



# Visalia City Council

## Visalia City Council

### Meeting Agenda - Final

Visalia City Council  
707 W. Acequia  
Visalia, CA 93291

Brian Poochigian, Mayor  
Brett Taylor, Vice Mayor  
Steve Nelsen, Council Member  
Emmanuel Hernandez Soto, Council Member  
Liz Wynn, Council Member

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**Monday, December 18, 2023**

**7:00 PM**

**City Hall Council Chambers**

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#### **ROLL CALL**

#### **CALL TO ORDER WORK SESSION - 4:00 PM (Unless otherwise noted)**

#### **PUBLIC COMMENTS**

Citizens are now invited to comment on issues within the jurisdiction of the Visalia City Council and items listed on the Closed Session. The Council asks that you keep your comments concise and positive. Creative criticism, presented with appropriate courtesy, is welcome. Each speaker will be allowed three minutes, and a timer will notify you when your time is expired. Please begin your comments by stating and spelling your name and providing your city of residence.

#### **WORK SESSION AND ACTION ITEMS (as described)**

1. **Westside Farming Operations** - Consideration of staff recommendations regarding the City owned orchard properties located at the Water Reclamation Facility.

[23-0505](#)

#### **ADJOURN TO CLOSED SESSION - 6:00 PM (Or, immediately following Work Session)**

#### **CALL TO ORDER REGULAR SESSION - 7:00 PM**

#### **PLEDGE OF ALLEGIANCE**

#### **INVOCATION**

#### **ITEMS OF INTEREST**

#### **SPECIAL PRESENTATION / RECOGNITION**

1. CVC Varsity Football Team, State Champion Winners

[23-0500](#)

2. City of Visalia, Centennial Recognition

[23-0370](#)

Deck The Home, Visalia's Holiday Decorating Contest Winners

## PUBLIC COMMENTS

This is the time for people to comment on matters within the jurisdiction of the Visalia City Council. The Council asks that you keep your comments brief and positive. Creative criticism, presented with appropriate courtesy, is welcome.

This is the opportunity to address the Council on any matter of interest, whether on the agenda or not, other than the Consent Calendar.

People may comment one time during the evening for up to three minutes unless additional time is authorized by the Council. Each speaker will be allowed three minutes, and a timer will notify you when your time is expired. Please begin your comments by stating and spelling your name and providing your city of residence.

## CONSENT CALENDAR

Consent Calendar items are considered routine and will be enacted in one motion. There will be no separate discussion of these matters unless a request is made by a City Council Member and then the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.

1. Authorization to read ordinances by title only. [23-0428](#)
2. **Environmental Impact Report Consultant Contract:** - Authorize the City Manager to award a contract for Professional Services to Dudek of Bakersfield in the amount of \$654,085.00 for the preparation of the Storm and Sewer Master Plan Environmental Impact Reports; authorize the appropriation of \$365,000 from Wastewater Trunkline Fund (231), \$247,000.00 from Storm Sewer Construction Fund (221), \$166,000.00 from Storm Sewer Deficiency Fund (222), and \$3,000 from Storm Sewer Maintenance Fund (481). [23-0455](#)
3. **Traffic Grant Authorization:** Authorize the Visalia Police Department to apply for the Selective Traffic Enforcement Program (STEP) for FY 2024-25 Grant for an estimated amount of \$200,000 and submit the application by the 1/31/2024 deadline. [23-0460](#)
4. **Baker Tilly Consultant Contract** - Authorize the City Manager to execute agreements for the award of a contract for to Baker Tilly US, for professional services for the preparation of the Consolidated Plan (ConPlan) federal program years 2025-2029, an updated Analysis of Impediments to Fair Housing Choice (AI), and a Housing Condition Windshield Survey. [23-0474](#)

5. **Fire Line Repair Funding** - Authorize the appropriation of \$20,000.00 from the Golf Fund for fire service line repair at the Valley Oaks Golf Course. [23-0475](#)
6. **Youth Non-Profit Grant Awards** - Review and Approval of the Citizens Advisory Committee's recommendations for the 2024 Youth Non-Profit Grant Awards. [23-0476](#)
7. **Power Design Electric Contract For Four Parks** - Authorize the City Manager to award contract for supply and installation of solar lighting at Riverbend, Houk, Pinkham, and Constitution Parks, not to exceed \$95,600. [23-0477](#)
8. **2022/23 Impact Fee Report** - Request for City Council to receive, review, and file the 2022/23 Impact Fee Report as required by State Law. [23-0430](#)
9. **Special Events Ordinance** - Second reading and adoption of Ordinance 2023-12 amending Visalia Municipal Code Section 12.48 Special Events. [23-0485](#)
10. **Fleet Maintenance Management Software** - Authorize the City Manager to award a 5-year sole-source contract in the amount of \$124,044.84 to AssetWorks LLC. for annual maintenance and support of the Fleet Focus software. [23-0487](#)
11. **Fleet Paint and Body Repair Contract** - Authorize the City Manager to award an annual contract for vehicle and equipment paint and body services to Dura-Glo Paint and Body Inc. for Request for Bid (RFB) #22-23-73. Contract not to exceed \$250,000 per year, with an option to renew annually for up to four (4) additional one-year terms. [23-0488](#)
12. **Letter of support for Kaweah Delta Water Conservation District** - Consider confirmation of a letter of support for Kaweah Delta Water Conservation District's application for the Kaweah Subbasin Multi Benefit Land Repurposing Program. [23-0437](#)
13. **Wastewater Treatment Plant - Near-Term Project Engineering Services** - Authorize the City Manager to award an emergency contract to Carollo of Fresno, CA in the amount of \$887,200 for the engineering services related to the identified near-term project improvements required to support ongoing operations at the Water Reclamation Facility. Also, authorize the appropriation of \$975,000 from the Wastewater Enterprise Fund (431). [23-0489](#)

14. **Goshen Community Services District - Request for Additional Sewer Discharge Capacity** - Approve a request from the Goshen Community Services District (GCSD) to increase sewer discharge capacity that is permitted under the June 5, 1995 Wastewater Service Agreement between the City and the GCSD. [23-0490](#)
15. **Appropriate up to \$50,000 for the Public Opinion Survey** - Authorize the City Manager to award a contract to Fairbank, Maslin, Maullin, Metz & Associates to conduct a statistically valid survey of Visalia City residents for up to \$50,000 and to appropriate the same amount from the General Fund for this survey. [23-0499](#)
16. **Assistant City Manager Appointment** - Request by City Manager for Council confirmation of the appointment of John Lollis to be the Assistant City Manager for the City of Visalia at a salary of \$204,000. **23-0501**

## REGULAR ITEMS AND PUBLIC HEARINGS

Comments related to regular Items and Public Hearing Items are limited to three minutes per speaker, for a maximum of 30 minutes per item. The Mayor may reasonably limit or extend the public comment period to preserve the Council's interest in conducting efficient, orderly meetings.

1. **Belissa Subdivision Annexation** - Public hearing and consideration of the following actions: [23-0461](#)
1. Adopt Initial Study / Mitigated Negative Declaration No. 2022-39 for Annexation No. 2022-02, Belissa Tentative Subdivision Map No. 5587, Conditional Use Permit No. 2022-05, and Conditional Use Permit No. 2023-22 (Resolution No. 2023-62 required); and
  2. Initiation of Proceedings for Annexation No. 2022-02, a request by 4Creeks, Inc. to annex two parcels totaling approximately 59.84 acres into the City Limits of Visalia, located at the northwest corner of North Demaree Street and West Pratt Avenue within the jurisdiction of the County of Tulare (APN: 077-050-018, 019) (Resolution No. 2023-63 required); and
  3. Authorize the detachment from County Service Area No. 1 in accordance with State and County requirements; and
  4. Authorize the City Manager to sign and enter into a Pre-Annexation Agreement.

2. **County Island Annexation** - Public Hearing and consideration of the following actions related to Annexation No. 2023-03 for two County Islands located on the northeast corner of North Akers Street and West Ferguson Avenue and the west side of North Linwood Street between West Ferguson and West Delaware Avenues: [23-0491](#)
1. Initiation of proceedings for Annexation No. 2023-03, a request by the City of Visalia to annex the remaining 35.76 acres of two County Islands into the City Limits of Visalia (Resolution No. 2023-61); and
  2. Authorize the detachment from County Service Area No. 1 in accordance with State and County requirements.
3. **Housing Element Public Hearing and Adoption** - A request by the City of Visalia to adopt the update to the 6th Cycle General Plan Housing Element in accordance with State Government Code Section 65580, et seq., including updates to the Housing Element's background information report, goals, policies, and implementation programs. The 6th cycle Housing Element will serve an eight-year planning period from December 31, 2023 to December 31, 2031. The project area is contained within the City of Visalia's Urban Development Boundaries that are illustrated in the Visalia General Plan. The requested action is considered exempt under Section 15061 (b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA). **23-0480**

## CLOSED SESSION REPORT

1. For the purposes of reporting out, for the record, transactions that occurred as a result of Closed Session Real Property Negotiations: [23-0504](#)

Buyer: City of Visalia  
Seller: Frank L. Costa III and Karen E. Costa, trustees of the Frank and Karen Costa 1999 Family Trust  
APN: 126-130-026 (portion)  
Purpose: Caldwell Widening Project - Santa Fe to Lovers Lane  
Brief Description: Right of Way and Temporary Construction Easement  
Price: \$28,000.00  
Closing Date: 12/13/2023  
Closed Session Council Date: 6/5/2023  
Project Manager: Eric Bons

Buyer: City of Visalia  
Seller: F & M Farms, LP  
APN: 126-130-027 (portion)  
Purpose: Caldwell Widening Project - Santa Fe to Lovers Lane  
Brief Description: Right of Way and Temporary Construction Easement  
Price: \$44,760.00  
Closing Date: 12/14/2023  
Closed Session Council Date: 6/5/2023  
Project Manager: Eric Bons

Buyer: City of Visalia  
Seller: Bernard Allen teVelde and Rebecca Dee teVelde, Trustees of the 2000 teVelde Family Trust dated October 1, 2000.  
APN: 126-130-013 (portion)  
Purpose: Caldwell Widening Project - Santa Fe to Lovers Lane  
Brief Description: Right of Way and Temporary Construction Easement  
Price: \$142,500.00  
Closing Date: 12/14/2023  
Closed Session Council Date: 6/5/2023  
Project Manager: Eric Bons

Buyer: City of Visalia  
Seller: Twigge Oaks LLC, a Nevada Limited Liability Company  
APN: 126-130-018  
Purpose: Caldwell Widening Project  
Price: \$90,500.00  
Closing Date: 11/14/2023  
Closed Session Council Date: 6/5/2023  
Project Manager: Eric Bons

**ADJOURNMENT****UPCOMING CITY COUNCIL MEETINGS**

1. UPCOMING CITY COUNCIL MEETINGS: [23-0366](#)  
Tuesday, January 16, 2024 @ 7:00 p.m., Location: 707 W.  
Acequia Ave, Visalia. CA

If you have a disability and require a reasonable accommodation to fully participate in the meeting, please contact Michelle Nicholson, on or before Monday, December 18, 2023 to discuss your accessibility needs: 559-713-4512 or

[Michelle.Nicholson@Visalia.City](mailto:Michelle.Nicholson@Visalia.City)  
[<mailto:Michelle.Nicholson@Visalia.City>](mailto:Michelle.Nicholson@Visalia.City)

If you would like to more information regarding a specific item, contact Michelle Nicholson at 559-713-4512.