

**CITY OF TULARE
CITY COUNCIL MEETING MINUTES**

**Tulare Public Library & Council Chamber
491 North M Street, Tulare**

**Tuesday, December 2, 2025
5:00 p.m. Special Meeting
5:30 p.m. Regular Meeting**

Proper notice of this meeting was given pursuant to Government Code Section 54954.2 and 54956.

COUNCIL PRESENT: Mayor Patrick Isherwood
Vice Mayor Steve Harrell
Councilmember Jose Sigala
Councilmember Terry A. Sayre

COUNCIL ABSENT: Councilmember Dennis A. Mederos

STAFF PRESENT: City Manager Marc Mondell; City Attorney Mario U. Zamora; Chief Deputy City Clerk Melissa Wilcox; Assistant City Manager Thomas W. Gaffery IV; Deputy City Manager/Chief Technology Officer Jason Bowling; Chief Financial Officer Mark Roberts; City Engineer Michael Miller; Public Works Director Trisha Whitfield; Community Services Director Chris Orr; Police Chief Fred Ynclan; Fire Chief Michael Ott; General Services Director Manny Correa; Community Development Director Mario Anaya; Executive Director of Economic Development & Redevelopment Jennifer Gomez; Human Resources Director Janie Venegas; Housing & Grants Manager Alexis Costales; Fire Marshal Ryan Leonardo; Principal Planner Steven Sopp; Senior Civil Engineer Michael Winton

1. CALL TO ORDER

Mayor Isherwood called to order the special meeting of the Tulare City Council at 5:05 p.m. in the Council Chamber located at 491 North M Street.

2. STUDY SESSION

2.1 Potential Development of a Regional Sportsplex.

Recommended Action: Receive a presentation regarding the potential development of a regional sportsplex in the City of Tulare and provide direction to staff thereto.

Presented By: City Manager Mondell

Public Comment: There were no public comments.

Council Action: There was no action taken on this matter.

3. ADJOURNMENT

Mayor Isherwood adjourned the special meeting at 5:35 p.m.

4. CALL TO ORDER

Mayor Isherwood called to order the regular meeting of the Tulare City Council at 5:36 p.m. in the Council Chamber located at 491 North M Street.

5. PLEDGE OF ALLEGIANCE AND INVOCATION

Assistant City Manager Gaffery led the Pledge of Allegiance, and an invocation was given by Mayor Isherwood.

6. PROCLAMATIONS & RECOGNITIONS

6.1 Recognize Tulare County Teacher of the Year Heather Silva. Mayor Isherwood presented Heather Silva with a certificate of recognition.

7. PUBLIC COMMENT

Kathy Orgeron, Leadership Tulare Facilitator, introduced the current class of Leadership Tulare.

Donnette Silva, Chamber CEO, provided Chamber of Commerce updates.

Pete Eppinga, Tulare resident, addressed the Council regarding allowing chickens within the city limits, covering the canal along Mooney Boulevard, and Matheny Tract.

8. COMMUNICATIONS

City Manager Marc Mondell advised there were no communications.

9. COUNCIL REPORTS AND ITEMS OF INTEREST

Council reported on recent events and discussed items of interest.

10. CONSENT CALENDAR

It was moved by Councilmember Sigala, seconded by Vice Mayor Harrell, and carried 4 to 0 (Councilmember Mederos absent) to approve the items on the Consent Calendar as presented.

10.1 Waive the reading of ordinances and approve reading by title only.

Recommended Action: Approve the reading by title only of all ordinances and that further reading of such ordinances be waived.

10.2 Approval of City Council Meeting Minutes.

Recommended Action: Approve the minutes of the special and/or regular meeting of November 18, 2025. [M. Wilcox]

10.3 Second Reading and Adoption of Ordinance 2025-14.

Recommended Action: Adopt Ordinance 2025-14 repealing and replacing Section 5.96.030 of Chapter 5.96 (Commercial Cannabis Businesses) of Title 5 of the Tulare Municipal Code related to commercial cannabis business operating hours. [T. Gaffery]

10.4 Planning Commission Regular Meeting Day and Time Update.

Recommended Action: Adopt a resolution repealing and replacing Resolution 17-57 to amend the Planning Commission's Rules and Procedures to modify the day and time of regular Planning Commission meetings to the second and fourth Tuesday of each month at 5:30 p.m. [M. Anaya]

10.5 Replacement of Expired Tactical Equipment.

Recommended Action: Authorize the City Manager to approve the purchase of replacement tactical equipment for fire department personnel in the amount of \$63,482.81 from ProForce Law Enforcement. [M. Ott]

10.6 Replacement of Auto Extrication Equipment.

Recommended Action: Authorize the City Manager to approve the purchase of replacement Hurst auto extrication equipment in the amount of \$56,538.23 from L.N. Curtis. [M. Ott]

10.7 Cross Avenue Veterinary Clinic License Agreement.

Recommended Action: Authorize the Mayor to execute a license, subject only to minor conforming or clarifying changes acceptable to the City Attorney and City Manager, to allow Richard G. Heers and Lee Ann A. Heers, Trustees of the RICHARD G. HEERS AND LEE ANN A. HEERS 2022 TRUST, to maintain existing improvements located within the City rights-of-way of Cross Avenue and M Street. [M. Miller]

10.8 NEPA Study for Project EN0097 International Agri Center Way Extension.

Recommended Action: Award and authorize the City Manager to sign a contract in the amount of \$102,640 with Acorn Environmental of El Dorado Hills, CA, for preparation of environmental studies needed for CIP Project EN0097 IAC Way Extension Project; authorize the City Manager or designee to approve contract change orders in an amount not to exceed 10% of the contract amount (\$10,264); and approve the revised project sheet and additional appropriation of funds required. [M. Miller]

10.9 Conditional Final Map Acceptance – Farrar Estates Phase 3.

Recommended Action: Conditionally approve the final map and subdivision improvement agreement for Phase 3 of the Farrar Estates 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 January 31, 2026. [M. Miller]

10.10 Conditional Final Map Acceptance – Farrar Estates Phase 4.

Recommended Action: Conditionally approve the final map and subdivision improvement agreement for Phase 4 of the Farrar Estates 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 January 31, 2026. [M. Miller]

10.11 Grant of Easement to SCE – Phases 4, 6, & 7 of the KCOK Ranch Subdivision.

Recommended Action: Authorize the City Manager to execute a Grant of Easement and Certificate of Conveyance to Southern California Edison Company (SCE) for installation and maintenance of SCE utilities located within Lot B of Phases 4, 6 & 7 of the KCOK Ranch subdivision, subject only to minor conforming and clarifying changes acceptable to the City Attorney and City Manager. [M. Miller]

10.12 Purchase of a 2026 Ford F-150 for the Fire Department.

Recommended Action: Award the purchase of one new/unused 2026 Ford F-150 to National Auto Fleet Group, of Watsonville, CA using Sourcewell Contract No. 091521-NAF in the amount of \$56,731.34, which includes all fees, tax and shipping. [T. Whitfield]

11. PUBLIC HEARING**11.1 Amendment to the 2025-2029 Consolidated Plan and 2025 Action Plan.**

Recommended Action: Adopt a resolution approving a substantial amendment to the 2025-2029 Consolidated Plan and Fiscal Year (FY) 2025 Action Plan as presented, which includes an appropriation of Community Development Block Grant (CDBG) funds during FY 2025 in the amounts of \$364,500 to a public infrastructure project and \$187,500 to an owner occupied rehabilitation activity, as well as, HOME Investment Partnerships Program (HOME) funds in the amounts of \$75,000 to a community housing development organization set-aside project, \$100,000 to a tenant based rental assistance program, \$275,000 to develop affordable multifamily rental housing, and \$50,000 for program administration and planning; and authorize the City Manager or their designee to submit the same to HUD on behalf of the City of Tulare.

Presented By: Housing & Grants Manager Costales

Public Comment: The public hearing was opened at 6:05 p.m. Receiving no comments, the public hearing was closed at 6:06 p.m.

Council Action: It was moved by Councilmember Sigala, seconded by Vice Mayor Harrell, and carried 4 to 0 (Councilmember Mederos absent) to approve the item as presented.

11.2 Establish Assessment District 2025-02.

Recommended Action: Adopt a resolution establishing Assessment District 2025-02 for the FNC Subdivision and ordering associated public improvements for the district.

Presented By: City Engineer Miller

Public Comment: The public hearing was opened at 6:20 p.m. Receiving no comments, the public hearing was closed at 6:21 p.m.

Council Action: It was moved by Vice Mayor Harrell, seconded by Councilmember Sayre, and carried 4 to 0 (Councilmember Mederos absent) to approve the item as presented.

11.3 Establish Assessment District 2025-03.

Recommended Action: Adopt a resolution establishing Assessment District 2025-03 for the Valov, Lekkerkerker, and Fernandes Subdivisions and ordering associated public improvements for the district.

Presented By: City Engineer Miller

Public Comment: The public hearing was opened at 6:26 p.m. Receiving no comments, the public hearing was closed at 6:26 p.m.

Council Action: It was moved by Councilmember Sigala, seconded by Vice Mayor Harrell, and carried 4 to 0 (Councilmember Mederos absent) to approve the item as presented.

11.4 Fire Code Adoption.

Recommended Action: Pass-to-print an ordinance to amend Sections 3.04 and 3.08 of Title 3 (Fire Regulations) of the Tulare Municipal Code.

Presented By: Fire Marshal Leonardo

Public Comment: The public hearing was opened at 6:31 p.m. Receiving no comments, the public hearing was closed at 6:31 p.m.

Council Action: Councilmember Sigala expressed his desire to redo the permit process for fireworks booths and recommended placing a limit on number of years permits are active. It was moved by Vice Mayor Harrell, seconded by Councilmember Sayre, and carried 4 to 0 (Councilmember Mederos absent) to approve the item as presented.

11.5 Zone Amendment 765.

Recommended Action: Pass-to-print an ordinance to approve Zone Amendment 765 to apply the Mixed Use (MU) Overlay zone in order to facilitate the construction of a mixed-use development to be located on the south side of Corvina Avenue, west of Hillman Street (APN 166-250-093).

Presented By: Principal Planner Sopp

Public Comment: The public hearing was opened at 6:40 p.m. Receiving no comments, the public hearing was closed at 6:40 p.m.

Council Action: Councilmember Sigala questioned the type of commercial business that would be in the commercial buildings within the development. Todd Holmes of Holmes Properties LLC, developer, provided response thereto. It was moved by Mayor Isherwood, seconded by Councilmember Sayre, and carried 3 to 1 (Vice Mayor Harrell voted no; Councilmember Mederos absent) to approve the item as presented.

12. GENERAL BUSINESS

12.1 Proposed Sales Tax Measure.

Recommended Action: Review and discuss the long-term financial sustainability of City services and revenue enhancement for the General Fund via voter approval of a potential sales tax measure; and provide staff direction.

Presented By: Chief Financial Officer Roberts; City Manager Mondell

Public Comment: There were no public comments.

Council Action: Councilmember Sigala expressed a desire to review the ballot language once drafted to ensure it's not locking the City into specifics. It was the consensus of Council to continue moving forward with this effort.

12.2 Memo on Homelessness Funding Legislation.

Recommended Action: Receive a memo from the City's lobbyist, Townsend Public Affairs, regarding their recent activities, updates, and next steps in exploring opportunities to advance Tulare's priorities related to homelessness funding, Continuum of Care governance, and potential state-level accountability measures; and provide direction to staff thereto.

Presented By: City Manager Mondell; Spencer Street of Townsend Public Affairs

Public Comment: There were no public comments.

Council Action: Councilmember Sigala expressed a desire to have the Continuum of Care (COC) to provide a presentation to Council. Mayor Isherwood advised he would contact COC to help facilitate said presentation. There was no action taken on this matter.

12.3 Cross Avenue Traffic Calming Presentation.

Recommended Action: Receive a presentation receiving traffic calming measures and their potential application to Cross Avenue between Blackstone Street and Lincoln Street and provide direction to staff thereto.

Presented By: City Engineer Miller; Senior Civil Engineer Winton

Public Comment: Steve Celentano, Tulare resident, addressed the Council regarding cost of recommendations and number of fatalities. Mr. Celentano suggested reducing the speed to 35 mph stating the main issue is speed.

Council Action: Following discussion, it was agreed that staff would bring back a phased approach and include options for minimal improvements with costs associated for each option/phase.

12.4 Provide Assistance to Relocate B-17 Bomber and F-4 Phantom.

Recommended Action: Provide direction to staff in regard to Vice Mayor Harrell's request for the City to provide assistance to Amvets Post 56 in moving the B-17 Bomber and F-4 Phantom to the north side of the Mefford Hangar.

Presented By: Vice Mayor Harrell

Public Comment: Carl Strand and Neil Walden, caretakers of the B-17 Bomber, addressed the Council sharing the work on the plane and expressing their desire to be involved with moving the plane to a different location. They also offered tours of the plane. Ralph Cantu suggested keeping the planes near the Mefford Hangar due to the history of the planes and hangar.

Council Action: Following discussion, it was agreed that staff would continue monitoring the situation and will bring to Council's attention any changes or updates.

13. CONVENE JOINTLY AS TULARE CITY COUNCIL AND TULARE CITY COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE TULARE REDEVELOPMENT AGENCY

13.1 Annual ROPS and Administrative Budget.

Recommended Action: Adopt resolution of the Successor Agency to the Former Tulare Redevelopment Agency approving and adopting the Recognized Obligation Payment Schedule for the July 1, 2026 through June 30, 2027 time period (ROPS 26-27) and the Fiscal Year 2026-27 Administrative Budget.

Presented By: Chief Financial Officer Roberts

Public Comment: There were no public comments.

Council Action: It was moved by Councilmember Sayre, seconded by Vice Mayor Harrell, and carried 4 to 0 (Councilmember Mederos absent) to approve the item as presented.

- 14. **ADJOURN AS TULARE CITY COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY AND REMAIN SEATED AS THE TULARE CITY COUNCIL**
- 15. **FUTURE AGENDA ITEMS - NONE SUBMITTED**
- 16. **STAFF UPDATES**
Staff provided updates on department activities.
- 17. **ADJOURNMENT**
Seeing no further business to discuss, Mayor Isherwood adjourned the regular meeting at 8:40 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the special and/or regular meeting held on December 2, 2025, as approved by the Tulare City Council.

Marc Mondell, City Clerk



By Melissa Wilcox, Chief Deputy City Clerk