



Visalia City Council

City Council

Meeting Agenda - Final

Visalia City Council
707 W. Acequia
Visalia, CA 93291

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

Monday, October 2, 2023

7:00 PM

City Council Chambers

ROLL CALL

CALL TO ORDER WORK SESSION - 4:30 PM (Unless otherwise noted)

PUBLIC COMMENTS

Citizens are now invited to comment on issues within the jurisdiction of the Visalia City Council. 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. NEW EMPLOYEE INTRODUCTIONS: [23-0032](#)
CONVENTION CENTER:
Adrian Reynosa, Convention Center Manager
Sidney Regalado, Sales Representative

PUBLIC WORKS:
Rolando Ojeda, Streets
Erik Barajas-Moreno, Solid Waste Operator
2. Receive a presentation and update on the Civic Center Phase 2 [23-0362](#)
Project (Public Safety Office Building (PS), Police Services Building
(Evidence/Training/Crime Lab), and City Council Chambers).
Provide direction on additional outdoor amenities and alternatives
as appropriate.

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****PUBLIC COMMENTS**

This is the time for citizens to comment on subject matters that are not on the agenda and 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 also the time for citizens to request an item from the Consent Calendar be pulled for discussion purposes. Public comments related to all pulled Consent Calendar items and Regular or Public Hearing items listed on the agenda will be heard at the time that item is discussed or when the Public Hearing is opened.

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 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 ordinance by title only. [23-0061](#)
2. Authorize the City Manager to award the construction contract to A-C Electric Company of Bakersfield, CA for the Traffic Signal Interconnect Project along Ben Maddox Way and Tulare in the amount of \$1,447,432 and appropriate \$1,876,000 from the Measure R Local Fund (131). [23-0334](#)
3. Requesting Authorization to Award RFB No. 22-23-60, Annual Contract for Shredding Services to Pacific Storage Co. (Pacific Shredding) in an amount not to exceed \$17,000 per year. [23-0342](#)
4. Authorize the award of a Contract for Veterinary Oversight Services at the Visalia Animal Care Center (VACC) to Dr. Jan Breech, DVM for 1 year plus four 1-year renewal options, not to exceed \$24,000 per year for a maximum of 5 years totaling \$120,000. [23-0348](#)

5. Authorize the City Manager to enter into a not to exceed contract for \$271,140 with Odell Engineering for professional consulting services for Phase VI of the Riverway Sports Park, encompassing enhancements north of the existing park area. These enhancements include the community dog park and overflow parking lot. [23-0354](#)

6. Second reading and adoption of Ordinance No. 2023-08 pertaining to Specific Plan No. 2021-06 and entering into a development agreement: A request to establish a new specific plan (Pratt Family Ranch Specific Plan) on 95.56 acres, including districts for low density residential, medium density residential, and parks and open space, and establishment of lots below minimum lot size. Full buildout of the plan will accommodate approximately 541 dwelling units and 8.3 acres of parks & open space, to be developed across Urban Development Boundary Tiers II and III. A development agreement has been prepared with the specific plan in accordance with General Plan Policy LU-P-22 to address development terms for the project, including development within the Urban Growth Boundary Tier III. The project site is located North of Riverway Drive on the west and east sides of North Mooney Boulevard. (APN: 078-010-025, 028, 029; 078-110-022, 023) [23-0359](#)

7. Second reading and adoption of Ordinance 2023-09 approving Amendment #1 to the 2018 Lease Agreement with CourseCo, Inc. [23-0360](#)

8. Authorize the City Manager to award a city-wide contract with W.W. Grainger, Inc. by attaching to the Sourcewell contract no. 091422 to provide parts, equipment, and industrial supplies used for maintenance and repair operations city-wide with an annual not to exceed amount of \$50,000, and a maximum of \$250,000 over the life of the contract. This contract will have an initial 3-year term, which will expire Nov. 8, 2026, and may be extended for two additional 1-year terms, to align with the terms of the Sourcewell contract. [23-0364](#)

9. Authorize City staff to submit comments in response to California Proposed Rule Making on Water Conservation Draft Regulations, Title 23 Article 21 - MAKING CONSERVATION A CALIFORNIA WAY OF LIFE [23-0367](#)

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. First reading of Ordinance 2023-05 of proposed revisions and amendments of Visalia Municipal Code Chapter 8.28, Solid Waste Collection and Disposal. Revisions and amendments incorporate Senate Bill (SB) 1383 regulations related to state recycling requirements.

[23-0268](#)

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2. Public hearing and consideration of the following actions: [23-0358](#)
1. **Certification of a Final Environmental Impact Report (EIR) (State Clearinghouse Number 2021050418):** A request to certify the Environmental Impact Report for the Carleton Acres Specific Plan project, of which the components include but are not limited to the adoption and buildout of a specific plan, development agreement, general plan amendment, tentative subdivision map, and tentative parcel map. The EIR has determined that all project impacts were either less than significant or could be mitigated to a less than significant level with the exception of the following impacts that are considered significant and unavoidable: Aesthetics (project and cumulative level); Agriculture & Forestry Resources (project and cumulative level); Air Quality (project and cumulative level); Hydrology & Water Quality (cumulative level only); Transportation (project and cumulative level); and Utilities & Service Systems (cumulative level only). The EIR follows a Notice of Availability period wherein the Draft EIR was duly noticed and conducted for the Project from May 4 to June 19, 2023. The City of Visalia is the lead agency for the preparation of the EIR in accordance with the California Environmental Quality Act (CEQA) (Resolution No. 2023-48, required).
 2. **Initiation of Proceedings for Annexation No. 2021-05:** A request to annex approximately 468.3 acres and adjacent right-of-way, located within the City of Visalia Urban Development Boundary Tiers II and III, into the Visalia city limits. The annexation request includes authorizing the detachment from County Service Area No. 1 in accordance with State and County requirements and authorizing the City Manager to sign and enter into a Pre-Annexation Agreement (Resolution No. 2023-79, required). (APN: 077-100-108 only)
 3. **Introduction and First Reading of an Ordinance for adoption of Specific Plan No. 2021-13 and entering into of a Development Agreement:** A request to establish a new specific plan (Carleton Acres Specific Plan) consisting of approximately 507 acres, including districts for low, medium, and high density residential, commercial mixed use, neighborhood commercial, parks / open space, and public institutional. Full buildout of the plan will accommodate for approximately 3,262 dwelling units, approximately 205,000 square feet of leasable commercial area, 17 acres of parks / trails / recreational facilities, 17 acres for a drainage basin, and a future elementary school site, to be developed across Urban Development Boundary Tiers I, II, and III. A development agreement has been prepared with the specific plan in accordance with General Plan Policy LU-P-22 to
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address development terms for the project, including development within the Urban Growth Boundary Tier III (Ordinance No. 2023-10, required).

- 4. General Plan Amendment No. 2021-14:** A request to amend the location and acreage of General Plan land use designations within 507 acres, resulting in the redistribution of Residential Low, Medium, and High Density, Parks / Recreation, Commercial Neighborhood, and Public Institutional designations, and the establishment of a Commercial Mixed Use designation (Resolution No. 2023-50, required).

Project Applicant: West Star Construction Inc.

Project Location: The proposed Project is located on approximately 507 acres, generally bound by West Riggan Avenue to the south, North Akers Street to the east, North Shirk Road to the west and Avenue 320 (West Kibler Avenue) to the north (APN 077-100-108 and 077-100-105.)

CLOSED SESSION REPORT

ADJOURNMENT

UPCOMING CITY COUNCIL MEETINGS

1. UPCOMING CITY COUNCIL MEETINGS [23-0343](#)
Monday, October 16, 2023 @ 7:00 p.m. at 707 W. Acequia
Monday, November 06, 2023 @ 7:00 p.m. at 707 W. Acequia

If you have a disability and require a reasonable accommodation to fully participate in the meeting, please contact Michelle Nicholson, on or before Monday, October 2, 2023 to discuss your accessibility needs: 559-713-4512 or Michelle.Nicholson@Visalia.City [<mailto:Michelle.Nicholson@Visalia.City>](mailto:Michelle.Nicholson@Visalia.City).