



# Visalia City Council

## Visalia City Council

### 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

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**Monday, April 7, 2025**

**7:00 PM**

**City Council Chambers**

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#### **ROLL CALL**

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

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

Mayor Taylor called the meeting 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 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. New Employee Introductions: [25-0071](#)

Visalia Police Department  
Liliana Magaña, Records Specialist Supervisor  
Martha Berrones, Records Specialist  
Thania Lerma, Communications Operator  
Stacie Lohse, Communications Operator  
Theo May, Communications Operator  
Michael O'Neill, Police Officer (lateral)

Fire Department  
Randy Rodriguez, Fire Prevention Inspector

Public Works Department  
Lazaro Torres, Solid Waste Operator  
Jorge Castro Portillo, Solid Waste Operator  
Luis Cedano, Traffic Signal Technician

2. Mid-Year Report - Review Fiscal Year 2024/25 mid-year financial report with recommended budget appropriations. [25-0062](#)

Budget Analyst Ameer Swearingen and Finance Director Renee Nagel presented the mid-year financial power point presentation, outlining a \$300 million budget divided across General Fund, Capital/Special Revenue, Internal Service, and Enterprise Funds. The report highlighted strong General Fund revenues driven by grants, interest, and increased property tax, while also noting rising expenditures tied to salaries, benefits, and operational costs. Budget Analyst Swearingen revised the recommendation to include an appropriation of funds of an additional \$35,000 to the fleet maintenance fund for capital projects.

Council discussed strategic uses of surplus funds, asset replacement timelines, Measure N planning, and future priorities such as airport expansion, public facilities, and animal services.

A motion was made by Council Member Emmanuel Hernandez Soto, seconded by Vice Mayor Liz Wynn, to Adopt as Revised by staff. The motion carried by the following vote:

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

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

Mayor Taylor adjourned to closed session at 5:40 p.m.

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

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

**PLEDGE OF ALLEGIANCE****INVOCATION LED BY FIRE DEPARTMENT CHAPLAIN / LEAD PASTOR  
ATHERTON, PIPELINE 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 comments were received from Jim Reeves, Irene Lapin, Joyce Reed, and Efrain Becerra.

**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.

Council Member Nelsen requested to pull agenda item 4: Accept a San Joaquin Valley Air Pollution Control District Grant from the consent calendar for separate discussion.

A motion was made by Council Member Steve Nelsen, seconded by Council Member Emmanuel Hernandez Soto, to adopt the remainder of the Consent Calendar as written. The motion carried by the following vote:

- Aye:** Brian Poochigian, Brett Taylor, Steve Nelsen, Emmanuel Hernandez Soto, Liz Wynn
1. Authorization to read ordinances by title only. [25-0087](#)
  2. Change Order Committee Approval Limits - Recommendation to increase the City of Visalia Change Order Committee approval limits for large construction projects. [25-0065](#)
  3. Undeveloped Properties Property Maintenance Contract - Authorize the City Manager to award a contract for property abatement of undeveloped properties throughout the City of Visalia to JC's Land Management in an amount not to exceed \$210,000 annually. [25-0070](#)
  4. Accept a San Joaquin Valley Air Pollution Control District Grant - Confirm acceptance and authorize the City Manager to sign a contract to accept \$120,832 in SJVAPCD grant funds for the purchase of an all-electric solid waste truck. [24-0525](#)
- Public Works Manager Jason Serpa stepped forward to clarify details about the grant for the Council.
- A motion was made by Council Member Brian Poochigian, seconded by Council Member Emmanuel Hernandez Soto, to adopt. The motion carried by the following vote:
- Aye:** Brian Poochigian, Brett Taylor, Steve Nelsen, Emmanuel Hernandez Soto, Liz Wynn
5. Visalia Parkway Widening Notice of Completion - Request authorization to file a Notice of Completion for the Visalia Parkway Widening at Mooney Boulevard Improvement Project. [25-0073](#)
  6. Park Project Notice of Completion - Request authorization to file a Notice of Completion for the Park Picnic Table Replacement Project, at various parks. (Project No. 3880-72000/CP0763-999). [25-0094](#)
  7. Record Final Map - Request authorization to record the final map for Pratt Family Ranch, Phase 1A subdivision, located north of Riverway Drive on the west side of Mooney Boulevard (94 Lots). [25-0075](#)
  8. Record Final Map - Request authorization to record the final map for Pratt Family Ranch, Phase 1B subdivision, located north of Pratt Ave on the west side of Mooney Boulevard (60 Lots). [25-0076](#)
  9. Record Final Map - Request authorization to record the final map for Pratt Family Ranch, Phase 1C subdivision, located north of Pratt Ave on the west side of Mooney Boulevard (52 Lots). [25-0077](#)

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10. Record Final Map - Request authorization to record the final map for Pratt Family Ranch, Phase 1D subdivision, located north of Pratt Ave on the west side of Mooney Boulevard (38 Lots). [25-0078](#)
  11. Record Final Map - Request authorization to record the final map for River Run Ranch Phases 6 & 7 subdivision, located on the north side of East St. Johns Parkway between McAuliff Street and River Run Street (92 lots); and, authorize the formation of Landscape and Lighting Assessment District No 25-03 "River Run Ranch 6-10" and ordering and levying the annual assessments; and, further authorize the intention and formation of Open Space District No 25-01 "River Run Ranch 6-10" (Resolution Nos. 2025-18 and 2025-19, and 2025-20 and 2025-21 required). [25-0082](#)
  12. Second reading and adoption of Ordinance No. 2025-02: A request to authorize the City to sign and enter into a Development Agreement pursuant to Government Code Section 65864 et. seq., and Chapter 17.60 of the City of Visalia Municipal Code pertaining to the Shirk & Riggan Industrial Park located on approximately 284 acres, on the north side of Riggan Avenue between Shirk Street and Kelsey Street (APN:077-840-004, 005, 006). [25-0080](#)
  13. Authorize Payment to National Fish and Wildlife Foundation - Authorize the fee payment of \$121,000 to the National Fish and Wildlife Foundation for mitigation credits for the Caldwell Avenue Widening Project from Santa Fe Street to Lovers Lane. [25-0081](#)
  14. Purchase of Two (2) CNG-Powered Solid Waste Trucks - Award the purchase of two (2) CNG-powered commercial front-load solid waste trucks to E.M. Tharp of Porterville, CA through the Sourcewell Cooperative contract in the amount of \$962,748 and appropriate an additional \$12,800 to the Solid Waste Enterprise Fund. [25-0083](#)
  15. Purchase of John Deere Tractor - Authorize the City Manager to award a purchase order to Lawrence Tractor, Visalia, CA, for an amount not to exceed \$134,438.00. [25-0095](#)
  16. RFB Award & Appropriation of Funds: Authorize the City Manager to enter into a contract with Insituform Technologies, LLC for the Tipton Mineral King Sewer Repair Project in the amount of \$1,286,950.00, and authorize the appropriation of \$95,000 from the Wastewater Fund (431). [25-0086](#)

17. Award a Contract for Biosolids Hauling - Authorize the City Manager to award an annual contract to Mike Clarke Trucking Services for the hauling of biosolids from the Visalia Water Reclamation Facility not to exceed \$170,000 per year, with an option to renew annually up to four (4) additional one-year terms, totaling no more than \$850,000 over the life of the contract. [25-0100](#)
18. General Plan Annual Progress Report - Receive and accept the City of Visalia's General Plan Annual Progress Report for 2024 and authorize staff to submit to the Governor's Office of Planning and Research. [25-0093](#)

## 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. Mobile Home Park Standardized Lease Program Review and Approval - Review annual report on rental information received from participating mobile home park owners under the 2020 Standardized Lease Program Agreement and consider approval of the 2025 Standardized Lease Program Agreement with participating mobile home park owners along with the 2025 Model Lease Agreement.

[25-0032](#)

City Attorney Jim Koontz and Housing Specialist Margie Perez, provided a report on the item and referenced a late public comment received earlier in the day. Housing Specialist Perez noted that copies of the public comment had been distributed to Council. City Attorney Koontz also reviewed the revisions made to the lease agreement and provided clarification on capital improvement projects, repairs, and the associated cost nexus.

Mayor Taylor opened the public hearing at 7:29 p.m.

Public comment was received from Connie, a local mobile home park manager, and she expressed concern regarding the capital improvement pass-through provision in the 2020 lease and suggested it be revised.

Joe Mestres, a resident of a mobile home park, shared his experience with both the 2020 and 2025 leases, stating the current process was the most straightforward and thanked staff and Council for their efforts.

There being no further comments, Mayor Taylor closed the public hearing at 7:32 p.m.

Council discussed the item and commented on the positive and collaborative nature of the lease negotiation process.

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

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

2. Review Draft 2025/26 - 2029/30 Consolidated Plan and 2025/26 Annual Action Plan - Conduct a Public Hearing and provide comments on the proposed FY 25/26-29/30 Consolidated Plan (ConPlan), Analysis of Impediments to Fair Housing Choice (AI), Citizens Participation Plan (CPP), FY 25/26 Annual Action Plan for the use of Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) Funds; and FY 24/25 CDBG Action Plan Amendment. [25-0038](#)

Housing Specialist Margie Perez and Mary Itz, Consulting Manager with Baker Tilly, presented a PowerPoint on the item.

Council discussed eligibility criteria, with clarification that CDBG funding is limited to low-income individuals.

Mayor Taylor opened the public hearing at 7:57 p.m.

Public comment was received from Maria Guillen, who expressed support for the funding and requested access to the survey and an opportunity to speak at a future meeting.

There being no further public comments, Mayor Taylor closed the public hearing at at 7:59 p.m.

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

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

3. Public Hearing to Abandon Public Street Right-of-way - Hold a public hearing to adopt Resolution No. 2025-26 ordering the closure and vacation of a portion of public alleyway and right-of-way on Meadow Avenue and Shady Street, located west of Mooney Boulevard and north of Tulare Avenue; and, further authorize the City Manager to execute the necessary documents to complete the abandonment. (Resolution required) [25-0085](#)

Associate Engineer Adrian Rubalcaba presented a PowerPoint on the item.

Mayor Taylor opened the public hearing at 8:05 p.m. There being no public comments, the public hearing was closed at 8:06 p.m.

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

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

## CLOSED SESSION REPORT

City Attorney Richardson advised that there was no reportable action from closed session.

## ADJOURNMENT

Mayor Taylor adjourned the meeting at 8:06 p.m.

## UPCOMING CITY COUNCIL MEETINGS

1. Upcoming City Council Meetings

[25-0066](#)

Monday, April 21, 2025 @ 7:00 p.m. at 707 W. Acequia

Monday, May 5, 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