



**December 9, 2025
MINUTES**

COUNCIL MEMBERS PRESENT:

Rachel Nerio-Guerrero, Maribel Reynosa, Benjamin Prado, Linda Launer

COUNCIL MEMBERS ABSENT:

Kuldip Thusu

STAFF MEMBERS PRESENT:

Alaniz, Avila, Chastain, Iriarte, James, Lew, Montejano, Patlan, Solis

1. OPENING CEREMONIES

1.1. Welcome and Call to Order

Mayor Nerio-Guerrero called the meeting to order at 6:30 p.m.

1.2. Invocation

The Invocation was led by Chaplain Susee.

1.3. Pledge of Allegiance

The Pledge of Allegiance was led by Vice Mayor Prado.

2. AGENDA CHANGES OR DELETIONS

To better accommodate members of the public or convenience in the order of presentation, items on the agenda may not be presented or acted upon in the order listed. Additions to Agenda may be added only pursuant to California Government Code section 54954.2(b).

None.

3. PRESENTATIONS

3.1. City of Dinuba Youth Soccer Championship Teams Recognition (SH)

The Dinuba City Youth Soccer Championship teams were recognized, and the council expressed congratulations and support.

4. REQUEST TO ADDRESS COUNCIL

This portion of the meeting is reserved for any person who would like to address the Council on any item that is not on the agenda. Please be advised that State law does not allow the City Council to discuss or take any action on any issue not on the agenda. The City Council may direct staff to follow up on such item(s). Speakers are limited to three (3) minutes. If there is any person wishing to address the City Council at this time please approach the podium and state your name and

nature of the request.

Salvador Cisneros approached the podium about a concern with his HOA.

5. CONSENT CALENDAR

Matters listed under the Consent Calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, a member of the audience or a Council Member may request an item be removed from the Consent Calendar and it will be considered separately.

5.1. SUBJECT

Approval of City Council Meeting Minutes (MA)

RECOMMENDATION

Council to review and approve the City Council Meeting of October 28, 2025, and November 5, 2025.

5.2. SUBJECT

Request for Excused Absence Vice Mayor Benjamin Prado (MA)

RECOMMENDATION

Council to excuse the absence of Vice Mayor Benjamin Prado from the City Council meeting of October 28, 2025.

5.3. SUBJECT

Resolution No. 2025-60 Authorizing Acceptance of 2024 CalHome Conditional Award (GA)

RECOMMENDATION

Council by one motion take the following action:

1. Adopt Resolution No. 2025-60 approving the acceptance of the conditional award for a First-Time Homebuyer Mortgage Assistance Program in the amount of \$500,000 and the Owner-Occupied Rehabilitation Assistance Program in the amount of \$500,000 from the State of California's Department of Housing and Community Development's (HCD) CalHome Program; and,
2. Authorize the City Manager or designee to execute all required documents and any amendments thereto.

5.4. SUBJECT

Resolution No. 2025-61 Approving a Professional Services Agreement with Randle Communications for Revenue-Seeking Analysis (KS)

RECOMMENDATION

Council to adopt Resolution No. 2025-61 authorizing the City Manager to execute a Professional Services Agreement with Randle Communications in an amount not to exceed \$47,000 for revenue-seeking analysis and strategic consulting services.

5.5. SUBJECT

Approved Amended Agreement for the Campus-Based Peace Officers

Agreement between the City of Dinuba and the Dinuba Unified School District to include the addition of two (2) part-time Community Service Officers for FY 2025-26 (DJ)

RECOMMENDATION

Council to approve an amendment to the Campus-Based Peace Officers Agreement with the Dinuba Unified School District to include the addition of two (2) part-time Community Service Officers for the 2024-25 school year and authorize the City Manager or designee to execute the agreement.

5.6. SUBJECT

Annual Report on Community Facilities District No. 2018-1 (KS)

RECOMMENDATION

Council to accept the annual report for Community Facilities District No. 2018-1 for Fiscal Year Ending June 30, 2025.

5.7. SUBJECT

Fiscal Year 2025/26 First Quarter Financial Report (KS)

RECOMMENDATION

Council to accept the financial report for the first quarter of the 2025/2026 fiscal year.

5.8. SUBJECT

Fiscal Year 2025/26 Cash and Investment Report for the Quarter Ending September 30, 2025 (KS)

RECOMMENDATION

Council to review and accept the City of Dinuba Cash and Investment report for the first quarter of fiscal year 2025/26.

5.9. SUBJECT

Reappointment to Planning Commission (MA)

RECOMMENDATION

Council to reappoint commissioner Tim Conklin to the Planning Commission for an additional three (3) year term, from January 1, 2026, to December 31, 2028.

A motion was made by Council Member Launer, seconded by Vice Mayor Prado, to review and approve as presented.

Ayes: Rachel Nerio-Guerrero, Maribel Reynosa, Benjamin Prado, Linda Launer

Absent: Kuldip Thusu

6. WARRANT REGISTER

6.1. SUBJECT

Warrant Register October 31, November 7, 14, 21, 25 & December 5, 2025 (KS)

RECOMMENDATION

Council to review and approve the Warrant Register as presented.

A motion was made by Council Member Reynosa, seconded by Vice Mayor Prado, to review the Warrant Register and approve as presented.

Ayes: Rachel Nerio-Guerrero, Maribel Reynosa, Benjamin Prado, Linda Launer
Absent: Kuldip Thusu

7. PUBLIC HEARING

7.1. SUBJECT

Development Impact Fee Annual Report for FY 2024/25 (GA)

RECOMMENDATION

Council to conduct a public hearing on the Fiscal Year 2024/25 Development Impact Fee Annual Report and file the report with the Office of the City Clerk.

Anna Santillan, Fiscal Analyst I presented the FY 2024/2025 Development Impact Fee Annual Report.

Mayor Nerio-Guerrero opened the Public Hearing.

Robert Cervantes approached the podium to ask for a copy of the report. Fiscal Analyst Santillan provided Cervantes with a hard copy.

Mayor Nerio-Guerrero closed the Public Hearing.

A motion was made by Council Member Launer, seconded by Council Member Reynosa, to file the report with the Office of the City Clerk.

Ayes: Rachel Nerio-Guerrero, Maribel Reynosa, Benjamin Prado, Linda Launer
Absent: Kuldip Thusu

7.2. SUBJECT

Public hearing for approval of a Tentative Subdivision Map to create 167 single-family residential lots on approximately 44 acres located north of Nebraska Avenue and east of Alta Avenue consisting of Assessor Parcel Numbers 013-050-072, 013-050-073, 013-050-074, and 013-050-013 (Ksch)

RECOMMENDATION

Council to conduct a public hearing and take the following action:

1. Adopt Resolution No. 2025-62 approving adoption of an environmental finding for the project; and,
2. Adopt Resolution No. 2025-63 approving a Tentative Subdivision Map to create 167 single-family residential lots.

Karl Schoettler, City Planner presented the tentative subdivision map for 167 single-family residential lots on approximately 44 acres north of Nebraska Avenue and East of Alta Avenue. Schoettler shared that the plans were approved by the Planning Commission on November 4, 2025.

Council Member Launer expressed concerns regarding the small lot sizes, the traffic on Nebraska Avenue, and the associated noise.

Council Member Reynosa inquired about who would be responsible for widening Nebraska Avenue. City Engineer Watts explained that impact fees could potentially cover some of the costs.

Council Member Launer asked if fees would be collected to improve Nebraska Park. City Manager Patlan responded that the builder could be requested to enhance Nebraska Park instead of constructing a new park within the subdivision.

Vice Mayor Prado would like to see larger lot sizes.

Mayor Nerio-Guerrero opened the Public Hearing.

Robert Cervantes approached the podium to comment on investment challenges.

Scott Harness approached the podium and advised that he represents the owners and shared that he supports the project.

Mayor Nerio-Guerrero closed the Public Hearing.

Mayor Nerio-Guerrero Reopened Public Hearing.

Robert Cervantes approached the podium to share his opinion on the lot size.

Mayor Nerio-Guerrero closed the Public Hearing.

A motion was made by Council Member Launer, seconded by Council Member Reynosa, to approve the adoption of Resolution No. 2025-62 approving the adoption of an environmental finding for the project.

Ayes: Rachel Nerio-Guerrero, Maribel Reynosa, Benjamin Prado, Linda Launer
Absent: Kuldip Thusu

A motion was made by Council Member Launer, seconded by Council Member Reynosa, to adopt Resolution 2025-63 approving a Tentative Subdivision Map to create 167 single-family residential lots with a minimum size of 6,500 square feet, with attention to traffic-calming measures and a minimum home size of 1,650 square feet.

Ayes: Rachel Nerio-Guerrero, Maribel Reynosa, Benjamin Prado, Linda Launer
Absent: Kuldip Thusu

8. DEPARTMENT REPORTS

8.1. SUBJECT

Award of Contract - 2025 Corridor Improvements Project (JW)

RECOMMENDATION

Council to award the contract for the 2025 Corridor Improvements Project to Don Berry Construction, Inc. in the amount of \$4,296,501.60 and authorize the City Manager or designee to execute the contract documents.

Jason Watts, City Engineer reported that the contract for the 2025 Corridor Improvements Project received eight bid proposals. The lowest responsive base bid of \$4,296,501.60 was received from Don Berry Construction Inc. Watts asks that the Council award the contract to Don Berry Construction Inc., for \$4,296,501.60 plus the added alternates #1, 3, and 5.

A motion was made by Vice Mayor Prado, seconded by Council Member Launer, to award the contract for the 2025 Corridor Improvements Project to Don Berry

Construction Inc., in the amount of \$4,296,501.60, and authorize the City Manager or designee to execute the contract documents.

Ayes: Rachel Nerio-Guerrero, Maribel Reynosa, Benjamin Prado, Linda Launer
Absent: Kuldip Thusu

8.2. SUBJECT

Review of Outside Agency Boards and Committees Appointments (MA)

RECOMMENDATION

Council to review current outside committee assignments and adjust appointments as necessary.

City Clerk/Human Resources Alaniz reviewed the current outside committee assignments.

Council Member Reynosa was appointed to the Alta Health Care District Committee.

Council Member Launer reported that the Kings Tulare Area Agency on Aging is no longer active.

Vice Mayor Prado was selected to be a secondary for the South San Joaquin Air Pollution Board.

9. MAYOR/COUNCIL REPORTS

The Council shared about community events and meetings they have attended.

10. CITY MANAGER COMMUNICATIONS

City Manager Patlan shared details of the League of Cities Annual Holiday party, the City Employee Christmas Luncheon, and the Chamber's Round Table at the Rose Cafe.

11. CITY STAFF COMMUNICATIONS

Fire Chief Chastain gave an update on the staffing and the Firehouse remodel.

Police Chief Iriarte gave an update on staffing.

City Engineer Watts provided an update on construction on Alta Avenue, the Entertainment Plaza, and Empire Estates. Watts anticipates that Sierra will be open in a few weeks.

Public Works Director Avila gave a staffing update and shared that street lights on Nebraska will be installed next week.

Assistant City Manager James reported that he will be going on vacation.

Administrative Services Director Solis shared a recruitment update for the part-time billing clerk, and that staff is busy with the audit.

City Clerk/Human Resources Alaniz gave an update on Commission vacancies.

12. ADJOURNMENT

The meeting was adjourned at 8:12 p.m.

[MIN_SIGNATURES]

IMPACT FEES

Police Facilities Impact Fee			New SFD Fees Adopted April 22, 2025		
Land Use	Cost per Resident or Worker	Occupancy Factor	2023-224 Adopted Fee	20224-25 Adopted Fee	% Change
<i>Residential</i>					
Single-Family	\$288.55	4.1	\$1,196.07	\$1,196.07	0%
Multi-Family	\$288.55	3.29	\$959.77	\$959.77	0%
Mobile Home	\$288.55	2	\$583.45	\$583.45	0%
<i>Nonresidential (in 1,000 sq. ft. units)</i>					
Office	\$69.25	4	\$280.05	\$280.05	0%
Retail/Commercial	\$69.25	2.22	\$155.43	\$155.43	0%
Industrial/Warehouse	\$69.25		\$70.01	\$70.01	0%
Fire Protection					
Land Use	Cost per Capita	Occupancy	2023-224 Adopted	20224-25 Adopted	% Change
<i>Residential</i>					
Single-Family	\$378.64	4.1	\$1,569.50	\$1,569.50	0%
Multi-Family	\$378.64	3.29	\$1,259.42	\$1,259.42	0%
Mobile Home	\$378.64	2	\$765.61	\$765.61	0%
<i>Nonresidential (in 1,000 sq. ft. units)</i>					
Office	\$90.87	4	\$367.49	\$367.49	0%
Commercial/Retail	\$90.87	2.22	\$203.96	\$203.96	0%
Industrial/Warehouse	\$90.87	1	\$91.87	\$91.87	0%
Parks					
Dwelling Unit Type	Cost per Capita	Occupancy	2023-24 Adopted Fee	2024-25 Adopted Fee	% Change
Single-Family	\$1,264.55	4.1	\$3,145.00	\$4,376.06	0%
Multi-Family	\$1,264.55	3.29	\$2,524.00	\$2,524.00	0%
Mobile Home	\$1,264.55	2	\$1,534.00	\$1,534.00	0%
Transportation					
Land Use	Cost per Trip	Trips per Unit	2023-224 Adopted Fee	20224-25 Adopted Fee	% Change
<i>Residential (in units)</i>					
Single-Family	\$1,101.17	9.6	\$6,533.00	\$9,167.15	0%
Multi-Family	\$1,101.17	6.7	\$4,475.00	\$4,475.00	0%
Mobile Home	\$1,101.17	5	\$3,340.00	\$3,340.00	0%
<i>Nonresidential (in 1,000 sq. ft. units)</i>					
Office	\$1,101.17	7.7	\$8,572.28	\$8,572.28	0%
Commercial/Retail	\$1,101.17	12.9	\$14,360.35	\$14,360.35	0%
Industrial/Warehouse	\$1,101.17	5	\$5,566.41	\$5,566.41	0%

IMPACT FEES

Wastewater

Land Use	Wastewater Demand Factor	2023-224 Adopted Fee	20224-25 Adopted Fee	% Change
<i>Residential, per unit</i>				
Single-Family	1	\$1,730.00	\$2,427.54	0%
Multi-Family	0.81	\$1,384.00	\$1,384.00	0%
Mobile Home	0.54	\$848.00	\$848.00	0%
<i>Nonresidential, per 1,000 sq. ft. of floor area</i>				
Office	0.18	\$519.11	\$519.11	0%
Commercial/Retail	0.12	\$346.08	\$346.08	0%
Industrial/Warehouse	0.26	\$749.82	\$749.82	0%

Water

Land Use	Wastewater Demand Factor	2023-224 Adopted Fee	20224-25 Adopted Fee	% Change
<i>Residential</i>				
Single-Family	1	\$2,005.00	\$2,813.44	0%
Multi-Family	0.81	\$1,036.00	\$1,036.00	0%
Mobile Home	0.54	\$622.00	\$622.00	0%
<i>Nonresidential, per 1,000 sq. ft. of floor area</i>				
Office	0.31	\$968.82	\$968.82	0%
Commercial/Retail	0.25	\$801.78	\$801.78	0%
Industrial/Warehouse	0.31	\$968.82	\$968.82	0%

Storm Drain

Land Use	2023-224 Adopted Fee	20224-25 Adopted Fee	% Change
<i>Residential, per unit</i>			
Single-Family	\$1,387.00	\$1,946.24	0%
Multi-Family	\$385.00	\$385.00	0%
Mobile Home	\$578.00	\$578.00	0%
<i>Nonresidential, per 1,000 sq. ft. of floor area</i>			
Office	\$1,061.43	\$1,061.43	0%
Commercial/Retail	\$769.54	\$769.54	0%
Industrial/Warehouse	\$530.72	\$530.72	0%

CITY OF DINUBA
DEVELOPMENT IMPACT FEE REPORT
FY 2024/25

Water SDC Fund Fund 250		Actual 2024/25
Beginning Fund Balance 07/1/2024		\$561,693
Revenues:		
Interest Earnings	23,231	
Developer Fees	101,279	
		<u>\$124,510</u>
Expenditures:		
Transfer Out - Water Capital Projects-Well 21	79,132	
Transfer Out - Water Debt	87,075	
Water Master Plan	98,417	
		<u>\$264,624</u>
Ending Fund Balance		<u><u>\$421,579</u></u>

Sewer SDC Fund Fund 251		Actual 2024/25
Beginning Fund Balance 07/1/2024		\$165,109
Revenues:		
Interest Earnings		9,497
Developer Fees		6,775
		<u>\$16,272</u>
Expenditures:		
Transfer Out- Swr Debt (2012WRB)		99,999
		<u>\$99,999</u>
Ending Fund Balance		<u><u>\$1,382</u></u>

Transportation SDC Fund Fund 252		Actual 2024/25
Beginning Fund Balance 07/1/2024		(\$31,983)
Revenues:		
Interest Earnings	50	
Developer Fees	18,005	
Transfer In- Transportation Operating	13,928	
Advance- General fund (Alta/Kamm loan)	1,000,000	
		<u>\$1,031,983</u>
Expenditures:		
Transfer Out - Trans Con (Alta/Kamm Exp)	1,000,000	
		<u>\$1,000,000</u>
Ending Fund Balance		<u><u>\$0</u></u>

Police Fund Fund 253		Actual 2024/25
Beginning Fund Balance 07/1/2024		\$239,959
Revenues:		
Interest Earnings		10,736
Developer Fees		113,028
		<u>\$123,764</u>
Expenditures:		
New Body Cameras		28,276
Transfer out- Capital Facilities(Breakroom Exp)		46,585
		<u>\$74,861</u>
Ending Fund Balance		<u><u>\$288,862</u></u>

**CITY OF DINUBA
DEVELOPMENT IMPACT FEE REPORT
FY 2024/25**

Parks Fund Fund 254		Actual 2024/25
Beginning Fund Balance 07/1/2024		\$64,830
Revenues:		
Interest Earnings	3,210	
Developer Fees	36,466	
		\$39,676
Expenditures:		
Centennial Park Concept Plans	12,020	
Transfer Out- Facilities Cap Proj (Vicaya Park)	83,305	
		\$95,325
Ending Fund Balance		\$9,180

Storm Drain Fund Fund 255		Actual 2024/25
Beginning Fund Balance 07/1/2024		\$20,411
Revenues:		
Interest Earnings	960	
Developer Fees	9,861	
		\$10,821
Expenditures:		
		0
		\$0
Ending Fund Balance		\$31,232

Fire Impact Fees Fund 256		Actual 2024/25
Beginning Fund Balance 07/1/2024		\$458,980
Revenues:		
Interest Earnings	24,775	
Developer Fees	148,311	
		\$173,086
Expenditures:		
		\$0
Ending Fund Balance		\$632,066