



**March 11, 2025
MINUTES**

COUNCIL MEMBERS PRESENT:

Rachel Nerio-Guerrero, Maribel Reynosa, Benjamin Prado, Kuldip Thusu

COUNCIL MEMBERS ABSENT:

Linda Launer

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 Garcia.

1.3. Pledge of Allegiance

The Pledge of Allegiance was led by City Engineer Watts.

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. 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.

None.

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 February 25, 2025, as presented.

4.2. SUBJECT

Approve Final Map and Subdivision Agreement for Montebella Phase 3 Subdivision (JW)

RECOMMENDATION

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

1. Adopt Resolution No. 2025-17 approving the Final Map for the Montebella Phase 3 Subdivision consisting of 86 residential lots and authorize City staff to record said map; and,
2. Approve the Subdivision Development Agreement for Empire Estates and authorize the City Manager or designee to execute the agreement.

4.3. SUBJECT

Resolution No. 2025-13 Approving an Extraterritorial Water Service Connection to 1066 E. Kamm Avenue located outside City Limits (GA)

RECOMMENDATION

Council to take the following action by one motion:

1. Adopt Resolution No. 2025-13 approving the extension of municipal water service to the property located at 1066 E. Kamm Avenue (APN 030-120-070) ; and,
2. Authorize the City Manager or his designee to enter into an agreement with James and Leticia Lamb to connect their property to City water; and,
3. Authorize the Public Works Director or his designee to submit an application to the Tulare Local Agency Formation Commission (LAFCO) for an extraterritorial water service connection.

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

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

5. WARRANT REGISTER

5.1. SUBJECT

Warrant Register February 28 & March 7, 2025 (KS)

RECOMMENDATION

Council to review and approve the Warrant Register as presented.

A motion was made by Vice Mayor Prado, second by Council Member Thusu, to approve the Warrant Register as presented.

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

6. PUBLIC HEARING

6.1. SUBJECT

Public hearing for adoption of the City of Dinuba 2023-2031 Housing Element (KSCh)

RECOMMENDATION

Council to adopt Resolution No. 2025-15, adopting the City of Dinuba 2023-2031 Housing Element.

City Planner Schoettler presented the City of Dinuba 2023-2031 Housing Element update and reported that the Planning Commission adopted the plan at the last meeting.

Mayor Nerio-Guerrero opened the Public Hearing.

No comments were made.

Mayor Nerio-Guerrero closed the Public Hearing.

A motion was made by Council Member Thusu, second by Council Member Reynosa, to adopt Resolution No. 2025-15, adopting the City of Dinuba 2023-2031 Housing Element.

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

6.2. SUBJECT

Public Hearing for the Introduction of Ordinance No. 2025-01 adopting a Comprehensive Update of the Dinuba Zoning Ordinance (KSCh)

RECOMMENDATION

Council to take the following action in one motion:

1. Introduce and conduct the first reading, waive reading in full, of Ordinance No. 2025-01 for the adoption of a comprehensive update of the Dinuba Zoning Ordinance and additional amendments to Sections 5.04.130 and 9.36 of Title 17 of the Dinuba Municipal Code; and,
2. Schedule the second reading and adoption of Ordinance No. 2025-01 for March 25, 2025.

City Planner Schoettler introduced an update to the Dinuba Zoning Ordinance and Ordinance NO. 2025-001.

Mayor Nerio-Guerrero opened the Public Hearing.

No comments were made.

Mayor Nerio-Guerrero closed the public hearing.

A motion was made by Council Member Reynosa, second by Vice Mayor Prado, to, in one motion, introduce and conduct the first reading, waive reading in full, of Ordinance No. 2025-01 for the adoption of a comprehensive update of the Dinuba Zoning Ordinance and additional amendments to Sections 5.04.130 and 9.36 of Title 17 of the Dinuba Municipal Code; and, schedule the second reading and adoption of Ordinance No. 2025-01 for March 25, 2025.

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

Absent: Linda Launer

7. MAYOR/COUNCIL REPORTS

The Council shared information about community events they have attended.

8. CITY MANAGER COMMUNICATIONS

City Manager Patlan thanked Parks & Community Services Director Hurtado and the Parks staff for their work on the Viscaya Park Planting event and the local reporter for their coverage. Patlan also shared that the Dinuba Chamber Gala is scheduled for March 21st.

9. CITY STAFF COMMUNICATIONS

Assistant City Manager James shared that events will be highlighted in the online newsletter. James shared that Chipotle is making progress and moving forward.

City Attorney Lew shared that he is working with the departments on ongoing items, and is seeing legal challenges in response to newly adopted homeless laws and ordinances.

Fire Chief Chastain shared his department's personnel recruitment update. Chastain shared his department has submitted data to the consultant for the Fire Master Plan and Council Members may be contacted for feedback.

Police Chief Iriarte gave an update on body-worn cameras and shared his department's personnel update. Iriarte shared that his department participated in Read Across America.

Parks & Community Director Hurtado shared that her department is working on a grant application for Sierra View Park in the Los Prados neighborhood and the BBQ Brew Fest is scheduled for this Saturday.

City Engineer Watts reported that Road 70 passed all utility tests, paving is scheduled for next week, and work on Sierra and Englehart will begin after the rainy season. Watts shared that Viscaya Park will open in middle to late April, and residential developments are progressing. Watts also reported working on summer projects and grant applications.

City Manager Patlan added that part of the Bonadeli neighborhood includes multiple paving projects and upgrades and, as part of the Viscaya Park, CSET is funding additional landscaping. Patlan shared that he is working with staff on submitting for the San Joaquin Policy Award.

Public Works Director Avila reported that the department is working on multiple State funding programs. Avila shared that the Well 20 improvements will be complete soon and the Spring Clean-Up is scheduled for March 22nd, from 7 a.m. - 3 p.m., and will include shredding of up to 5 boxes of documents. There will also be compost to give away.

City Clerk/Human Resources Director Alaniz advised that Pablo Contreras has resigned from his seat on the Planning Commission. His chair is open and will be posted. Alaniz shared the Sequoia Regional Economic Summit is scheduled for March 21st.

Billing & Collections Supervisor Montejano shared the City has an open recruitment for a Part-Time Billing Clerk.

10. ADJOURNMENT

Mayor Nerio-Guerrero adjourned the meeting at 7:17 p.m.