



Visalia City Council

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Meeting Minutes - Final

Visalia City Council
707 W. Acequia
Visalia, CA 93291

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

Monday, September 15, 2025

7:00 PM

City Council Chambers

ROLL CALL

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

Absent: Mayor Brett Taylor

CALL TO ORDER WORK SESSION - 5:30 PM (Unless otherwise noted)

Vice Mayor Wynn called the meeting to order at 5:30 p.m.

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 agenda. 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. Building Safety Division Presentation – Staff to provide an overview and update of the Building Safety Division including a summary of current operations, key programs, and recent permit statistics. [25-0324](#)

Engineering and Building Director Jason Huckleberry presented an overview of the Building Safety Division, highlighting front counter services, plan review responsibilities, inspection processes, and permit statistics. He also discussed upcoming improvements, which include a cloud-based system with online payments, fee updates, and code changes.

Council recognized staff performance and discussed the potential use of AI in electronic plan review. There was also discussion of division challenges, which Director Huckleberry addressed.

Vice Mayor Wynn opened public comment at 5:54 p.m. Public comment was received from Jim Reeves. There being no further comments, Vice Mayor Wynn closed the public comment period.

There being no further discussion or required action on this item, Council thanked staff for the information.

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

Vice Mayor Wynn adjourned the meeting into closed session at 5:58 p.m.

CALL TO ORDER REGULAR SESSION - 7:00 PM

Vice Mayor Wynn called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

INVOCATION LED BY PASTOR CHRIS ARCHER, NAZARENE CHURCH

SPECIAL PRESENTATION / RECOGNITION

PUBLIC COMMENTS

This is the time for general public comment on issues within the jurisdiction of the Visalia City Council. Each speaker tonight may speak for up to 3 minutes during this general comment period on a matter that is not on this agenda.

The public may also make one comment for up to 3 minutes prior to the consideration of the Consent Calendar, and immediately before any regular agenda item is heard. 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.

Public comment was received from the following individuals: Kathy Falconer, Stephanie McDonald, Ellen Waytalla, Beth Sulver, Regan Ohara, Patricia Huizar, Jordan Gomez, Shelly Gahagan, Sara Smith, Jessica Bromley, Tom Bromley, Karen Griffin, Efrain Becerra, Deena Sousa, Maria Guillén, April Lancaster, and Irene Lapin.

ITEMS OF INTEREST

CONSENT CALENDAR

Consent Calendar items are considered routine and will be enacted in one motion.

This is the time for members of the public to provide public comment on an item on the Consent Calendar. Comments will not be taken individually by the public if an item is pulled by a Council Member. Each speaker is allowed up to 3 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.

Public comment was received from Maria Guillén.

Council Member Steve Nelsen requested to pull agenda item 3: Award Design Contract from the consent calendar for separate discussion.

Council Member Emmanuel Hernandez Soto requested to pull agenda item 12: Approve Change Order for Riverway Sports Park Fencing Project from the consent calendar for separate discussion.

A motion was made by Council Member Steve Nelsen, seconded by Council Member Brian Poochigian, to approve the remainder of the consent calendar as read. The motion carried by the following vote:

- Aye:** Brian Poochigian, Steve Nelsen, Emmanuel Hernandez Soto,
Liz Wynn
1. Authorization to read ordinances by title only. [25-0390](#)

2. Designate Voting Delegate - Authorize and designate Vice Mayor Liz Wynn as the voting delegate for the 2025 League of California Cities Annual Conference and Council Member Emmanuel Hernandez Soto as the alternate voting delegate. [25-0344](#)

3. Award Design Contract - Authorize the City Manager to award a professional design services contract to TRC Engineers, Inc. for the North West Quadrant At-Grade Railroad Crossing Project in the amount of \$874,797.80, and authorize an additional appropriation of \$311,000 from the Measure R Local Fund (131). [25-0358](#)

Council Member Steve Nelsen requested clarification on the project.

City Engineer Chris Nelsen stepped forward to discuss the project and its requirements.

A motion was made by Council Member Brian Poochigian, seconded by Council Member Steve Nelsen, to approve. The motion carried by the following vote:

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

4. Award Stonebrook Street Culvert construction project – Authorize the City Manager to award the construction contract to Synergy Construction & Development Corp. for Stonebrook Street Culvert at Packwood Creek Project, in the amount of \$1,203,278, and authorize an additional appropriation of \$690,000 from the Transportation Impact Fund 241. [25-0365](#)

5. Authorization to Accept the ABC Grant - Confirm the Visalia Police Department’s grant submission on September 12, 2025, and authorize the City of Visalia to accept, and if awarded appropriate, \$30,000 and authorize Resolution 2025-68 for the Fiscal Year 2025-2026 California Department of Alcoholic Beverage Control (ABC) Grant Program. [25-0384](#)

6. Abandonment of Easements – Adopt Resolution No. 2025-67 ordering the summary vacation and abandonment of a public utility easement and pedestrian access easement within Parcels 2 and 3 of Parcel Map No. 5438; and, further authorize the City Manager to execute the necessary documents to complete the abandonment. [25-0386](#)

7. Accept the City of Visalia Cash and Investment Report - Accept the City of Visalia Cash and Investment Report for the fourth quarter of the fiscal year which consists of months April, May, and June 2025. [25-0389](#)

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8. Approve a contract amendment with Aquafix, Inc. – Approve an amendment to the contract with Aquafix, Inc. to increase the annual not-to-exceed amount from \$18,960 to \$55,000 to supply Aquafix DeFoam 3000 to the Visalia Water Reclamation Facility. [25-0393](#)
9. Award Contract to replace Visalia Police Department Handguns – Authorize the City Manager to enter into a contract with ProForce, not to exceed \$241,187.22, to replace Visalia Police Department handguns and associated equipment, and appropriate \$271,000 from the General Fund. [25-0398](#)
10. Accela Automation Permit System - Digital Plan Review Upgrade - Authorize the City Manager to execute the contract with Accela Inc for services and annual maintenance related to the configuration and implementation of Accela’s Cloud based E-Permit Hub Digital Plan Room application at a cost not to exceed \$57,000, enter into a seven-year maintenance agreement at a cost not to exceed \$372,083.33 over the seven-year period; and appropriate \$73,333.33 for FY 25/26. [25-0404](#)
11. Award of an Emergency Repair Contract - Authorize the City Manager to award an emergency repair contract to RLH Fire Protection Inc, of Bakersfield for a not to exceed amount of \$196,275.00. [25-0407](#)
12. Approve Change Order For Riverway Sports Park Fencing Project – Approve a change order for the upgrade of galvanized chain-link fencing materials to vinyl coated chain-link fencing materials and reduced height of the inside fences. [25-0420](#)

Council Member Emmanuel Hernandez Soto discussed the project cost.

Parks and Recreation Director Jason Glick responded to Council questions.

Public comment was received from Efrain Becerra.

A motion was made by Council Member Steve Nelsen, seconded by Council Member Brian Poochigian, to approve. The motion carried by the following vote:

Aye: Brian Poochigian, Steve Nelsen, Liz Wynn

No: Emmanuel Hernandez Soto

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. 2024 Public Hearing and CAPER Approval - Public hearing and approval of the 2024/25 Program Year Consolidated Annual Performance and Evaluation Report and adoption of Resolution No. 2025-63. [25-0323](#)

Housing Specialist Margie Perez presented the Program Year 2024/25 Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER evaluates the City's progress in implementing the five-year Consolidated Plan, focusing on the use of Community Development Block Grant (CDBG) and HOME Investment Partnerships Program funds to benefit low- and moderate-income residents.

The report summarized expenditures and accomplishments, including affordable housing developments like Majestic Gardens and Rancho Colegio, public services supporting homeless populations, home repair programs, code enforcement efforts, and ADA infrastructure improvements.

The public hearing for the CAPER was opened by Vice Mayor Wynn at 7:58 p.m. There being no public comments, the hearing was closed at 7:59 p.m., and the matter was referred back to Council.

A motion was made by Council Member Brian Poochigian, seconded by Council Member Steve Nelsen, to approve. The motion carried by the following vote:

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

2. General Plan Amendment and Change of Zone – A Public Hearing and First Reading of Ordinance Nos. 2025-10 and 2025-11 pertaining to the following actions related properties located at the Derrel’s Mini Storage project site located at 1700 East Goshen Avenue (APN: 098-050-038) and the Housing Authority of Tulare County site located on the northwest corner of East Goshen Avenue and North Lovers Lane (APN(s): 098-050-013, 098-050-060, 098-050-062, and 098-050-061):
- [25-0370](#)
1. Adoption of Initial Study / Negative Declaration No. 2024-25 (Resolution No. 2025-70 required)
 2. General Plan Amendment No. 2024-02: A request by Derrel’s Mini Storage to change the land use designation on APN: 098-050-038 from High Density Residential (RHD) to Commercial Service (CS) for a 9.42-acre parcel, and the change of land use designation on APN(s): 098-050-013, 098-050-060, 098-050-061, and 098-050-062 from Low Density Residential to High Density Residential for parcels measuring a total of 11.89-acres (Resolution No. 2025-69 required).
 3. Change of Zone No. 2024-03: A request by Derrel’s Mini Storage to change the zoning designation on APN: 098-050-038 from Multi-family Residential (R-M-3) to Service Commercial (C-S) for a 9.42-acre parcel, and the change of zoning on APN(s): 098-050-013, 098-050-060, 098-050-061, and 098-050-062 from R-1-5 (Single-Family Residential 5,000 sq. ft. minimum site area) to Multi-family Residential (R-M-3) for parcels measuring a total of 11.89-acres (Ordinance No. 2025-10 required).
 4. Conditional Zoning Agreement No. 2024-04: A request by Derrel’s Mini Storage to establish conditions for a storage facility on APN: 098-050-038; and, for the Housing Authority of Tulare County to establish conditions for a multi-family development of at least 238 dwelling units on APN(s): 098-050-013, 098-050-060, 098-050-061, and 098-050-062 (Ordinance No. 2025-11 required).

Planning and Community Preservation Director Paul Bernal provided a presentation regarding a request from Derrel’s Mini Storage to amend the General Plan and rezone a 9.42-acre site at 1700 E. Goshen Avenue from High Density Residential to Service Commercial to allow for a mini-storage facility expansion. To offset the loss of residential capacity, the Housing Authority of Tulare County agreed to rezone 11.89 acres of nearby property from Low Density to High Density Residential, with a requirement to develop a minimum of 238 units. A Conditional Zoning Agreement was included to ensure land use limitations and preserve housing development capacity consistent with state law.

Vice Mayor Wynn opened the public hearing at 8:11 p.m.

Public comment was received from the applicant's representative, Greg Davis.

There being no further comments, Vice Mayor Wynn closed the public hearing at 8:15 p.m. and referred the matter to Council. Council discussed the neighborhood benefits and the cleanup of existing blight and thanked staff for the presentation.

A motion was made by Council Member Steve Nelsen, seconded by Council Member Brian Poochigian, to approve. The motion carried by the following vote:

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

CLOSED SESSION REPORT

ADJOURNMENT

Vice Mayor Wynn adjourned the meeting at 8:17 p.m.

UPCOMING CITY COUNCIL MEETINGS

1. Upcoming City Council Meetings

[25-0391](#)

Monday, October 6, 2025 @ 7:00 p.m. at 707 W. Acequia

Monday, October 20, 2025 @ 7:00 p.m. at 707 W. Acequia

Note: Meeting dates and times are subject to change, check posted agenda for correct details. In compliance with the American Disabilities Act, if you need special assistance to participate in meetings contact 713-4512.

Written materials relating to an item on this agenda submitted to the Council after distribution of the agenda are available for public inspection in the Office of the City Clerk, 220 N. Santa Fe Street, Visalia CA 93292, during normal business hours.

Respectfully Submitted,

Reyna Rivera
Chief Deputy City Clerk