



Visalia City Council

City Council

Meeting Minutes - 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

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

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

The meeting was called to order at 4:30 p.m.

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.

Joel Glick, explained who and what the Creative Center is and what they do. The Council and staff were recognized by the Creative Center.

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 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. [23-0362](#)

Mike Porter, CIP Engineering, Bob Petithomme, Darden Architect, and Jaklin Rowley, CIP Engineering provided the presentation and update on the Civic Center Phase 2 Project (Public Safety Office Building (PS), Police Services Building (Evidence/Training/Crime Lab), and City Council Chambers).

The architectural contract amendment for approximately \$900,000 has been placed on hold as the additional scope and amenities discussed herein are identified and agreed upon by City Council. Once those additional aspects of Phase II have been identified, staff will return to City Council at the October 16th City Council meeting asking for action to approve the architectural contract amendment for both the prior \$900,000 and the additional options as added by City Council today. Items I and O left out purposely for reading ease.

- Item C - Honor Area (TBD) - Consensus 5-0
- Item D - Stairs, Ramp and Platform - Consensus
- Item E - Way Finding Signage - Consensus 5-0
- Item F - Decorative Handrail - Consensus - 5-0
- Item G - Power Outlets @ Pavilion Columns - Consensus 5-0
- Item H - Up lighting at Street Tree Walls - Consensus 5-0
- Item J - Power for Future Art Displays - Consensus 5-0
- Item K - Up Lighting Building Facade - Consensus 5-0
- Item L - Special Effects/Event Lighting - Consensus, 3-2 Consensus - No
- Item M - Sound System at Pavilion - Consensus 4-1
- Item N - Site Amenities, Trash Receptacles & Outdoor area - Consensus 5-0
- Item P - Decomposed Granite - City Hall Pad (temporary) - Consensus 5-0
- Item Q - Design and Construct Decorative Paving on Goshen - Consensus 5-0

A motion was made by Council Member Liz Wynn, seconded by Council Member Steve Nelsen, to approve as amended. The motion carried by the following vote:

Aye: Brian Poochigian, Brett Taylor, Emmanuel Hernandez Soto, Steve Nelsen, Liz Wynn

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

The meeting was adjourned to Closed Session at 5:47 p.m.

CALL TO ORDER REGULAR SESSION - 7:00 PM

The meeting was called to order at 7:00 p.m.

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

A motion was made by Council Member Steve Nelsen, seconded by Vice Mayor Brett Taylor, to approve the Consent Calendar. The motion carried by the following vote:

Aye: Brian Poochigian, Brett Taylor, Emmanuel Hernandez Soto,
Steve Nelsen, Liz Wynn

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](#)

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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](#)

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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](#)

Jason Serpa, Public Works Manager, provided the update on the first reading of the 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. This is for commercial only. Mr. Serpa reviewed the on-site practices suggested by Cal-Recycle.

The users of the Downtown /shared bins will be educated by the end of this year. The drivers report and tag will check the bins in the downtown area. There are also people checking the bins by walking the area.

A motion was made by Vice Mayor Brett Taylor, seconded by Council Member Steve Nelsen, to approve as recommended. The motion carried by the following vote:

Aye: Brian Poochigian, Brett Taylor, Emmanuel Hernandez Soto, Steve Nelsen, Liz Wynn

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 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.)

Brandon Smith, Principle Planner, introduced the Carleton Acres project to Council and explained the various actions requested of Council tonight.

The first item is the Certification of a Final Environmental Impact Report (EIR). Hayes Ranch LLC is the owner of the property. The applicant is West Star Construction. Brandon reviewed the annexation information required by Tulare County LAFCO.

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.

General Plan Amendment 2021-14, a request to amend the location and acreage of General Plan land use designations within 507 acres.

Mr. Crawford, provided a brief overview of the CEQA process. The notice of preparation was filed in June 2022. The first document was the EIR and it was circulated in May 2023. Few issues were noted as a result of the project.

Three comment letters were received during the 45 day comment period. CA Department of F&W, SJVAPCD, and VUSD. The final EIR was addressed in the comments.

Michelle Huerta, the architect of Carlton Acres, addressed Council and provided a brief overview of the project. The housing element has been considered for the property.

Stephen Johnson, California Water Service stated the project is 15 to 20 years out, and a new well source will be needed for the development.

The public hearing was opened at 8:02 p.m. There were no public comments.

A motion was made by Council Member Steve Nelsen, seconded by Vice Mayor Brett Taylor, to approve as recommended. The motion carried by the following vote:

Aye: Brian Poochigian, Brett Taylor, Emmanuel Hernandez Soto,
Steve Nelsen, Liz Wynn

CLOSED SESSION REPORT

ADJOURNMENT

The meeting was adjourned at 8:08 p.m.

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>.