POA BOARD MINUTES

Regularly Scheduled Monthly Meeting September 22nd 2026, 4PM
City Administration Building Conference Room - 220 N Santa Fe Ave. Visalia, CA 93292

MISSION STATEMENT: TO MAKE DOWNTOWN A PREFERRED LOCATION FOR BUSINESSES BY MAINTAINING SECURITY, MAKING AND MAINTAINING INFRASTRUCTURE IMPROVEMENTS, MAINTAINING LANDSCAPING AND REMOVAL OF GRAFFITI.

Property Owner's Association, INC.
120 S. Church
Visalia, California 93291
(559) 732-7737

Executive Board

Bill Kitchen
Chair

Myron Sheklian
V. Chair

Colin Franey
Secretary

Tom Gaebe
Treasurer

Anil Chagan
Past Chair

Board Members

MaryAnn Cusenza

Kevin Fistolera

William Martin

Josh Miller

Justin Mosley

Janeen Robbins

Duane Rodriguez
(Appointment DTV)

Kevin Morrison
(Appointment KH)

Brett Taylor
(Appointment City)

Amy Shuklian
(Appointment County)

Members and Guests in Attendance:
POA Board Members: Bill Kitchen, Myron Sheklian, Colin Franey, Tom Gaebe, Anil Chagan, Kevin Fistolera, William Martin, Justin Mosley, Janeen Robbins, Duane Rodriguez

DTV Support Staff: Valerie Felix and Gabrielle Jones

City of Visalia: John Lollis

Absent POA Board Members: MaryAnn Cusenza, Josh Miller, Kevin Morrison, Brett Taylor, Amy Shuklian

Board of Directors:

1. Call the POA Board Meeting to Order: B. Kitchen

Chairman Kitchen announced that Board Member John Bianco had submitted a letter of resignation. Chairman Kitchen accepted the resignation and thanked Mr. Bianco for his service to the Board

2. Public Comments and Appropriate Action: *This time is set aside for public comment on issues which are not on the agenda. The comments are to be brief (3 minutes or less). Begin by spelling your name and stating your business and/or address. Directors cannot act on the item at this time and should withhold making any comments until it can be placed on a future agenda.*

Board Reports:

1. On-Site Security Downtown Incident Statistics and YTD Comparison – D. Rodriquez

Duane Rodriguez provided a report on behalf of Onsite Security. Notable statistics for the month included an increase in vagrant contacts.

2. Update on Securing Increased Insurance Policies (D&O and Liability) – J. Mosley

Justin Mosley provided a report on the increased insurance policy and confirmed that the necessary coverage had been secured. The POA Board has secured the following policies General Liability ($1,480), Workman's Comp ($525), and Directors and Officers Policy ($1,500).

3. POA Board of Directors Nominations Committee Status Update – B. Kitchen

Chairman Kitchen provided a report on behalf of the Nominating Committee. The nomination process has begun, with two candidate applications received for four open positions. The Committee will continue accepting applications through October 15.

4. Security Renewal Committee Status Update – B. Kitchen

Chairman Kitchen provided an update on the status of the security contract renewal. Requests for Proposals (RFPs) will be distributed, and the Board will receive recommendations at the November meeting.

5. Downtown Visalians (DTV) Board Seat Report – B. Kitchen

Chairman Kitchen provided an update regarding his appointed seat on the Downtown Visalians Board. He reported that Downtown Visalians recently held its Annual Membership Meeting and noted that the Property Owners Association will host a similar format for its Annual Meeting.

6. Pressure Washing Sidewalks Report – B. Kitchen

Chairman Kitchen provided an update on pressure washing services in Downtown, including repairs to the pressure washing equipment and the use of an outside pressure washing service while the equipment was out of operation.

Action Items:

1. Approval of POA (August 2026) Meeting Minutes – B. Kitchen

Motion: Janeen Robbins Second: William Martin Action: Approved

2. Approval of POA (Monthly and YTD) Financial Report – T. Gaebe

Motion: Kevin Fistolera Second: Anil Chagan Action: Approved

3. Approval of the annual renewal for the three Flock Safety cameras located in Downtown Visalia. – B. Kitchen

A motion was made to deny the renewal.

Motion: Anil Changan Second: Colin Franey Action: Approved

Opposed: Kevin Fistolera, William Martin, Tom Gaebe

Discussion Items:

1. POA Special Projects/ Membership Query Results Thus Far – V. Felix

Valerie Felix provided a brief report on a proposed pick-proof trash can project for the Downtown area. The Board directed staff to bring the project back as an action item at the next meeting.

Community Reports:

1. Downtown Visalians Event Season – V. Felix

Valerie Felix provided a report on behalf of Downtown Visalians, noting that the Downtown event season will soon begin. Upcoming events include Taste of Downtown, Harvest Night Market, and Trick or Treat.

2. Visalia Police Department Downtown Incident Statistics – Handout or VPD Representative

A handout containing VPD statistics for the Downtown area from September 1–21 was provided to the Board.

3. City of Visalia – B. Taylor or L. Caviglia

Brett Taylor and Leslie Caviglia were absent from the meeting. An Economic Development Update handout was provided to the Board.

4. Tulare County – A. Shuklian

Amy Shuklian was absent from the meeting. No updates from Tulare County were provided.

5. Kaweah Health – K. Morrison

Kevin Morrison was absent from the meeting. No updates from Kaweah Health were provided.

Good of the Order/ Direction:

Note: The 'Good of the Order' portion of the meeting is reserved exclusively for Board Members.

Colin Franey requested further Board discussion regarding policies for the POA's Downtown security cameras.

Meeting Adjourned: 5:34 PM

Next Meeting: October 27th, 2026

Disclosure: *Documents are available for review at the meeting and in our office located at 120 S Church St, Visalia, CA 93291. Copies may be requested by contacting our office at 559-732-7737.*

In compliance with the American Disabilities Act, if you need special assistance to participate in meetings call (559) 732-7737 48-hours in advance.