

**ACTION MINUTES OF TULARE
CITY COUNCIL, CITY OF TULARE**

November 1, 2016

A special study session meeting of the City Council, City of Tulare was held on Tuesday, November 1, 2016, at 5:30 p.m., in the Tulare Public Library & Council Chambers, 491 North “M” Street.

COUNCIL PRESENT: David Macedo^(left meeting @ 5:32 p.m.), Carlton Jones, Maritsa Castellanoz, Shea Gowin, Craig Vejvoda

COUNCIL ABSENT: David Macedo

STAFF PRESENT: Paul Melikian, David Hale, Wes Hensley, Cameron Long, Janice Avila, Darlene Thompson, Joe Carlini, Rob Hunt, Michael Miller, Steve Bonville, Nick Bartsch, Traci Myers, Roxanne Yoder

I. CALL TO ORDER STUDY SESSION

Mayor Macedo called the study session to order at 5:31 p.m. He advised that he had a conflict of interest with regard to the proposed project and recused himself from discussion.

II. CITIZEN COMMENTS - Comments from the public are limited to items listed on the agenda (GC 54954.3a). Speakers will be allowed three minutes. Please begin your comments by stating and spelling your name and providing your city of residence.

There were no citizen comments presented.

III. SPECIAL STUDY SESSION

- (1) Study Session regarding presentation and discussion of alternatives for the South Tulare Interchange project.** Mayor Macedo in light of his recusal requested Vice Mayor Jones to preside over the Study Session. Interim City Manager Paul Melikian provided a report for the Council’s review, consideration, presentation and public comment.

TCAG Executive Director Ted Smalley provided a brief introduction to the item.

CalTrans District 6 Director Sharri Bender Ehlert advised that they were contracted by TCAG to perform the initial study of the project cautioning that they are still at the scoping process. She introduced CalTrans Project Manager Neal Bretz who provided review of each of the proposed alternatives and cost proposals.

Lynn Dredge, Jerry Sinift and Brian Watte addressed the Council in support of Alternative 2. Michael Smith on behalf of Roche Oil addressed the Council

noting that although Roche Oil would be impacted by any of the alternatives, their preference would be Alternative 3. Susan Dyst on behalf of Roche Oil addressed the Council and reiterated their support for Alternative 3.

Following a lengthy discussion, it was moved by Council Member Vejvoda and seconded by Council Member Gowin to select Alternative 2; Council Member Castellanoz and Vice Mayor Jones voter no on the item, therefore a split vote resulted in the motion failing as presented.

IV. ADJOURN SPECIAL STUDY SESSION

Vice Mayor Jones adjourned the Special Study Session at 7:01 p.m.

A regular session meeting of the City Council, City of Tulare was held on Tuesday, November 1, 2016, 2016, at 7:00 p.m., in the Tulare Public Library & Council Chambers, 491 North "M" Street.

COUNCIL PRESENT: David Macedo, Carlton Jones, Maritsa Castellanoz, Shea Gowin, Craig Vejvoda

STUDENTS PESENT: Ashley Logue, Yash Bhakta

STUDENTS ABSENT: Mirian Espinoza

STAFF PRESENT: Paul Melikian, David Hale, Wes Hensley, Cameron Long, Janice Avila, Darlene Thompson, Joe Carlini, Rob Hunt, Michael Miller, Steve Bonville, Nick Bartsch, Traci Myers, Roxanne Yoder

V. CALL TO ORDER REGULAR SESSION

Mayor Macedo called the regular meeting to order at 7:16 p.m.

VI. PLEDGE OF ALLEGIANCE AND INVOCATION

Police Chief Wes Hensley led the Pledge of Allegiance, and an invocation was given by Council Member Craig Vejvoda.

VII. CITIZEN COMMENTS

Mayor Macedo requested those who wish to speak on matters not on the agenda within the jurisdiction of the Council, or to address or request a matter be pulled from the consent calendar to do so at this time. He further stated comments related to general business matters would be heard at the time that matter is addressed on the agenda.

No public comment.

VIII. COMMUNICATIONS

- (1) Notification of Municipal Information Services Association of California (MISAC) Quality in IT Practices Award.

IX. CONSENT CALENDAR:

It was moved by Vice Mayor Jones, seconded by Council Member Gowin, and unanimously carried that the items on the Consent Calendar be approved as presented with the exception of items 3, 8 & 9.

- (1) **Authorization to read ordinances by title only.**
- (2) **Approve minutes of October 18, 2016 special/regular meeting(s).**
- (3) **Review and authorize the City Manager to sign a contract with TischlerBise, LLC in the amount of \$77,730 for a comprehensive Development Impact Fee (DIF) study in order to compute proposed rates and methodologies for financing public facilities necessitated by further development projects.** Council Member Gowin pulled the item to highlight and to seek clarification if the contract will include review for incentive zones. City Engineer Michael Miller advised that they have been asked to include that in the study. With no further discussion, it was moved by Council Member Gowin, seconded by Vice Mayor Jones and unanimously carried to approve as presented.
- (4) **Adopt Ordinance 16-11 approving Zone Amendment 717 (Willow Glen Partnership) to rezone approximately 15.9 acres from Retail Commercial (C-3) to R-1-6 (SFR, minimum 6,000 sf lot area); and approximately 4 acres from R-1-7 (SFR, minimum 7,000 sf lot area) to R-M-2 (MFR 1 until/3,000 sf of site area) on a vacant parcel located at the northwest corner of Mooney Boulevard and Cartmill Avenue.**
- (5) **Receive, review, and file the Monthly Investment Report for September 30, 2016.**
- (6) **Adopt Ordinance 16-12 amending Title 3 of the Tulare Municipal Code to remain current with the latest edition of the California Fire Code.**
- (7) **Award Bid 17-598 to Giant Chevrolet in the amount of \$78,764.49 for the purchase of Two (2) New 2017 Chevrolet Tahoe Special Service Vehicles.**
- (8) **Adopt Resolution 16-56 adding the one (1) classification of Senior Project Manager and establishing the salary range at \$7,292.62 to \$8,864.22 and salary code #2217; and, change the classification of Field Services Manager to Project Manager (no change in salary).** Council Member Vejvoda pulled the item to highlight. Interim City Manager Paul Melikian provided a report for the Council's review and consideration noting that it expanding the project management office by one position. Following discussion and clarification, it was

moved by Council Member Vejvoda, seconded by Vice Mayor Jones and unanimously carried to adopt Resolution 16-56 as presented.

- (9) **Adopt Resolution 16-57 ratifying Board of Public Utilities (BPU) Resolution 16-18 to suspend the Drought Surcharge until further notice.** Council Members Vejvoda and Gowin pulled the item to highlight. Interim City Manager Paul Melikian provided a report for the Council's review and consideration. Following discussion, it was moved by Council Member Vejvoda, seconded by Vice Mayor Jones and unanimously carried to adopt Resolution 16-57 as presented.

X. SCHEDULED CITIZEN OR GROUP PRESENTATIONS

There were no items for this section of the agenda.

XI. MAYOR'S REPORT

There were no items for this section of the agenda.

XII. STUDENT REPORTS

Ashley Logue and Yash Bhakta reported on various school related activities.

VI. CONVENE JOINTLY AS TULARE CITY COUNCIL AND TULARE CITY COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE TULARE REDEVELOPMENT AGENCY – (material related to these items are available for review in the City Clerk's Office)

Mayor Macedo convened jointly at 7:30 p.m.

(1) Successor Agency:

- a. **Adopt Resolution 2016-02 of the Successor Agency to the Redevelopment Agency of Tulare (the "Successor Agency") authorizing the form of various documents required for the issuance of 2016 Tax Allocation Refunding Bonds, Series A (Tax-Exempt) and Series B (Taxable) (together, the "2016 Refunding Bonds").** The bonds are being issued to refinance all or a portion of the outstanding Redevelopment Agency of the City of Tulare Merged Tulare Redevelopment Projects 2010 Tax Allocation Bonds, Series A (Tax-Exempt), Series B (Taxable), and 2010 Tax Allocation Housing Bonds, Series C (Taxable) (together, the "2010 Tax Allocation Bonds") for debt service savings. Finance Director Darlene Thompson provided a report for the joint bodies' review and consideration. With no further discussion, it was moved by Council Member Vejvoda, seconded by Council Member Castellanoz and unanimously carried to adopt Resolution 2016-02, as presented.

[Documents related to this item, due to the voluminous nature, are on file in the Office of the City Clerk for public review and posted on the City's website.]

VII. ADJOURN AS TULARE CITY COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY AND REMAIN SEATED AS THE TULARE CITY COUNCIL –

Mayor Macedo adjourned as the joint meeting, but remained seated as the Tulare City Council at 7:35 p.m.

XIII. GENERAL BUSINESS

Comments related to General Business Items are limited to three minutes per speaker, for a maximum of 30 minutes per item, unless otherwise extended by the Council.

(1) Economic Development:

- a. **Consideration and approval of a one-year Consultant Services Agreement between the City of Tulare and Retail Strategies, with an option to extend services for one additional year, for retail attraction and recruitment services, and to grant authorization to the Interim City Manager to execute documents in substantial form necessary to effectuate the Agreement.** Interim City Manager Paul Melikian provided a report for the Council's review and consideration. Community Development Deputy Director Traci Myers addressed Council Member Castellanoz' question whether her department has the ability to perform Economic Development duties with the new planning positions. Ms. Myers indicated it is too early to tell what extra assignments, beyond scope, could be absorbed, if any, with regard to these new positions. Following discussion, it was moved by Council Member Castellanoz, seconded by Vice Mayor Jones and voted 3 to 2 (Council Members Vejvoda and Gowin voting no) to cancel the contract.

(2) Engineering:

- a. **Consideration of and provide direction related to a request by Greg Nunley to enter into a reimbursement agreement for improvements to Mooney Boulevard (State Route 63), and a request to authorize release of all remaining lots in the Bella Oaks subdivision and approval for issuance of building permits upon execution of said agreement and receipt of required securities.** City Engineer Michael Miller provided a detailed report for the Council's review and consideration. Charlie Clouse on behalf of Greg Nunley addressed the Council in support of the request. Following a lengthy discussion it was moved by Council Member Vejvoda, seconded by Council Member Gowin and carried 3 to 2 (Council Member Castellanoz and Vice Mayor Jones voting no) to deny the request as presented.

XIV. COUNCIL/STAFF UPDATES, REPORTS OR ITEMS OF INTEREST – GC 54954.2(a)(2)

XV. ADJOURN REGULAR MEETING

Mayor Macedo adjourned the regular meeting at 9:01 p.m.

President of the Council and Ex-Officio
Mayor of the City of Tulare

ATTEST:

Chief Deputy City Clerk and Clerk of the
Council of the City of Tulare