

COUNCIL / BOARD MEMBERS PRESENT: Harness, Smith, Morales, Gonzalez

COUNCIL / BOARD MEMBERS ABSENT: Hinesly

STAFF MEMBERS PRESENT: Anderson, Avila, Barkley, Carrillo, Doyle, McCloskey,  
Olvera, Todd, Uota

#### CALL TO ORDER

Mayor Smith called the meeting to order at 6:31 pm.

#### INVOCATION

Council Member Harness led the invocation.

#### FLAG SALUTE

Battalion Chief Doyle led the flag salute.

#### PUBLIC COMMENT

##### 4.1. Historic Preservation Commission Update – Bob Raison

Historic Preservation Commissioner Raison spoke to Dinuba's history and the relevance of its preserving. With that he presented a draft mission statement that the commission has been preparing for Council's consideration.

Chair Nancy Hoyt was also present in the presentation of the draft mission statement.

Council discussion followed.

##### 4.2. Unscheduled

Gary Elrich, 7700 Avenue 400, Dinuba, questioned item 8.5. on the agenda in regard to real property acquisition. Elrich said City Manager Todd spoke with whom he termed "concerned citizens" and told them he would talk to them and keep them aware of the progress of the real property progress. Elrich said to date, they have not heard further from anyone in regard to the matter and he questioned what is happening with the property acquisition.

#### CONSENT CALENDAR

- 5.1. City Council / Redevelopment Agency Joint Regular Meeting Minutes, October 11, November 8, 2011
- 5.2. Set Hearing Date – Annual Impact Fee Report, December 13, 2011
- 5.3. Notice of Completion - Tioga Solar Energy Project
- 5.4. Avenue 416/El Monte Way Widening Project Right-of-Way and Property Acquisitions Certificates of Acceptance

It was motioned by Council / Board Member Morales, second by Council / Board Member Gonzalez, to approve the consent calendar as presented.

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

#### WARRANT REGISTER

- 6.1. Approval – City Council Warrant Register, November 10, 18, 2011
- 6.2. Approval – Redevelopment Agency Warrant Register, November 18, 2011

It was motioned by Council / Board Member Morales, second by Council / Board Member Harness, to approve the warrant register as presented.

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

7.1. Information sharing

Mayor Smith said he attended Veterans Day where he reported that Jack Mullen spoke. The event included a “fly by”.

Mayor Smith said he helped with the annual Thanksgiving Community Luncheon at The Island.” Smith said the Fire Explorers did an outstanding job at the event.

COUNCIL/BOARD COMMENTS

8.1. Cancel City Council / Redevelopment Agency Meeting December 27, 2011

It was motioned by Council / Board Member Harness, second by Council / Board Member Gonzalez, to cancel the Council / Agency meeting of December 27, 2011.

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

8.2. Commercial Business Incentives

Assistant City Manager Anderson requested that the City Council consider options for economic revitalization to bring the item back to Council at a later date for consideration.

She noted that some of the criteria include:

1. The building must be vacant at the time of application and have been vacant for a minimum of two consecutive years;
2. The building must have been constructed prior to June 2008 (last update to the General Plan);
3. The property owner must be willing to reduce the lease rate to the tenant by 20% (subject to lease rate validation).

Anderson said categories 1 and 2 are considerations for discussion and added it’s unclear of the impact because it will depend on the use.

Discussion followed regarding the reasons for the criteria.

Anderson said if the Council so wishes we could bring it back at a later for final direction.

City Manager Todd said he would like to set a time limit and possibly sunset the resolutions.

Discussion followed in regard to the current Save Mart lease and City Manager Todd said he would like to invite vacant building property owners to the meeting for discussion and set a hearing for January.

The Council directed staff to bring the item back in January for consideration.

8.3. Appointment to the Planning Commission, Rick Olesky

It was motioned by Council Member Morales, second by Council Member Harness, to appoint Olesky to the Planning Commission representing District 4.

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

8.4. Dinuba wastewater Reclamation Facility Solar Project Dedication, December 6, 2011 at 10:00 am

City Manager Todd said the dedication ceremony will be held at the Solar Plant site near the wastewater treatment facility.

ADOURN TO CLOSED SESSION AT 7:07 pm.

RECONVENE FROM CLOSED SESSION AT 7:28 pm.

CLOSED SESSION ACTION

8.5. Acquisition of Real Property, APN 030-030-016

Mayor Smith said the city needs a shooting range and the facility was going to be a shooting and training facility. The Council gave the city manager direction to pursue the site as we realized we were going to have to buy the property before going forward. Mayor Smith added, "the City wants to be a good neighbor."

It was motioned by Council Member Morales, second by Council Member Harness to "scrap" the proposed site and look at other sites to purchase for the purposes of a training / shooting range facility.

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

8.6. Acquisition of Real Property, 15.49 Acres (Randle Ave) APN 018-180-031

City Manager/Executive Todd said there is presently no tentative map; the original map expired and it was never renewed. The bank is not ready to change its position on the value of the property. He told the Council that staff has talked to local engineering firms to go through the steps for a tentative map. He reported the cost of a tentative map is \$15,000 to \$25,000. We offered \$175 and he recommended that we communicate the information back to the bank and see what they say.

The item was tabled.

8.7. District 3 Neighborhood Meeting Update

Council Member Harness talked about the neighborhood meeting held on November 10.

City Manager Todd said staff will go through the items to see what follow-up there might be from them. Some of the items have already been addressed. Staff plans to hold a follow up meeting in March or April.

Discussion followed.

8.8. Information Sharing

None

PUBLIC HEARING

9.1. Dinuba Transit Center / Chelsea Senior Apartments Project PG&E Rule 20A Application, Resolution No 2011-48

Engineer Uota reported that the Chelsea Senior Apartments project will include alley improvements between M and L Street from Mariposa Street to Fresno Street. The alley has overhead private utilities (PG&E, AT&T and Comcast) which should be relocated underground. Staff has approached PG&E for consideration of the subject Project as a qualified Rule 20A funded undergrounding project.

Engineer Uota requested that the Mayor open the public hearing.

Mayor Smith opened the public hearing; no comments were brought forward.

Mayor Smith closed the public hearing.

Engineer Uota requested that the Council authorize the formation of a Rule 20A District as described and approve Resolution 2011-48.

It was motioned by Council Member Morales, second by Council Member Gonzalez, to adopt Resolution No 2011-48.

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

BREAK

Mayor Smith declared a break at 7:48 pm.

RECONVENE FROM BREAK

Mayor Smith reconvened the meeting at 7:59 pm.

9.2. Acceptance of the final Report for the close-out of the city's CDBG Planning and Technical Assistance Grant (09-PTAE-6307), Resolution No 2011-49

Engineer Uota shared the request for a public hearing to review the final report and consider the resolution for the CDBG Technical grant 09-PTAE-6307.

Mayor Smith opened the public hearing; no comments were brought forward.

It was motioned by Council Member Morales, second by Council Member Gonzalez to adopt Resolution No 2011-49.

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

CITY ATTORNEY

10.1. Information Sharing

None

CITY MANAGER / EXECUTIVE DIRECTOR

11.1. Information Sharing

City Manager Todd said that at the next meeting an ordinance will be discussed to address dog nuisance complaints.

Todd said that the City of Visalia is planning to build a modern animal shelter and it's assumed SPCA will be the operator. Visalia staff has approached several cities to see if we want to participate in the process for a 20-year partnership. We would have to work something out with the SPCA to take care of stray animals and so staff will return to Council with some ideas. Todd said it doesn't make sense to run our own operation because of the economy but we should probably partner with someone. We need to start looking at our options.

Mayor Smith asked if we are able to partner with a private veterinarian. Todd said yes.

Smith asked if Hinesly said anything to Todd about the CWMA meeting.

Todd said the letter that the mayor previously signed was mailed to the technical staff group. He feels we will get some answers and it will help the Council be more informed about the CWMA. This was mentioned at the Council of Cities meeting. Todd said he feels the real issue is that when you start looking at what you pay and what you get in light of possible increases to your own budget for services you start getting asking where is the money going. He feels we're doing the right thing. He needs to answer the questions from our point of view. How important are the questions, are they paying for them appropriately.

Smith said he feels where we are is what are we getting for our money but no one can give answers to our questions.

Todd said it's the same thing we need to ask of Pena's Disposal; now is the time to ask the questions.

FINANCE AND COMMUNITY SERVICES

12.1. Information Sharing

Supervisor Carrillo shared there are two floats upon which the Council could ride in the parade. Carrillo shared the new tree will be ready for the lighting ceremonies next week. Carrillo reported there are 45 parade entries this year.

## ENGINEERING SERVICES

### 13.1. Hayes Avenue Update

Engineer Uota shared staff will proceed in the next few weeks speaking with the remaining property owners. Staff has scheduled a meeting for December 8 to give the residents an update of the project and to advise them of the matter of the deeds and their titles. We will also ask them to sign a deed of easement which will give us access to the property without having to gain title to the property. Construction could begin in summer 2012.

Uota explained that staff will circulate the information about the meeting.

### 13.2. Information Sharing

Uota shared an update about the El Monte Way project. Staff obtained permission to cross the right of way. At this time staff has not yet heard if the railroad is advancing the work they need to do. Engineer Uota said that may not occur until next year. The utility companies are still working on setting new lines on the west side. Staff continues to make progress on the acquisition of real properties along Avenue 416.

Uota shared staff was advised today that six more permits were pulled in the Muirfield subdivision.

Uota shared that as far as Perko's Restaurant nothing has changed since the last Council meeting and they are still hoping to open sometime in December. PG&E came in at a late date and required that service be totally reconstructed therefore delaying the project.

## FIRE SERVICES

### 14.1. Request Authorization to Create Fire Association Calendar

Chief Thompson requested authorization to create a calendar to raise funds for the Fire Association.

Council discussion followed.

It was motioned by Council Member Morales, second by Council Member Gonzalez, to authorize the creation of the Fire Association calendar.

AYES: Harness, Smith, Morales, Gonzalez

NOES: None

ABSTAIN: None

ABSENT: Hinesly

### 14.2. Information Sharing

None

## POLICE SERVICES

### 15.1. Information Sharing

Chief Olvera shared that police staff will provide command presence at Wal-Mart and K-Mart on Thursday and Friday with advent of the holiday shopping season and, he shared there will be DUI and saturation patrols during the season.

## PUBLIC WORKS

### 16.1. Authorization to apply for 2011 CalHOME Funding, Resolution No 2011-50

Business Manager Avila reported requested that the Council consider approval and submittal of an application for \$1,000,000 to rehabilitate homes and provide mortgage assistance within the City limits under the 2011 CalHome Program. The application deadline is December 7, 2011.

As in prior years, only \$60,000 can be loaned per home. A major rehabilitation currently averages approximately \$80,000. The City will utilize CalHome funds with HOME or CDBG funds to complete each project. It may also be possible to assist participants with minor repairs, such as to provide a new roof, solely with CalHome funds.

Self-Help Enterprises (SHE) charges \$2,000 to write the application which will come from the Redevelopment Agency Low-to-Moderate Income fund. If the CalHome application is successful, the activity delivery costs are paid for by the grant; however, grant administration is not covered by the grant. Self Help Enterprises will charge the City \$20,000 to administer the grant which will also come from the Redevelopment Agency Low-to-Moderate Income fund and will be expended over the three-year grant implementation period.

Business Manager Avila requested that the City Council authorize the submittal of an application to the CalHome Program for \$1,000,000 to rehabilitate homes and provide mortgage assistance within the City and; the resolution before the Council authorizes the City Manager, Public Works Director or their designee to sign all documents related to the application.

It was motioned by Council member Morales, second by Council Member Gonzalez to adopt Resolution No 2011-50 as presented.

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

#### 16.2. Authorization to Purchase Chlorination System, Well #14

Business Manager Avila reported the City's annual Capital Improvement Program (CIP) allocates \$50,000 every year to fund the cost to make needed improvements to the City's water wells. The City currently has eight active well sites, five of which already have chlorination systems. Staff has identified two wells that would benefit from equipment improvements.

Well 14 has started to fail and must be replaced as this serves as the City's lead well running 24/7. In addition, the existing chlorination system is over 20 years old.

Well 16 is located on Kamm Avenue just east of Alta Avenue and currently has no chlorination system. The scope of the proposed improvements will refurbish and relocate the existing chlorination system from Well 14 to Well 16. Well 16 is a good candidate for a refurbished chlorination system given its production rate and usage.

Staff obtained three informal bids for the subject improvements.

PSI Process Solutions, Inc.	\$59,500
SB Water Service Co.	\$71,400
Goble Sampson Associates, Inc.	\$93,632

Staff reviewed the submitted proposal from PSI Process Solutions, Inc. and recommends purchasing the subject equipment from this vendor. There is \$67,400 from current and past fiscal years budgets. The quoted cost is within budget parameters and the cost to purchase the referenced equipment is entirely funded by the Water Construction fund.

Avila requested that the City Council authorize the purchase of a Chlorine Generation and Injection Unit for City Well #14 and relocation of the existing system to Well #16.

It was motioned by Council Member Morales, second by Council Member Harness, to award the bid to PSI Process Solutions, Inc.

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

#### 16.3. Authorization to Bid City Facilities Security System

Business Manager Avila reported some City facilities are currently monitored by security cameras but most are antiquated and unreliable. Additionally, each existing system is different and requires someone at each location to be trained in its operations and to provide regular maintenance.

Staff would like to initiate the formal bidding process for a centralized security system that would monitor various City facilities such as City Hall, Police Department, Police Sub-Station, Public Works Administrative Offices and yard, Dinuba Vocational Center, the former Bob Barker Building, Community Center, and Waste Water Treatment Facility.

The cost of the equipment is estimated at \$120,000. This expense will be funded by the General Fund and a transit security grant in the amount of \$22,000.

Avila requested that City Council authorize staff to initiate the formal bidding process for a centralized security system that would monitor various City facilities.

It was motioned by Council Member Harness, second by Council Member Gonzalez, to authorize staff to initiate the formal bidding process for a centralized security system as presented.

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

#### 16.4. Information Sharing

Avila said Dinuba was awarded a bicycle transportation account grant. The city purchased six bicycle racks at the time and recently purchased 22 more.

Avila shared information as to the follow-up meeting that occurred on November 10 and a request by residents to repair the alleyway. Staff is not clear on whether or not Edwards Place is a public street or private access road. Staff will check with the County to determine ownership.

Avila reported that Hayes Avenue now has two temporary signs posted in regard to no parking. Want to install two additional no parking signs on Hayes Avenue. Staff will install permanent signs once US locate notification is identified.

There was a report that there are termites at the Save Mart building. Since it's a private lease, we cannot determine if this is true. When the building is leased once again, there will be an inspection prior to occupation and the report verified.

Council Member Harness requested that temporary no parking signs be placed on Saginaw as they are on Hayes Avenue.

Council discussion followed.

#### ADJOURNMENT

Mayor Smith adjourned the meeting at 8:48 pm.

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Mike Smith, Mayor / Chair

ATTEST:

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Linda Barkley, Deputy City Clerk/Secretary