

**ACTION MINUTES  
CITY COUNCIL OF THE CITY OF TULARE**

**May 17, 2022**

**A closed session of the City Council of the City of Tulare was held on Tuesday, May 17, 2022, at 6:00 p.m. in the Tulare Public Library and Council Chamber located at 491 North M Street.**

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

**STAFF PRESENT:** Marc Mondell, Josh McDonnell, Mario Zamora, Matt Machado, Michael Ott, David Rossman, Darlene Thompson, Jason Glick, Ken Wales, Melissa Hermann, Maegan Peton

**I. CALL TO ORDER CLOSED SESSION**

Mayor Mederos called the closed session to order at 6:00 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 citizen comments.

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

- 1. 54956.9 Conference with Legal Counsel – Existing Litigation (1)  
Name of Case: Arcadia, et al (City of Tulare) v. So. Cal. Edison Corp.  
Santa Barbara Superior Court Case No. 20 CV 02026**

Mayor Mederos adjourned to closed session at 6:02 p.m. for the item on the agenda as stated by City Attorney Mario Zamora.

**IV. RECONVENE CLOSED SESSION**

Mayor Mederos reconvened from closed session at 6:28 p.m.

**V. CLOSED SESSION REPORT**

City Attorney Mario Zamora advised that Council has decided to resolve the case as it relates to Tulare for Southern California Edison to correctly calculate the UTT going forward and not recover anything else. Staff will notify the other cities as well as the attorneys.

**VI. ADJOURN CLOSED SESSION**

Mayor Mederos adjourned the closed session at 6:31 p.m.

**A study session of the City Council of the City of Tulare was held on Tuesday, May 17, 2022, at 6:30 p.m. in the Tulare Public Library and Council Chamber located at 491 North M Street.**

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

**STAFF PRESENT:** Marc Mondell, Josh McDonnell, Mario Zamora, Matt Machado, Michael Ott, David Rossman, Janice Avila, Traci Myers, Diego Ibanez, Darlene Thompson, Michael Miller, Trisha Whitfield, Jason Glick, Ken Wales, Melissa Hermann, Maegan Peton

**VII. CALL TO ORDER STUDY SESSION**

Mayor Mederos called the study session to order at 6:31 p.m.

**VIII. 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 citizen comments.

**IX. STUDY SESSION**

**1. Discussion regarding submitting a proposed cannabis tax to voters and number of retail locations. [Submitted by: M. Zamora]** City Attorney Mario Zamora provided a report for the Council's review and consideration. Questions by Council were responded to by staff. Following discussion, it was Council consensus to direct staff to place the draft resolution on the next Council agenda for approval. It was also Council consensus to not move forward with considering additional retail establishments at this time.

**X. ADJOURN STUDY SESSION**

Mayor Mederos adjourned the study session at 6:54 p.m.

**A regular meeting of the City Council of the City of Tulare was held on Tuesday, May 17, 2022, at 7:00 p.m. in the Tulare Public Library and Council Chamber located at 491 North M Street.**

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

**STAFF PRESENT:** Marc Mondell, Josh McDonnell, Mario Zamora, Matt Machado, Michael Ott, David Rossman, Janice Avila, Traci Myers, Diego Ibanez, Darlene Thompson, Michael Miller, Trisha Whitfield, Jason Glick, Nick Bartsch, Andrew Bettencourt, Art Avila, Sherri Metz, Ken Wales, Melissa Hermann, Maegan Peton

#### **XI. CALL TO ORDER REGULAR MEETING**

Mayor Mederos called the regular meeting to order at 7:03 p.m.

#### **XII. PLEDGE OF ALLEGIANCE AND INVOCATION**

Vice Mayor Sayre led the pledge of allegiance and an invocation was given by Susan Henard of River Valley Church.

#### **XIII. PROCLAMATIONS**

- 1. Proclamation for Ellie's Day, May 18, 2022.** Mayor Mederos presented a proclamation to Ellie declaring May 18, 2022, as Ellie's Day in the City of Tulare which was received by Ellie and her parents.
- 2. Proclamation in honor of National EMS Week, May 15-21, 2022.** Mayor Mederos presented a proclamation declaring May 15-21, 2022, as Emergency Medical Services Week in the City of Tulare which was received by LifeStar Ambulance.
- 3. Proclamation in honor of Mental Health Awareness Month, May 2022.** Mayor Mederos presented a proclamation declaring May 2022 as Mental Health Awareness Month in the City of Tulare which was received by Tulare County HHS staff.

#### **XIV. 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.

Unnamed person called in commenting on the emergency stationary sidewalk vendor ordinance which was adopted on April 27, 2022.

#### **XV. COMMUNICATIONS**

There were no communications.

**XVI. CONSENT CALENDAR**

It was moved by Council Member Harrell, seconded by Vice Mayor Sayre, and unanimously carried that the items on the Consent Calendar be approved as presented.

1. **Authorization to read ordinances by title only.**
2. **Approve minutes of the April 19, 2022, regular meeting and April 27, 2022, special meeting. [Submitted by: M. Hermann]**
3. **Adopt Ordinance 2022-04 revising Section 8.36.280(F) Chapter 36 of Title 8 of the City of Tulare Municipal Code adding Tower Square to the locations prohibiting camping. [Submitted by: M. Zamora]**
4. **Receive the monthly investments report for March 2022. [Submitted: D. Thompson]**
5. **Authorize the City Manager, or designee, to purchase equipment to be used for the new aerial ladder truck from LN Curtis and Sons in the amount of \$93,244.78 using the remaining allocated ARPA funds left over after the purchase of the apparatus. [Submitted by: D. Rossman]**
6. **Authorize the City Manager or designee to sign amended agreement number KT/AAA 2021/2022 for the City of Tulare to provide meals and services to the senior citizens. [Submitted by: J. Glick]**
7. **Adopt a resolution to amend the Fiscal Year 2021-2022 Annual Operating Budget. [Submitted by: D. Thompson]**
8. **Approve and authorize the City Manager or designee to enter into a Professional Services Agreement for Consulting Services with MIG, Inc. to prepare the City of Tulare Downtown Masterplan Update. [Submitted by: T. Myers]**
9. **Accept a Grant of Easement for water pipeline easement from Great Valley Builders, Inc., a California Corporation, for the installation, repair and maintenance of a water pipeline and appurtenances to provide a city water service from Seminole Avenue to the landscape lot located in the Oak Creek Landscape & Lighting District on the east side of Mooney Boulevard, south of Seminole Avenue. [Submitted by: M. Miller]**
10. **Approve the final map for Phase 2b of the KCOK Ranch subdivision for recordation, and accept all easements and dedications offered to the City on the final map. [Submitted by: M. Miller]**

**XVII. MAYOR/COUNCIL REPORTS OR ITEMS OF INTEREST – G.C. 54954.2(a)(3)**

Council reported out on events attended and discussed items of interest.

**XVIII. GENERAL BUSINESS****1. Public Hearing**

- (a) Receive and accept the City of Tulare Housing Element and General Plan Annual Progress Reports for 2021 and authorize staff to submit to the Governor’s Office of Planning and Research and Department of Housing and Community Development. [Submitted by: M. Anaya]** City Planner Mario Anaya provided a report for the Council’s consideration. Mayor Mederos opened the public hearing at 9:20 p.m. Receiving no public comment, the public hearing was closed at 9:20 p.m. Questions by Council were responded to by staff. It was moved by Council Member Isherwood, seconded by Mayor Mederos, and unanimously carried to receive and accept the City of Tulare Housing Element and General Plan Annual Progress Reports for 2021 and authorize staff to submit to the Governor’s Office of Planning and Research and Department of Housing and Community Development as presented.
- (b) Adopt a resolution approving Community Development Block Grant (CDBG) Annual Action Plan (APP) to allocate approximately \$680,000 to public infrastructure and facility improvements, \$105,000 to services for people experiencing homelessness, \$79,100 to affordable housing preservation, and \$140,400 to CDBG program administration and fair housing activities; and authorize the City Manager or their designee to submit the same to HUD on behalf of the City of Tulare. [Submitted by: A.Costales]** Senior Housing and Grants Specialist Alexis Costales provided a report for the Council’s review and consideration. Mayor Mederos opened the public hearing at 9:35 p.m. Receiving no public comment, the public hearing was closed at 9:35 p.m. Council Member Isherwood recused himself due to a possible business conflict. It was moved by Council Member Sigala, seconded by Council Member Harrell, and unanimously carried to approve the item as presented.
- (c) Adopt a resolution adopting a Mitigated Negative Declaration prepared for Tentative Subdivision Map 2021-19 – (Cordeniz), Annexation No. 2021-01 (North Tulare No. 34) and Zone Amendment No. 746; adopt a resolution requesting the Tulare County Local Agency Formation Commission take proceedings for annexation No. 2021-01 (North Tulare No. 34) and detachment of the property from County Service Area No. 1 and the Tulare Irrigation District; and pass to print an ordinance approving Zone Amendment No. 746, pre-zoning the subject property to the R-1-5 (Single-family Residential, 5,000 sq. ft. minimum lot area) zoning designation to become effective upon annexation into the City**

**limits on property located on the northwest corner of Cartmill Avenue and De La Vina Street. [Submitted by: S. Sopp]** This item was taken out of order and heard following Mayor/Council Reports or Items of Interest. Principal Planner Steven Sopp provided a report for the Council's review and consideration. Mayor Mederos opened the public hearing at 8:56 p.m. Jim Robinson of San Joaquin Valley Homes provided comment and answered questions posed by Council. Mandy Cordeniz provided comment in support of this project. The public hearing was closed at 8:59 p.m. Questions by Council were responded to by staff. It was moved by Council Member Isherwood, seconded by Vice Mayor Sayre, and unanimously carried to adopt a resolution adopting a Mitigated Negative Declaration prepared for Tentative Subdivision Map 2021-19 – (Cordeniz), Annexation No. 2021-01 (North Tulare No. 34) and Zone Amendment No. 746; adopt a resolution requesting the Tulare County Local Agency Formation Commission take proceedings for annexation No. 2021-01 (North Tulare No. 34) and detachment of the property from County Service Area No. 1 and the Tulare Irrigation District; and pass to print an ordinance approving Zone Amendment No. 746, pre-zoning the subject property to the R-1-5 (Single-family Residential, 5,000 sq. ft. minimum lot area) zoning designation to become effective upon annexation into the City limits on property located on the northwest corner of Cartmill Avenue and De La Vina Street.

- (d) **Adopt a resolution to approve the 2022-2023 Master Fee Schedule effective July 1, 2022. [Submitted by: D. Thompson]** Finance Director Darlene Thompson provided a report for the Council's review and consideration. Mayor Mederos opened the public hearing at 9:42 p.m. Receiving no public comment, the public hearing was closed at 9:42 p.m. It was moved by Council Member Sigala, seconded by Council Member Harrell, and unanimously carried to adopt a resolution to approve the 2022-2023 Master Fee Schedule effective July 1, 2022, as presented, and Council will relay any fees they would like to address to the City Manager for future consideration.
- (e) **Pass to print an ordinance revising Title 7, adding Chapter 7.17 (Mandatory Recycling and Organic Waste Disposal Reduction) establishing policies to reduce organic waste disposal, increase edible food recovery, and establish programs for the collection and recycling of organic waste in the City of Tulare. [Submitted by: A. Bettencourt]** Management Analyst Andrew Bettencourt provided a report for the Council's review and consideration. Mayor Mederos opened the public hearing at 9:51 p.m. Receiving no public comment, the public hearing was closed at 9:51 p.m. Questions by Council were responded to by staff. It was moved by Council Member Isherwood, seconded by Mayor Mederos, and unanimously carried to pass to print an ordinance revising Title 7, adding Chapter 7.17 (Mandatory Recycling and Organic Waste Disposal Reduction) establishing policies to reduce organic waste disposal, increase edible food recovery, and

establish programs for the collection and recycling of organic waste in the City of Tulare as presented.

## 2. Finance

- (a) **Review the Proposed Fiscal Year 2022/23 Budget. [Submitted by: D. Thompson]** Finance Director Darlene Thompson provided a presentation for the Council's review. Questions by Council were responded to by staff. There was no action taken on this item.

## 3. City Manager

- (a) **Receive update and direct staff to initiate Task 1 of proposed Inyo Corridor Redevelopment Program. [Submitted by: M. Mondell]** It was the consensus of Council to push this item to the June 7, 2022, meeting.
- (b) **Review the Homeless Shelter Memorandum, direct staff to proceed with negotiating a lease agreement with Tulare County for the City to design, construct, and operate a temporary encampment and shelter on their property, and direct staff to prepare and issue a Request for Proposals (RFP) for the operation of the temporary encampment and shelter by a non-profit operator. [Submitted by: M. Mondell]** This item was taken out of order and heard following Citizen Comments. City Manager Marc Mondell provided a report for Council's review and consideration. Questions by Council were responded to by City staff as well as Tulare County HHSA staff.

Comments received in support of the shelter: John Harman of Tulare Downtown Association; Don Lebaron, Tulare resident; Janet Lebaron, Tulare resident; Gerald Benton, Tulare resident; Susan Henard, Tulare resident; Tim Lutz, Tulare County HHSA; Michael Wells, Tulare resident; Adrienne Hillman of Salt & Light; Rob Hunt, Tulare resident; Lynn Dredge, Tulare resident.

It was moved by Vice Mayor Sayre, seconded by Council Member Harrell, and unanimously carried to approve the item as presented.

## XIX. ITEMS OF INTEREST AND FUTURE AGENDA ITEMS – GC 54954.2(a)(3)

Council Member Harrell requested and received Council consensus to direct staff to prepare a future agenda item to discuss the ordinance for commercial vehicles, specifically tow trucks.

Council Member Harrell requested and received Council consensus to direct staff to prepare a future agenda item to discuss the issue of shopping carts.

Mayor Mederos requested and received Council consensus to direct staff to prepare a future agenda item to discuss the maintenance of vacant lots following recent fires.

Mayor Mederos requested and received Council consensus to direct staff to prepare proclamations for Dairy Month and Pride Month to present at the next regular meeting.

**XX. ADJOURN REGULAR MEETING**

Mayor Mederos adjourned the regular meeting at 10:34 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