

**ACTION MINUTES OF TULARE  
CITY COUNCIL, CITY OF TULARE**

**August 17, 2021**

**A Closed Session of the City Council, City of Tulare was held on Tuesday, August 17, 2021, at 5:30 p.m., in the Tulare Public Library & Council Chambers, 491 North "M" Street.**

**COUNCIL PRESENT:** Dennis A. Mederos, Terry A. Sayre, Jose Sigala, Stephen C. Harrell, Patrick Isherwood

**STAFF PRESENT:** Rob Hunt, Mario Zamora, Trisha Whitfield, Greg Merrill, Janice Avila, Jason Glick, Jason Bowling, Clay Roberts, Roxanne Yoder

**5:30 p.m.**

**I. CALL TO ORDER CLOSED SESSION**

Mayor Mederos called the Closed Session to order at 5:30 p.m.

**II. CITIZEN COMMENTS** - Comments from the public are limited to items listed on the agenda (GC 54954.3a). Speakers will be allowed three minutes. Please begin your comments by stating and spelling your name and providing your city of residence.

There were no public comments.

**III. ADJOURN TO CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION(S):**

Mayor Mederos adjourned to Closed Session for those items as stated by City Attorney Mario Zamora at 5:32 p.m.

- (a) 54957 Public Employment  
Title: City Manager
  
- (b) 54956.9(d)(1) Conference with Legal Counsel – Existing Litigation (1)  
Name of Case: Central Valley Resource Recovery, LLC v. City of Tulare  
Case Number: VCU282595

**IV. RECONVENE CLOSED SESSION**

Mayor Mederos reconvened from Closed Session at 7:11 p.m.

**V. CLOSED SESSION REPORT (if any)**

City Attorney Mario Zamora advised there was no reportable action.

## VI. ADJOURN CLOSED SESSION

Mayor Mederos adjourned the Closed Session at 7:11 p.m.

**A regular session of the City Council, City of Tulare was held on Tuesday, August 17, 2021, at 7:00 p.m., in the Tulare Public Library & Council Chambers, 491 North "M" Street.**

**COUNCIL PRESENT:** Dennis A. Mederos, Terry A. Sayre, Jose Sigala<sup>(left @10:27 p.m.)</sup>, Stephen C. Harrel, Patrick Isherwood

**STAFF PRESENT:** Rob Hunt, Mario Zamora, Josh McDonnell, Trisha Whitfield, Jason Glick, Greg Merrill, Luis Nevarez, Traci Myers, Janice Avila, Jason Bowling, Clay Roberts, Roxanne Yoder

## VII. CALL TO ORDER REGULAR SESSION

Mayor Mederos called the regular session to order at 7:11 p.m.

## VIII. PLEDGE OF ALLEGIANCE AND INVOCATION

Mayor Mederos led the Pledge of Allegiance and Vice Mayor Sayre led the invocation.

## IX. CITIZEN COMMENTS

Mayor Mederos requested those who wish to speak on matters not on the agenda within the jurisdiction of the Council, or to address or request a matter be pulled from the consent calendar to do so at this time. He further stated comments related to general business matters would be heard at the time that matter is addressed on the agenda.

Donnette Silva-Carter, Tulare Chamber CEO, provided an update on recent activities and the upcoming State of the City event.

## X. COMMUNICATIONS

### (1) **Announcement by Fire Chief Luis Nevarez.**

Fire Chief Luis Nevarez announced his retirement effective Friday, August 27, 2021, following 30 years with the City of Tulare and offered his personal comments on the changes in the fire service he has experienced over the years.

City Manager Rob Hunt advised Council that he has selected an Interim Fire Chief to replace Chief Nevarez, Doyle Sewell, whose wife, Elaine Sewell is a local school principal. Mr. Hunt advised an interim position was best suited as a new City Manager would be coming on board and would be able to make that appointment at the appropriate time.

## XI. CONSENT CALENDAR

It was moved by Council Member Sigala, seconded by Council Member Harrell, and unanimously carried that the items on the Consent Calendar be approved as presented with the exception of item 4.

- (1) Authorization to read ordinances by title only.
- (2) Approve minutes of August 3, 2021 special/regular meeting(s). [Submitted by: R. Yoder]
- (3) Approve Final Draft of the City Council's Strategic Profile document. [Submitted by: J. McDonnell]
- (4) Approve the Santa Fe Commons Parcel Map for recordation, and accept all easements and dedications offered to the City. Approve a short term deferred improvement agreement with Self-Help Enterprises, a Corporation, allowing for the construction of offsite curb, gutter, pave out, drive approaches and sidewalk along the frontage of Parcel 3 to be deferred for a maximum of two (2) years. [Submitted by: M. Miller] Council Member Isherwood pulled the item to recuse himself due to a work conflict. With no discussion, it was moved by Council Member Sigala, seconded by Vice Mayor Sayre, and carried 4 to 0 (Council Member Isherwood recused) to approve the item as presented.
- (5) Conditionally approve the final map and subdivision improvement agreement for Phase 4 of Willow Glen subdivision for recordation, and accept all easements and dedications offered to the City, subject to receipt of the signed final map, all fees, and other required items prior to October 16, 2021. [Submitted by: M. Miller]
- (6) Approve the KCOK Subdivision Parcel Map for recordation, and accept all easements and dedications offered to the City. [Submitted by: M. Miller]
- (7) Authorize the City Manager to sign a contract to purchase two Nimble Storage Area Network systems from AMS.net, utilizing the Merced County FOCUS contract in the amount of \$117,545.35 and authorize a 3 percent contingency in the amount of \$3,536.36, for a total maximum contract amount of \$121,071.71. [Submitted by: J. Bowling]

## XII. SCHEDULED CITIZEN OR GROUP PRESENTATIONS

- (1) Proclamation declaring Saturday, August 21, 2021, U.S. Boxing Olympic Medalist Richard "Kiki" Torrez, Jr. Day, in the City of Tulare. Mayor Mederos advised he would be presenting the proclamation at the event on Saturday and requested and received Council's support in proclaiming Saturday, August 21, 2021, as Richard "Kiki" Torrez, Jr. Day, in the City of Tulare.

- (2) **Announcement of plans by Tulare Chamber CEO Donnette Silva-Carter regarding recognition celebration of Tulare's Olympic Silver Medalist.**  
Donnette Silva-Carter, Tulare Chamber CEO, provided an update on the plans on the celebration for Tulare's Olympic Silver Medalist scheduled Saturday, August 21, 2021.

**XIII. MAYOR/COUNCIL REPORTS OR ITEMS OF INTEREST - G.C. 54954.2(3)**

**XIV. GENERAL BUSINESS**

*Comments related to General Business Items are limited to three minutes per speaker, for a maximum of 30 minutes per item, unless otherwise extended by the Council.*

**(1) Public Hearing:**

- a. **Public Hearing to adopt Resolution 2021-37 ordering improvements for Assessment District 2021-02 for the Liberty Hill subdivision located at the northwest corner of Bardsley Avenue and West Street. [Submitted by: M. Miller]** Mayor Mederos recused himself from this item due to a business relationship and left the room. Vice Mayor Sayre presided over the item. City Engineer Michael Miller provided a report for the Council's review and consideration. Vice Mayor Sayre opened the public hearing at 7:52 p.m. Receiving no public comment, the public hearing was closed at 7:52 p.m. Comments by Council were addressed by staff. Following discussion, it was moved by Council Member Sigala, seconded by Council Member Isherwood, and carried 4 to 0 (Mayor Mederos recused) to adopt Resolution 2021-37 as presented.

**(2) Engineering:**

- a. **Receive an update and presentation regarding the extension of International Agri-Center Way from Laspina Street to Turner Drive. [Submitted by: N. Bartsch]** Senior Project Manager Nick Bartsch and City Engineer Michael Miller provided a PowerPoint presentation for the Council's review and consideration. Questions and comments posed by Council were addressed by staff. It was the consensus of the Council to unanimously support the project and Option C.

**(3) Community & Economic Development:**

- a. **Receive the status of issuance of Regulatory Permits to J Street Solutions, LLC. and Tulare Alternative Healthcare and Staff recommendation that City Council (1) issue a regulatory permit to Gabe and Sasha DeJesus dba J Street Solutions, LLC; and (2) deny the regulatory permit to Barbara Perkins dba Tulare Alternative Healthcare. [Submitted by: T. Myers]** Community & Economic Development Director Traci Myers provided a PowerPoint presentation for the Council's review and consideration. Questions and comments posed by Council were addressed

by staff. Mr. Todd Winters, Esq. appeared via Zoom on behalf of J Street Solutions, LLC., and addressed questions and comments posed by the Council. Following discussion, the following actions occurred:

It was moved by Council Member Isherwood, seconded by Vice Mayor Sayre, and carried 3 to 2 (Council Members Harrell and Sigala voting no) to approve Item 3a(1) issuing a regulatory permit to J. Street Solutions, Inc. as presented; and

It was further moved by Council Member Isherwood, seconded by Council Member Sigala, and unanimously carried to deny the regulatory permit to Tulare Alternative Healthcare, as presented under Item 3a(2).

- b. Receive Staff's recommendation and adopt Resolution 2021-38 awarding a Commercial Cannabis License to Valley Pure, LLC. and consider second license or waiting list for Token Farms. [Submitted by: T. Myers]** Community and Economic Development Director Traci Myers provided a PowerPoint presentation for the Council's review and consideration. Valley Pure representatives T.J. Harmon and Tony Caudle addressed the Council in support of the award of the license. Token Farms representatives Jennifer and Ashley Mendonca provided a PowerPoint presentation for the Council's review and consideration in support of the consideration to award the second license. Questions and comments posed by Council were addressed by staff. Following discussion, the following actions occurred:

It was moved by Council Member Sigala, seconded by Council Member Sayre, and carried 4 to 1 (Council Member Harrell voting no) to adopt Resolution 2021-38, awarding a commercial cannabis license to Valley Pure, LLC., as presented.

It was further moved by Council Member Sigala, seconded by Council member Sayre, and carried 4 to 1 (Council Member Harrell voting no) to adopt Resolution 2021-38, as amended, awarding Token Farms a commercial cannabis license at their proposed location as indicated in the RFP documents conditioned on the Council's revision of Section 5.96.020 of the Tulare Municipal Code to allow for multiple locations of cannabis storefronts to be no less than 600 feet apart.

**(4) City Manager:**

- a. Select Voting Delegate and alternate for League of California Cities Annual Conference business session to be held Friday, September 24, 2021, authorizing the City Clerk to execute the delegate form; and provide direction to Voting Delegate on the City's position (support, oppose, or no position) on League Resolution Packet. [Submitted by: R. Hunt]** Following a brief discussion, it was moved by Mayor Mederos, seconded by Council Member Harrell, and carried 4 to 0 (Council Member Sigala absent) to select Mayor Mederos as the voting delegate and Vice

Mayor Sayre as the alternate and to support both proposed resolutions to present at the Annual League Conference.

**XV. STAFF UPDATES AND FUTURE AGENDA ITEMS – GC 54954.2(3)**

**XVI. ADJOURN REGULAR MEETING**

Mayor Mederos adjourned the regular meeting at 10:35 p.m.

---

President of the Council and Ex-Officio  
Mayor of the City of Tulare

**ATTEST:**

---

Chief Deputy City Clerk and Clerk of the  
Council of the City of Tulare