



Tuesday, July 14, 2026 / 6:30 PM / City Hall / 405 East El Monte Way, Dinuba

District 1	District 2	District 3	District 4	District 5
Rachel Nerio- Guerrero Mayor	Maribel Reynosa Council Member	Benjamin Prado Vice Mayor	Kuldip Thusu Council Member	Linda Launer Council Member

All attendees are advised that electronic devices should be placed on silent upon entering the Council Chambers.

The City Council will take action on all items listed on the agenda.

1. OPENING CEREMONIES

1.1. Welcome and Call to Order

1.2. Invocation

1.3. Pledge of Allegiance

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).

3. 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.

4. 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.

4.1. SUBJECT

Approval of City Council Meeting Minutes (MA)

RECOMMENDATION

Council to review and approve the City Council meeting of June 23, 2026, as presented.

4.2. SUBJECT

Approval of Lease Agreement with OPAL Fuels Station Services LLC for the City's Compressed Natural Gas (CNG) Fueling Facility and Authorization to Surplus CNG Equipment (GA)

RECOMMENDATION

Council by one motion:

1. Approve a Lease Agreement between the City of Dinuba and OPAL Fuels Station Services LLC, and
2. Authorize the City Manager or his designee to execute the subject Lease Agreement and any related documents, and
3. Authorize the surplus of Compressed Natural Gas (CNG) fueling equipment that has become obsolete and past its useful life.

4.3. SUBJECT

Resolution No. 2026-43 Approving Findley Parcel Map (JW)

RECOMMENDATION

Council, by one motion and one vote, take the following actions:

1. Adopt Resolution No. 2026-43 approving the Findley Parcel Map creating four (4) parcels and one remainder parcel for the Findley Subdivision; and,
2. Authorize the City Engineer and City staff to record the Parcel Map with the Tulare County Recorder.

4.4. SUBJECT

Resolution No. 2026-45 Authorization to sell property for Residential Development and Public Right of Way Dedication (JW)

RECOMMENDATION

Council, by one motion and one vote:

1. Adopt Resolution No. 2026-45 authorizing the sale of seven (7) City-owned subdivision lots to Joe Crown Homes.
2. Accept the dedication of the public right-of-way created through the approved Lot Line Adjustment.
3. Authorize the City Manager, or designee, to execute all documents necessary to complete the property transfer and record all associated documents.

4.5. SUBJECT

Resolution No. 2026-44 Approving the Acquisition of Property in Fee for the El Monte/Road 56 Roundabout (JW)

RECOMMENDATION

Council adopt Resolution No. 2026-44 by one motion approving:

1. Right of Way Agreement with Joseph G. Warkentin, Trustee of the Dennis and

- Elizabeth Warkentin Living Trust.
2. Right of Way Agreement with Airport Ranch Co., L.P., et al.
 3. Authorize the City Manager or designee to execute the agreements.
 4. Accept the Grant Deed for public street purposes

5. WARRANT REGISTER

5.1. SUBJECT

Warrant Register June 26, 2026, July 2, & 10, 2026 (KS)

RECOMMENDATION

Council to review and approve the Warrant Register as presented.

6. PUBLIC HEARING

6.1. SUBJECT

Public Hearing to Accept and Approve Closeout Report on the 2021 Sewer Lateral Program (21-CDBG-PI-00011) and Senior Meal Program (22-CDBG-NH-0003) Grants (GA)

RECOMMENDATION

Council conduct the required public hearing to receive public comments regarding the closeout of the City's 2021 Community Development Block Grant (CDBG) Sewer Lateral Program (21-CDBG-PI-00011) and 2022 Senior Meal Program (22-CDBG-NH-00003). Following the public hearing, authorize staff to submit the required grant closeout documentation to the California Department of Housing and Community Development (HCD).

6.2. SUBJECT

Public hearing to consider an appeal of Planning Commission's approval of an application for a Conditional Use Permit for the construction and operation of a gas station at the existing Walmart store, located on the east side of Monte Vista Drive, south of El Monte Way.

RECOMMENDATION

Council to conduct the public hearing and adopt Resolution No. 2026-47, denying the appeal and affirming the Planning Commission's approval of Conditional Use Permit Application No. 2026-03, including the determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32, In-Fill Development Projects).

7. DEPARTMENT REPORTS

7.1. SUBJECT

2025-26 Year-End Review (LP)

RECOMMENDATION

Council to receive the annual Year-End Review.

- 8. MAYOR/COUNCIL REPORTS**
- 9. CITY MANAGER COMMUNICATIONS**
- 10. CITY STAFF COMMUNICATIONS**
- 11. ADJOURNMENT**

This agenda was posted at least 72 hours prior to the regular meeting per GC Section 54954.2(a). A Citizens' Packet regarding this meeting is available at the City Clerk's Office located at City Hall, 405 East El Monte Way, Dinuba CA 93618.

In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in the meeting, please contact the City Clerk's Office at 559-591-5900. Please provide at least 48 hours notification prior to the meeting to allow staff to make reasonable arrangements. (28 CFR 35.102-35.104 ADA Title II)

559.591.5900 / FAX 559.591.5902 . e-mail address: info@dinuba.ca.gov. www.dinuba.org