

COUNCIL MEMBERS PRESENT: Reynosa, Smith, Morales, Harness, Thusu

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

WORK SESSION

The work session began at 5:32 pm.

1.1. Presentation of Planning and Public Works User Fees (BB)

Director Beltran presented Michael Wong, PMC Michael Baker, consultant for the user fees.

Recommended fees based on analysis and information reviewed this evening.

Public hearing Nov 24 and if adopted will become effective July 2016.

Thusu asked why he used the median and Wong said it's just a comparison, a way to view the fees but not necessarily the only way.

Council Member Thusu asked what were the assumptions and Wong explained factors was base cost and anything above that would be actual hourly time basis.

Thusu asked if deposit is refundable. Wong said it could be but staff would have to speak to it. He explained why deposits are collected.

Patino explained why we collect deposits which are for utility billing.

Reynosa asked why other cities have zero collection deposits. Patino and Avila explained some of the cities have independent water companies and others choose not to charge the deposit.

The work session ended at 5:49 PM.

OPENING CEREMONIES

2.1. Welcome & Call to Order – Mayor

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

2.2. Invocation

The invocation was led by Deputy City Clerk Barkley.

2.3. Pledge of Allegiance

The pledge of allegiance was led by Chief Popovich.

AGENDA CHANGES OR DELETIONS

To better accommodate members of the public or convenience in the order of presentation, items on the agenda may not be presented or acted upon in the order listed. Additions to Agenda may be added only pursuant to California Government Code section 54956.8.

NEW EMPLOYEES/PROMOTIONS

4.1. Parks and Community Services

- Joe Grijalva, Grounds Maintenance Worker III

Director Carrillo presented Grijalva the new Grounds Maintenance Worker III. Grijalva thanked the Council for the opportunity to serve. The Council welcomed and congratulated him.

4.2. Fire Services

- Joseph Cruz, Fire-fighter
- Cipriano del Real, Fire-fighter

Chief Thompson presented Fire Fighter/EMT Joseph Cruz. Cruz thanked Council for the opportunity to serve.

Chief Thompson presented Cipriano del Real, Firefighter/EMT thanked Council for the opportunity to serve.

4.3. Police Services

- Calixto Arias, Police Officer
- Ubaldo de Haro, Police Officer

Chief Popovich presented Ubaldo de Haro and Calixto Arias, recently hired Police Officers.

Officers De Haro and Arias were grateful for the opportunity to serve.

Mayor Morales administered the Oath of Office to the Firefighters and the Police Officers followed by a badge pinning ceremony.

BREAK

The Mayor declared a break at 6:47 pm.

RECONVENE FROM BREAK

Mayor Morales reconvened the meeting at 7:00 pm.

REQUEST TO ADDRESS COUNCIL

This portion of the meeting is reserved for any person who would like to address the Council on any item that is not on the agenda. Please be advised that State law does not allow the City Council to discuss or take any action on any issue not on the agenda. The City Council may direct staff to follow up on such item(s). Speakers may be limited to three (3) minutes. If there is any person wishing to address the City Council at this time please approach the podium and state your name and nature of the request.

Christine Dall was present to express concern about the police department concerning the handling of special needs persons during their arrest.

CONSENT CALENDAR

Matters listed under the Consent Calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, a member of the audience or a Council Member may request an item be removed from the Consent Calendar and it will be considered separately.

6.1. SUBJECT: Meeting Minutes for October 27, 2015 (LB)

RECOMMENDATION: City Council to review draft minutes and adopt as final.

6.2. SUBJECT: Master Development Schedule (DU)

RECOMMENDATION: Information item only.

6.3. SUBJECT: Bi-weekly update of West El Monte Widening Project (DU)

RECOMMENDATION: Information item only.

6.4. SUBJECT: Resolution Approving Installation of One (1) Loading/Unloading Parking Stall in Downtown (BB)

RECOMMENDATION: Council adopt Resolution 2015-42 approving installation of one (1) loading/unloading parking stall in Downtown.

6.5. SUBJECT: Approval of Professional Services Agreement with Robert E. Cendejas & Associates as Special Counsel to Secure Local Sales Tax Allocations from Internet Sales (LP)

RECOMMENDATION: Council approve Professional Services Agreement with Robert E. Cendejas & Associates as Special Council to secure local sales tax allocation from Internet sales and authorize the Mayor to execute the agreement.

6.6. SUBJECT: Authorization to Apply for the 2015 Assistance to Firefighters Grant (AFG) Program (CT)

RECOMMENDATION: Council authorize the Fire Department’s request to apply for the 2015 Assistance Firefighters Grant (AFG) Program in the amount of \$304,030 to replace up to 35 existing self-contained breathing apparatus.

6.7. SUBJECT: Award of Contract to Synagro West, Inc. for the Removal of Wastewater Reclamation Facility Biosolids (BB)

RECOMMENDATION: Council award the contract to Synagro West, Inc. for the removal of Wastewater Reclamation Facility Biosolids in the amount of \$70,000 and authorize the City Manager to execute the contract.

6.8. SUBJECT: Proclamation No. 2015-16 – Recognizing November 11, 2015 as Veterans’ Day (LB)

RECOMMENDATION: Council to adopt Proclamation 2015-16 recognizing November 11, 2015 as a day to honor War Veterans.

A motion was made by Council Member Smith, second by Vice Mayor Harness, to approve the Consent Calendar as presented.

AYES: Reynosa, Smith, Morales, Harness, Thusu
NOES: None
ABSTAIN: None
ABSENT: None

WARRANT REGISTER

7.1. SUBJECT: Approval of Warrants for October 30, November 6, 2015

RECOMMENDATION: Council to review and approve warrants as presented.

A motion was made by Council Member Smith, second by Vice Mayor Harness, to approve the warrant register as presented.

AYES: Reynosa, Smith, Morales, Harness, Thusu
NOES: None
ABSTAIN: None
ABSENT: None

PUBLIC HEARING

8.1. SUBJECT: Public Hearing and Adoption of 2015-2023 Housing Element (DU)

RECOMMENDATION: Council conduct public hearing, receive public testimony, close public hearing and adopt Resolution No. 2015-23 adopting the 2015-2023 Housing Element and Negative Declaration.

Planner Tech Carrillo explained the information in regard to the Housing Element and requested that the council open the public hearing and adopt the resolution at its conclusion.

Ginger White with Quad-Knopf was present to address questions for the Housing Element. White said the last time it was updated was 2009 and she noted that many items were outdated but have since been addressed and many of those were changes to the zoning ordinance. White said if the document is certified by the state it will need to be updated in 8 years instead of 4 years. The housing element is due to be adopted with a deadline of Dec 31, 2015.

Council Member Thusu asked what are the common non-compliance issues other cities face?

White said you want to be sure you have enough land for each income level; many cities don't have the land to expand. Many times they need to alter their zoning.

Thusu asked who monitors the compliance. White said the state looks at the Housing Element as the City's "promise." If you don't do them the state deems it out of compliance and there are great repercussions.

The Mayor opened the Public Hearing. No comments from the public were brought forward.

Vice Mayor Harness asked if Self-Help is aware of the new Impact fees and City Manager Patlan explained that we need to be careful in deferring the fees because it may mean deferring the projects and imposing an impact on those services.

Vice Mayor Harness asked what we are looking at when we form our Housing Element. Patlan said the housing element is a goal the state has that requires that every person should have a decent house or dwelling. The goal is to supply an adequate supply for communities. Cities aren't mandated to build the projects.

A motion was made by Vice Mayor Harness, second by Council Member Smith, to adopt Resolution 2015-23 adopting the Housing Element and Negative Declaration.

AYES: Reynosa, Smith, Morales, Harness, Thusu
NOES: None
ABSTAIN: None
ABSENT: None

DEPARTMENT REPORTS

9.1. SUBJECT: Letter of Intent (LOI) with Woodside Homes for the Purchase of Ridge Creek Ranch Subdivision (APN: 012-023-033, 012-023-048, 012-024-035 and 012-024-039) (LP)

RECOMMENDATION: Council enter into a non-binding Letter of Intent (LOI) with Woodside Homes for the Purchase of Ridge Creek Ranch Subdivision consisting of 58.55 acres and authorize the City Manager to execute the LOI.

Chris Williams was present representing Woodside Homes, and referenced a letter of intent to purchase and develop Ridge Creek Ranch. City manager Patlan explained their intention to purchase and build homes on the Ridge Creek Golf Course for sale.

Williams explained the history of the development company. He said their target buyer are second and third time home buyers.

Vice Mayor Harness wished the developer well in his intention to build homes.

Council Member Thusu asked if they would do market studies and Williams said they have not yet, it's based on experience at this point.

A motion was made by Vice Mayor Harness, second by Council Member Smith, to enter into a non-binding Letter of Intent (LOI) with Woodside Homes for the Purchase of Ridge Creek Ranch Subdivision consisting of 58.55 acres and authorize the City Manager to execute the Letter of Intent.

AYES: Reynosa, Smith, Morales, Harness, Thusu
NOES: None
ABSTAIN: None
ABSENT: None

9.2. SUBJECT: Administrative Policy No. 15-01 Amending Water Conservation Guidelines (BB)

RECOMMENDATION: Council receive informational item on Administrative Policy No. 15-01 amending Water Conservation Guidelines establishing a winter watering schedule.

Director Beltran explained due to the drought there is a need to amend the water conservation guidelines concerning the winter watering schedule. She explained the watering schedule will be reduced to one day a week for everyone, odd addresses on Saturday and even addresses on Sunday, during the hours of 9 am to 6 pm effective December 1, 2015 through April 30, 2016.

The item was informational.

9.3. SUBJECT: Approval of Memorandum of Understanding (MOU) forming the Kings River East Groundwater Sustainability Agency (GSA) (DU)

RECOMMENDATION: Council approves the Memorandum of Understanding (MOU) forming the Kings River East Groundwater Sustainability Agency and authorizes the City Manager to execute the MOU.

Engineer Uota explained the Groundwater Sustainability Agency or GSA. He said Alta Irrigation or AID, took the initiative to organize a steering committee with the intent to form an active GSA. Previous MOUs were non-binding intended to give guidelines toward eventually forming the GSA. This is an effort to formally create the GSA. The MOU asks for a limited financial commitment of \$1,000 from Dinuba.

A motion was made by Vice Mayor Harness, second by Council Member Reynosa, to approve the Memorandum of Understanding forming the Kings River East Groundwater sustainability Agency and authorize the City Manager to execute the MOU.

AYES: Reynosa, Smith, Morales, Harness, Thusu
NOES: None
ABSTAIN: None
ABSENT: None

MAYOR/COUNCIL REPORTS

10.1. Oral Report of Trip to Eumseong County South Korea

Assistant City Manager Anderson shared the pictures of the group's trip to Korea.

10.2. Cancellation of City Council Meeting December 22, 2015

A motion was made by Vice Mayor Harness, second by Council Member Reynosa, to cancel the December 22, 2015 Council meeting.

AYES: Reynosa, Smith, Morales, Harness, Thusu
NOES: None
ABSTAIN: None
ABSENT: None

CITY MANAGER/STAFF COMMUNICATIONS

11.1. Annual Christmas Parade & Tree Lighting Ceremony, December 5, 2015; 5:30 pm Dinuba Entertainment Plaza (JC)

Community Services Director Carrillo shared a reminder of annual Christmas Parade & Tree Lighting ceremony occurring December 5 with the City Council.

11.2. Planning Commission appointments: (3) seats – Ward 1, Ward 2, and Ward 4. Call for applications from November 10 to December 10, 2015. (LP)

City Manager Patlan explained there are some impending vacancies on the Planning Commission that need the Council's attention for appointment.

ADJOURNMENT

The meeting adjourned at 8:38 pm.

