis
- Capability Assessment
- Mitigation Strategies
- Jurisdiction-specific Appendices

As of November 29, 2011, both the California Emergency Management Agency (CalEMA) and Federal Emergency Management Agency (FEMA) have approved the LHMP pending local adoption which must be done by all agencies by November 30, 2012.

The cities of Visalia and Porterville have already taken advantage of their eligibility for Hazard Mitigation funding as a result, and have applied for Fiscal Year 2012 Pre-Disaster Mitigation (PDM12) funds based on FEMA's approval pending adoption. Chief Thompson requested the Council consider and adopt Resolution No 2012-30

It was motioned by Council Member Gonzalez, second by Council Member Morales, to adopt Resolution No 2012-30 thereby adopting the 2011 Local Hazard Mitigation Plan.

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

16.2. Information Sharing

None

COUNCIL COMMENTS

10.2. League of California Cities Annual Conference – Designation of Voting Delegates and Alternates

It was motioned by Council Member Morales, second by Council Member Gonzalez to appoint Council Member Gonzalez as the primary voting delegate and Council Member Morales as the alternate voting delegate to the LOCC Annual Conference.

MAYOR'S MINUTE

9.2. Information Sharing

Mayor Smith returned at 7:29 pm.

Mayor Smith shared he attended the CWMA meeting he shared information that occurred at the meeting.

Council discussion followed in regard to CWMA.

ADJOURNMENT

Mayor Smith adjourned the meeting at 7:39 pm.

Mike Smith, Mayor

ATTEST:

Linda Barkley, Deputy City Clerk