

**COUNCIL MEMBERS PRESENT:** Harness, Smith, Hinesly, Morales

**COUNCIL MEMBERS ABSENT:** Gonzalez

**STAFF MEMBERS PRESENT:** Anderson, Barkley, Beltran, Carrillo, Cook, James, McCloskey, Popovich, Thompson, Uota

**CALL TO ORDER**

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

**INVOCATION**

The invocation was led by Deputy City Clerk Barkley led the invocation.

**FLAG SALUTE**

The flag salute was led by Chief Popovich.

**PRESENTATIONS**

4.1. Red Ribbon Week Proclamation 2014-16

The proclamation was read into the record by Mayor Hinesly and will be presented to the Dinuba Unified School District

**PUBLIC COMMENT**

5.1. Unscheduled Items

Brandy Nus Villegas 581 N Crawford Avenue, sp 84, Dinuba. Expressed condolences on the passing of City Manager Nunes.

Nus-Villegas invited all to an educational anti-child abuse / trafficking seminar. She explained that there will be two seminars in regard to human sex trafficking of adults and children.

James Garcia Dinuba Police Department expressed condolences to the council and fellow workers on the passing of City Manager Nunes.

Dustin Espino, 579 Siena, Dinuba Fire Department, said Fire Department staff has worn the Breast Cancer Awareness shirts for the past 5 years in recognition of Breast Cancer Awareness month but this is the first year the department is making the shirts available to the community. He presented each Council Member with a shirt.

**PUBLIC WORKS**

18.2. Kamm Avenue Safety Controls, Resolution 2014-46

- Stop Sign Petition

Director Beltran shared the information in regard to the fatality concerning a small child. Beltran said staff is not proposing final recommendations at this time. Staff has scheduled to meet with Superintendent Hernandez next week to further discuss the matter.

She reported Kamm is a small arterial street, 62 feet wide. Striped for single lane traffic in each direction. Parking is allowed in each direction in sections of Kamm near Wilson School and signed 25 miles in each direction. She

described recent accidents in the immediate area. Beltran said the September 23 accident was the only one involving a pedestrian vs. vehicle.

She explained the history of the intersection and the lighting currently in place. She introduced Richard Webb staff member of 4 Creeks Engineering.

Richard Webb, 4 Creeks Engineering, explained they arranged to take into consideration, school traffic counts, pedestrian traffics, etc. the multi-way and the traffic signal warrants were not met. The “end roadway” lighting system warrants but they have been met. In conjunction with doing the field work, he reviewed the lights in each direction and found in the direction eastbound, there are signs, pavement marking additional signs at the crosswalk as well as the yellow cross walk which is the longitudinal lights. There are a total of 9 devices the driver passed or at least approached at that intersection. He said you cannot put up enough signs and lighting when motorists just don’t pay attention. In the opposite approach there is a recommendation to paint the lines a double yellow to keep people from passing at that point. Yellow flashers are installed. Webb said that red curbing is definitely needed because of the cars that are parked in the eastbound approach. The width of the street is such that one cannot see pedestrians until they get out in the street. It also impedes pedestrians from seeing the oncoming vehicles.

Webb said that if the intersection is made into a 4-way stop you will find that it will considerably increase the congestion there. Large commercial vehicles also use that roadway. He recommended that the City should not add any more devices. The devices there are the ones warranted. Also the flashing lights that they have installed should be more than warranted. Removing parking alongside the roadway should be done.

Beltran said since the accident, crossing guards are posted before and after school; trees are trimmed back allowing for the solar lights to stay charged; two of the trees will be removed. Staff has installed large LED lights. Staff was out there yesterday showing the crossing guard how to use it so she could show the children how to use it. Staff has ordered flashing lights and will install them when they arrive and staff will talk to the school district about purchasing a 7ft sign for the crossing guard to use. Beltran reported that bulb-outs may be used as a traffic calmer.

Webb said that when he was there, the crossing guard was doing an excellent job making sure every child was walking their bicycles across. If the guard is pulled and signs installed, that is an unsafe sense of security.

Council Member Harness said the false sense of security is at every site. Pedestrians have the idea that cars must stop and they don’t even look to check for traffic.

Council Member Smith said the best prevention is a crossing guard to watch what is going on.

Council discussion followed.

Council Member Smith asked if there is room to put an island in the middle of the roadway.

Webb said yes, you can put a small permanent island there but it is just something for someone to hit. It would be a good idea to only have the sign out there during school hours.

Mayor Hinesly introduced Maria, the crossing guard. She wanted to make sure that Maria understood that the four-way stop is not recommended but that the other stop sign described by Webb would be a good idea.

Maria explained why the petitioners want help with a way to stop drivers from having accidents. She said crossing guards are a good idea but several children stay after school to play or go over to play on weekends and there are no guards.

Council Member Smith said she brings up a good point that after hours it’s not going to help traffic.

Council Member Harness asked Maria if she would still be there if there was a four-way stop sign installed.

Maria said yes she would still be there. She clarified saying that there are a lot of after-hours activity with the children playing on school grounds that go unmonitored as far as crossing the street.

Mayor Hinesly said that staff has a meeting with Dr. Hernandez on October 23 and part of that conversation will be to educate children about traffic danger.

Vice Mayor Morales asked if the blinking red stop signs can flash for people who want to cross streets.

Webb said temporary stop signs are not allowed to flash.

It was motioned by Council Member Harness, second by Vice Mayor Morales, to adopt Resolution 2014-46 as presented.

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

#### **CONSENT CALENDAR**

- 6.1. City Council Meeting Minutes, September 23, 2014
- 6.2. Acceptance - Other Agency Minutes
  - a. Economic Development Commission Meeting, September 4, 2014
  - b. Planning Commission Meeting, September 2, 2014
  - c. Police Advisory Commission Meeting, September 2, 2014

*A request that the City Council accept other Agency meeting minutes as presented.*
- 6.3. Citizens Oversight Committee Draft Agenda, November 7, 2014
- 6.4. Master Development Schedule

*A summary of residential, multi-family and commercial development within City limits.*
- 6.5. Claim for Consideration – Marcelina Hernandez

*A recommendation that the City Council reject the claim.*
- 6.6. Claim for Consideration – Sandra Cornell and Todd Morgan

*A recommendation that the City Council reject the claim.*
- 6.7. Romelia Castillo, Veterans Day Parade Request for Co-sponsorship

*A request that the City Council authorize co-sponsorship of the Veterans Day Parade slated for November 11, 2014; and affirm action recommended on 09/23/14 by the City Council.*
- 6.8. Wellspring Church Harvest Festival, Request for Street Closure, October 31, 2014

*A request for authorization to temporarily close a street to hold a community event.*

It was motioned by Council Member Harness, second by Vice Mayor Morales, to approve the consent calendar as presented.

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

**WARRANT REGISTER**

7.1. Warrant Register – September 26; October 2, 2014

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

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

**MAYOR’S MINUTE**

8.1. Information Sharing

Mayor Hinesly said she is happy to see three of the City Council Candidates in the audience tonight. She said she is glad they came to learn about city government.

**COUNCIL COMMENTS**

9.1. Request for Excused Absence – Council Member, Scott Harness, September 23, 2014

It was motioned by Council Member Smith, second by Vice Mayor Morales, to approve the request for excused absence for Council Member Harness as presented.

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

9.2. Request for Excused Absence – Council Member, Emilio Morales, September 23, 2014

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

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

9.3. Delta Vector Control District Representative – Reappointment of Larry Roberts

It was motioned by Vice Mayor Morales, second by Council Member Harness, to reappoint Larry Roberts as the City’s representative to the Delta Vector Control District.

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

9.4. Reminder – Dinuba Dog Days /Bark for Life, 12-1:30 pm; October 18, 2014; Nebraska Park

Mayor Hinesly shared the reminder.

9.5. Reminder - 2014 Fall Clean-up Event; 7 am – 3 pm, October 25, 2014

Mayor Hinesly shared the reminder.

9.6. Reminder – Red Ribbon Night, 4:15 pm, October 27, 2014; Dinuba High School

Mayor Hinesly shared the reminder.

9.7. Reminder – Fall Harvest Fling, 6-8 pm, October 31, 2014; Dinuba Community Center

Mayor Hinesly shared the reminder.

9.8. Reminder – Battle of the Badges, 3-7 pm, November 10, 2014; Big 5 parking lot

Chief Popovich said it is a friendly competition between the police and fire fighters. He invited everyone to come out and support them in the blood drive.

9.9. Reminder – Pioneer Day & Veterans Day Parade, November 11, 2014; Alta District Historical Society

Mayor Hinesly reported that the parade starts at 9:00 am with the same route used for the Christmas parade, and will run in conjunction with the Pioneer Day event.

Mayor Hinesly reported that the big event for Pioneer Day is an outhouse race.

9.10. Reminder – Ruiz 4 Kids Fundraiser Event; 6:00 pm, November 11, 2014; Visalia Convention Center

City Manager AIC Anderson shared staff purchased tickets and they are available to the Council.

9.11. Information Sharing

None

## **PUBLIC HEARING**

10.1. Implementation of Transit Development Plan Recommendations

Budget Manager Avila reported the information for the TDP

The Federal Transit Administration (FTA) requires transit agencies to prepare a Transit Development Plan (TDP) in order to receive federal grants funding. The City Council and staff will use the TDP to help guide transit activities such as planning, policy making, programming, and budgeting over the next five years. The plan will also provide a better understanding of current transit conditions, define the future demand for service within the Dinuba area, and establish an operational and capital plan to meet those demands.

Tulare County Association of Governments (TCAG) uses the TDP as a basis for inclusion of Dinuba's transit operations and capital projects in programming documents such as the Federal Transportation Improvement Program (FTIP), as documentation to support projects included in the Regional Transportation Plan (RTP), and as a basis for use of Measure R transit funds.

During the preparation of the TDP, two key operational issues were identified. One was the City's low farebox recovery ratio. The State's Transportation Development Act (TDA) mandates a farebox recovery of 10% for transit services operating in non-urbanized areas, or communities with an urbanized population of less than 50,000. This means that at least 10% of the cost to operate the entire Dinuba transit system must come from bus fares. If the transit system does not meet or exceed that standard then future transit funding could be jeopardized.

The other issue that was identified was dial-a-ride passenger loads. Dial-a-ride services are intended to provide door-to-door complementary paratransit service to any individual whose disability prevents independent access to, and use of, DART's fixed route bus service. It is also intended for general public riders (such as seniors) who prefer the convenience of curb-to-curb service over waiting at a designated bus stop. However, over time, there has been an increased shift of general public riders from the fixed service to the dial-a-ride component. Today, almost half (approximately 45%) of the system's dial-a-ride passengers are students who are capable of using the fixed route system but prefer the convenience of dial-a-ride. This situation has made it very challenging to meet the dial-a-ride demand without compromising the on-time performance of the established fixed routes.

To address the second operational issue, staff will reinforce its efforts to encourage school children to use fixed routes as much as possible. In particular, staff will make sure that fliers and public announcements containing information on the City's transit system are available at schools, community centers and any other locations that are frequented by students. In addition, routes would be identified more clearly to avoid confusion and promote ridership from younger patrons getting to school. Signage would be updated to reclassify the North and South routes to Route 1 and Route 2 and each route would be color coded consistently throughout the system and in all publications to make the system easier to follow. Additionally, staff will continue to monitor the dial-a-ride service demand and determine if at some point it becomes necessary to increase the hours of a dedicated dial-a-ride service and perhaps discontinue flexing fixed routes to accommodate dial-a-ride requests.

However, to address the larger fare box recovery ratio issue and to improve the efficiency of the DART system, staff would like to request authorization to implement the following recommendations:

- 1) Increase the fixed route general fare from 25 cents to \$1.00 over two fiscal years.
- 2) Subsidize trolley fare revenues through a combination of marketing techniques.
- 3) Reconfigure local routes to eliminate duplication of service and add additional stops.

Implementing a fare increase to the flexroute general fare will help the City in its effort to meet the TDA farebox mandate. During FY 12/13 (the last year analyzed by the TDP), the City's farebox recovery ratio was 7.9%. If nothing is done this ratio will more than likely drop even further. As can be expected, operating costs for the DART system increase year over year. These increases are attributable to several things. For example, the transit services contract is increased annually by the Consumer Price Index. Additionally, the City has an aging fleet that requires additional

maintenance, fuel costs have increased steadily over the years, riders are offered additional amenities at the recently opened Dinuba Transit Center, and additional staff has been hired to administer the growing system. Furthermore, the success of the free Jolly Trolley service is countering the cost effectiveness and efficiency of the system's overall performance.

At the public hearing held on August 26, 2014 the City Council directed that the Jolly Trolley remain a free service to our community. In order to make this possible the fares on the other fixed routes would have to be increased. After presenting various fare scenarios, the Council decided that the fixed route general fare would be increased from 25 cents to \$1.00 over two fiscal years. To accomplish this, City staff proposes a fare increase in January 2015 for the fixed routes from 25 cents to 75 cents and then in July 2015 they would increase to \$1.00. Even with the implementation of these fare increases the City will need to subsidize transit services with local funds. The Public Utilities Code states that an operator may satisfy the 10% farebox recovery ratio by supplementing it with local funds. Initial calculations indicate that during FY 2014/15 the subsidizing local funds would need to contribute approximately \$20,800 and \$9,500 in FY 2015/16, after the proposed fare increases have been in place for a full year.

The Public Utilities Code states that the 10% farebox requirement can also be met through other forms of system generated revenues. Many neighboring transit systems have discovered that a very effective revenue generating option is bus advertising. Staff believes this measure could "subsidize trolley fare revenues through marketing techniques". Dinuba has never done bus advertising so it is very difficult to determine how much revenue could be generated from this endeavor but any amount would be helpful in our efforts to meet our farebox recovery ratio. With this in mind, Staff has made contact with Rethought-Reborn Advertising, an advertising agency that does bus advertising for Porterville Transit and Kings Area Rural Transit. If Council authorizes the implementation of this measure the next steps would be to enter into a contract agreement with the advertising agency and then present to the City Council a set of guidelines that would set standards on the type of advertising that would be allowed on City buses.

In an effort to improve system efficiency, the TDP recommends adding a stop at the Dollar Tree on the Jolly Trolley and reconfiguring all fixed routes to avoid duplication of stops. In Reedley, the Dinuba Connection would add a stop at Save Mart and at the Department of Motor Vehicles (DMV). These additional stops would not impact headways or cause any stops to be eliminated.

The recommendations identified above focus on providing efficient services that meet the required farebox ratios, address service constraints, and maintain the City's vision for transit services. Today's public hearing will allow for the community's input on the proposed recommendations and further demonstrates the City's awareness that public involvement is key to the success of transit planning. A public notice announcing this meeting was published in the Dinuba Sentinel on September 25, 2014 and October 2, 2014.

The cost for bus advertising does not create a financial impact because the advertising company will be paid for out of the bus advertising revenue. Typically, revenue is divided 60% to the City and 40% to the advertising agency. But those details have yet to be finalized and will be presented to Council at a later date.

Mayor opened the hearing but no comments were brought forward. The Mayor closed the hearing and entertained questions from the Council.

Council Member Smith asked who would be allowed to advertise on the bus.

Avila explained criteria would have to be developed.

Mayor Hinesly clarified that our farebox must be ten percent. So by raising it the fare \$1 would it solve the problem.

Avila said no. Until the fare increase becomes fully implemented, it will have to be subsidized. Right now it's subsidized by \$20,000.

Council discussion followed.

It was motioned by Council Member Smith, second by Vice Mayor Morales to authorize implementation of the recommendations in the City's recently adopted Transit Development Plan (TDP).

AYES: Harness, Smith, Hinesly, Morales

NOES: None

ABSTAIN: None

ABSENT: Gonzalez

10.2. Consideration of an Ordinance Amending Title 17, Chapter 17.72 of the Dinuba Municipal Code Regarding Regulation of Political Signs within the City, Ordinance 2014-06 (*continued from 9/23/14*)

City Attorney McCloskey requested that the City Council conduct a hearing in regard to the proposed changes in the political signs ordinance. He said there are three substantive changes: signs may be posted 120 before the election based on a court case; clear up other issues within the code and no fees can be charged for temporary political signs; and, designate three public places for posting signs. He requested the Mayor open the public hearing.

Mayor Hinesly opened the hearing.

Chris Launer, Northridge, said he read the ordinance currently in place. He asked if it is it appropriate that signs be placed between the curb and the sidewalk on residential streets.

Council Member Smith said no, it's ten feet from the curb. He said when he ran for Council staff came to him and had him remove his signs. He said it's enforced by complaint.

McCloskey said if it's in the right of way, yes, staff would address the issue.

No further questions from the public were brought forward. The Mayor closed the hearing.

McCloskey requested that the Council consider the information regarding the proposed changes to Municipal Code Title 17, Chapter 17.72 regarding political signs; and, introduce the Ordinance by having the Clerk read the title and order the full reading waived.

It was motioned by Council Member Smith, second by Vice Mayor Morales, to approve the introduction and first reading of Ordinance 2014-06 and waive the reading in full.

AYES: Harness, Smith, Hinesly, Morales

NOES: None

ABSTAIN: None

ABSENT: Gonzalez

Deputy City Clerk Barkley read the title of Ordinance 2014-06 into the record.

**CITY ATTORNEY**



11.1. Designation of Jayne Anderson as Acting City Manager, City Charter Section 3.04 (C) Acting City Manager

City Attorney McCloskey requested that the Council take action to designate Assistant City Manager as the Acting City Manager by minute order due to the recent passing of City Manager Beth Nunes.

It was motioned by Vice Mayor Morales, second by Council Member Smith, to designate Assistant City Manager as the Acting City Manager due to the recent passing of City Manager Beth Nunes.

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

11.2. Closed Session Action – Conference with Legal Counsel: Existing Litigation

No action was taken.

11.3. Closed Session Action – Conference with Legal Counsel: Real Property Negotiations, A portion of APN 017-29-010

No action was taken.

11.4. Closed Session Action – Conference with Legal Counsel: Labor Negotiations

It was motioned by Vice Mayor Morales, second by Council Member Smith, to adopt Resolution 2014-43 as presented.

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

11.5. Information Sharing

None

**CITY MANAGER**

12.1. Information Sharing

City Manager AIC Anderson said staff will bring back at the next meeting an item to consider the recruitment process of a City Manager.

Went to Ruiz Foods today and honored a plaque and a Key to the City. They were given a tour of the facility's new administration building.

She provided details about funeral plans for City Manager Nunes.

**BREAK**

Mayor Hinesly declared a break at 8:19 pm.

**RECONVENE FROM BREAK**

Mayor Hinesly reconvened the meeting at 8:34 pm.

**ENGINEERING & PLANNING SERVICES**

13.1. Planning Commission Action, October 7, 2014

Engineer Uota shared information regarding the Planning Commission’s action at the October 7 meeting.

13.2. Award of Bid – Construction Contract CNG Fueling Facility Expansion Phase II

Engineer Uota said Senator Boxer included \$779,200 in funding within the FY 2010 Transportation, Housing and Urban Development and related Agencies Appropriations Bill to expand the City’ of Dinuba’s Compressed Natural Gas (CNG) Fueling facility.

Due to anticipated Project costs in excess of the Federal appropriation, the city applied for TCAG and received supplemental Federal Congestion Management and Air Quality funding in the amount of \$381,000.

The project plans and specs were ready for bid advertisement in July 2014 and the Engineer’s Preliminary Opinion of Probable Construction costs are \$1,280,000. Bids were opened on September 18, 2014 and 3 bids were received.

Hobbs Construction Inc	\$1,262,750.00
Lee’s Paving Inc	\$1,475,872.50
BMV Construction Group Inc	\$1,532,047.40

Hobbs Construction Inc. has been confirmed as the lowest responsive bidder and staff recommended that the project construction contract be awarded to Hobbs Construction Inc in the bid amount of \$1,262,750.00.

The project will be funded by the Federal Transit Administration 5309 Program, CMAQ funds, local CNG Funds, and Storm Drain Funds.

It was motioned by Vice Mayor Morales, second by Council Member Harness to award the project to Hobbs Construction Inc in the bid amount of \$1,262,750.00.

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

13.3. Information Sharing

None

**FINANCE SERVICES**

14.1. Information Sharing

None

**FIRE SERVICES**

15.1. Information Sharing

None

**PARKS AND COMMUNITY SERVICES**

16.1. Authorization to Bid – Request for Proposals 2015-2017 Carnival Contract

Mayor Hinesly asked why the numbers turned upside down it seems like such a dramatic change from prior years. Carrillo said he found in talking to Sandy Sills it's her feeling that perhaps people have more money to spend. Also, the cost of tickets is more.

Cinco de Mayo sales had similar results.

Carrillo said the Parks & Community Services Department is responsible for contracting the carnival for the City's major events. The two major events are the Raisin Festival in September and the Cinco de Mayo Festival in May. The contract agreement is for a period of three years. The current contract with California Carnival will expire December 31, 2014.

Staff would like to begin the advertisement process as soon as possible to be prepared to award the contract by December 2014.

The estimated cost for the RFP advertising and mailing is approximately \$500. Funding for this expenditure will come from the General Fund.

Discussion followed.

It was motioned by Council Member Harness, second by Vice Mayor Morales, to authorize Parks & Community Services staff to initiate the request for proposals for the 2015-2018 Carnival Contract.

AYES: Harness, Smith, Hinesly, Morales

NOES: None

ABSTAIN: None

ABSENT: Gonzalez

16.2. Information Sharing

Director Carrillo presented information about upcoming community events.

Council Member Smith asked what Carrillo knows about the Veterans' Wall.

Carrillo said it will cost more than \$100,000 likely closer to \$200,000 and the type set is small.

**POLICE SERVICES**

17.1. Information Sharing

None

## **PUBLIC WORKS**

### **18.1. Authorization to Approve Tenant Based Rental Assistance Guidelines**

Budget Manager Avila presented information in regard to implementation of some of the City of Dinuba's 2015-2019 Transit Development Plan (TDP) recommendations. He reported that in response to record drought conditions, Governor Brown issued an Executive Order directing State agencies to take immediate action to address persistent dry conditions and protect California's farms. On March 1, 2014 Governor Brown signed Senate Bill 104 approving the allocation of \$687 million dollars for drought relief. The funding allocation included \$21 million dollars in housing assistance for those whose employment has been impacted by the drought.

On May 30, 2014 the Department of Housing and Community Development (HCD) announced the availability of \$6 million dollars in federal HOME Investment Partnerships (HOME) Program funding for "drought tenant-based rental assistance". The grant is intended to assist households who are having difficulty paying their rent due to loss of employment or reduction of employment, as a result of the existing drought conditions. The City of Dinuba submitted an application for funding on June 20, 2014 and received an award letter in the amount of \$200,000 on June 30, 2014.

For over 30 years the City has funded the First-Time Homebuyer and Housing Rehabilitation programs. These programs are implemented through State approved and Council adopted program guidelines. TBRA funding requires that we now establish a Drought TBRA program and adopt associated program guidelines. These guidelines have already been approved by the State of California's Housing and Community Development (HCD) Department.

The Drought TBRA Program is a rental subsidy program that is designed to assist eligible tenants with the payment of monthly rent and utility costs, as well as security deposits. TBRA assistance will make up the difference between the amount the household can afford to pay for monthly rent and utilities and the actual cost of the housing occupied by the household. TBRA assistance will consist of one (1) six-month term, will be made in the form of a grant, and will not have to be repaid. The City anticipates assisting 24 families.

The guidelines that have been approved by the State for the implementation of this program include the following requirements/conditions:

- Applicants must reside or work within the City of Dinuba.
- Household income must be at or below 60% of the Tulare County Area Median Income (AMI). For example, the 60% AMI limit for a family of four is \$32,820 annually or \$2,735 per month.
- Applicants must be able to demonstrate that the drought has created unemployment or underemployment. There must be a documented 15% reduction in household income compared to 2013.
- Rental units must meet State sanctioned "Housing Quality Standards" and will be inspected for eligibility.
- Rent must be "reasonable", as defined by the Department of Housing and Urban Development's (HUD) 2014 Fair Market Rent Documentation System. Currently, the fair market rent for a three-bedroom home in Tulare County is \$1,104.
- Assistance may also be provided for the payment of a security deposit of up to two months of rent.

Given California's persistent drought, staff believes this program will be well received in our Community. In fact, preliminary outreach has shown significant interest in participating. It is crucial that program guidelines be reviewed and adopted so that the available grant funds are disbursed in a fair and consistent manner.

The HOME grant funds will pay for all grant administration and implementation functions.

Avila requested that the City Council adopt the TBRA guidelines as presented.

It was motioned by Council Member Smith, second by Vice Mayor Morales, to approve the TBRA guidelines as presented.

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

18.3. Information Sharing

None

**CLOSED SESSION**

19.1. CONFERENCE WITH LEGAL COUNSEL: EXISTING LITIGATION

(Paragraph (1) of subdivision (d) of Section 54956.9)  
Number of Cases: (ONE (1) CASE)  
Name of Case: City of Dinuba v. Thusu

19.2. CONFERENCE WITH LEGAL COUNSEL: REAL PROPERTY NEGOTIATIONS

(Paragraph (b) of Section 54954.5)  
Agency designated representative(s): Assistant City Manager Anderson  
Property Location: A portion of APN 017-29-010  
Under negotiation: price

19.3. CONFERENCE WITH LEGAL COUNSEL: LABOR NEGOTIATIONS

(Paragraph (a) and paragraph (b) of Section 54957.6)  
Agency designated representatives: Assistant City Manager Anderson and City Attorney McCloskey  
Employee organization(s): Police Association

**ADJOURNMENT**

The meeting was adjourned at 9:24 pm.

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Janet C. Hinesly, Mayor

Attest:

\_\_\_\_\_  
Linda Barkley, Deputy City Clerk