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**Visalia City Council  
Action Agenda**



Mayor	Amy Shuklian – present
Vice Mayor	Steve Nelsen – present
Council Member	Greg Collins – present
Council Member	Warren Gubler – present
Council Member	Bob Link - present

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**Monday, December 19, 2011**  
**City Hall Council Chambers**  
**707 W. Acequia, Visalia, CA 93291**  
**WORK SESSION 4:00 PM; CLOSED SESSION 6:00 PM;**  
**REGULAR SESSION 7:00 PM**

4:00 PM [Track 1](#)

**PUBLIC COMMENTS**

*This is the time for citizens to comment on subject matters that are not on the agenda that are within the jurisdiction of the Visalia City Council. Each speaker will be allowed three minutes (timing lights mounted on the lectern will notify you with a flashing red light when your time has expired). Please begin your comments by stating and spelling your name and providing your street name and city.*

There were no public comments.

**WORK SESSION AND ACTION ITEMS (as described)**

1. Receive Valley Oaks Golf Course Operation and Maintenance Annual Report

Presenters of the annual report: Jeanne Greenwood, Recreation Manager; Tom Bugbee, CourseCo; John Alison, Advisory Committee; Scott Carrier, CourseCo.

Discussion regarding monthly passes, cart revenue, restaurant income/expenses, increasing rates. Councilmember Bob Link requested income/expense figures for the restaurant.

WG/GC 5-0 to accept the annual report, execute an amendment to the contract with CourseCo to allow the course to accumulate CPI increases for implementation in future years and direct staff to prepare a Capital Improvement Project with associated costs to renovate the bunkers on the Lakes Course for Council approval.

[Track 2](#)

2. Receive update on City Safety Program.

Fire Chief Mark Nelson and Angie Cantrell, City Safety Officer presented the update on the City's Safety Program and responded to Council questions regarding oversight of contractors for compliance with the program and if savings in worker's comp claims against the city can be quantified and attributed to the program.

No action taken, information only.

Track 3

3. Review Pacific Union Homes request to initiate a General Plan Amendment, Zone Change, and consideration for revising the approved development plan for the Highland Park residential project, located generally near the southwest corner of Dinuba Highway and Shannon Ranch Parkway.

Presenters Paul Scheibel, Planning Division, Bruce Myers, Pacific Union Homes; Steve Brandt, Quad Knopf responded to Council comments and questions.

Late correspondence received from Janet Petersen, Donahue Schriber, the property owners of the Orchard Walk Specific Plan shopping center expressing objection to the proposal was introduced.

Councilmember Collins discussed dealing with these changes globally through the General Plan update process rather than individual circumstances and discussed his reservations for designating too much commercial in this area.

Motion BL/SN 4-1 (Collins-No) to authorize proceeding to Planning Commission for their discretionary review as recommended in the staff report. Motion carried.

**ADD ITEM TO AGENDA**

Mayor Shuklian asked the council to consider adding an item to the Closed Session agenda. The need for immediate action came to the attention of the Council after the agenda had already been posted and distributed. Pursuant to Government Code section 54954.2 (b) (2) the Council may determine that a need for immediate action exists by a two-thirds vote of the members present or all members if less than two-thirds are present. The item to be discussed in closed session is: Conference with Real Property Negotiators

Property: 1.63 acres located on the north side of Packwood Creek/Cameron Avenue, 190' west of Mooney Boulevard.

Property Negotiators: Steve Salomon, Ricardo Noguera, Marty Zeeb

Motion BL/SN 5-0 to add the item to the Closed Session agenda as Item #6. Motion carried.

**ITEMS OF INTEREST**

Councilmember Steve Nelsen commented on attending the Visalia Police Department open house.

Mayor Shuklian requested moving Items of Interest agenda category to the regular evening portion of the agenda (before Public Comments).

**ADJOURN TO CLOSED SESSION**

*Closed Session will commence immediately following Work Session. See separate Closed Session agenda for details.*

7:00 PM **CALL TO ORDER REGULAR SESSION**

[Track 4](#)

**PLEDGE OF ALLEGIANCE**

**~~INVOCATION—Lester Moon, Hands in the Community—Moment of Silence~~**

**SPECIAL PRESENTATIONS/RECOGNITION**

4. Recognition of Mike Fistolera and Myron Sheklian for their coordination of refurbishing the Downtown holiday lights

Councilmember Steve Nelsen commended Mike Fistolera and Myron Sheklian for their commitment to downtown Visalia.

Mayor Shuklian commented that 100 city employees received service awards this year and congratulated City Manager Steve Salomon for his 15 years of service.

**PUBLIC COMMENTS**

[Track 5](#)

Peter Salerno, S. Church, spoke regarding the need for stop signs on S. Church and against bicycles on Main Street.

Irene Lapin, W. Feemster, spoke about the Elections Task Force and requested information on the task force budget and consultant. Leslie Caviglia, Deputy City Manager, will respond.

Doug Verboon, Kings County Board of Supervisors, requested time to address the council regarding Item #18 on the agenda.

**CONSENT CALENDAR**

[Track 6](#)

*Consent Calendar items are considered routine and will be enacted in one motion. There will be no separate discussion of these matters unless a request is made and then the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.*

The following items were removed from the consent calendar for separate discussion and action: Item 6(Gubler); Item 8(Collins); Item 10(Link); and Item 11(Gubler). Motion SN/WG to approve the balance of the consent calendar. Motion carried 5-0.

5. Authorization to read ordinances by title only.
6. Authorization for the City Manager to approve a one-year extension of the Professional Services Agreement with Van Scoyoc Associates for federal legislative advocacy services, effective Jan. 1, 2012 through December 31, 2012 for a monthly fee of \$7,000 plus expenses not to exceed \$5000 for the year, the same fee for which the firm has worked for the past two years.

Councilmember Gubler expressed his concerns regarding ongoing costs and requested to see a more specific report on the work that is accomplished next year. Motion WG/SN 5-0 to approve Item 6 as recommended.

7. Request authorization to file a Notice of Completion for the Transit Operations & Maintenance Facility expansion (Project No. 4511-0-72-0-9409).
8. Authorization to enter into an agreement between the City of Visalia and Habitat for Humanity of Tulare County, for use of U. S. Department of Housing and Urban Development (HUD) Neighborhood Stabilization Program (NSP) funding dollars (\$480,000) for acquisition of foreclosed single family dwellings, rehabilitation and costs associated with resell to households at or below fifty percent (50%) of the area median income, within the Visalia NSP Target Area.

Ricardo Noguera, Director of Housing and Economic Development, responded to Councilmember Collins' questions about how the money was spent. Betsy Murphy, Habitat for Humanity, spoke in favor of the agreement. Motion GC/BL 5-0 to approve Item 8 as recommended.

9. Approval of a 5-year lease of the Police Firing Range located at 7400 Ave. 328, between the City of Visalia and the Visalia Police Association with an option to extend the lease by 5 years upon mutual consent.
10. Authorize the City Manager to execute a Purchase & Sales Agreement with Summit G. Buffet, Inc. for city-owned parcels (APNs 125-041-34 & 35) and conduct Second Reading of Ordinance 2011-14 for the disposition of the property located on the north side of Packwood Creek/Cameron Avenue, 190' west of Mooney Blvd.

Councilmember Bob Link requested the item be postponed to the January 17, 2012 meeting. BL/SN 5-0 to put the item to the 1/17/2012 agenda.

11. Authorization to solicit bids for replacement of the 600 acre walnut orchard at the Water Conservation Plant, located west of Highway 99 north of Caldwell Avenue.

Jim Ross, Public Works Manager, responded to Councilmember questions regarding finances, diversifying the crops, risk analysis, and farm manager duties. Brian Blain, current farm manager, discussed the declining orchard and the need for replacement to begin. GC/BL 5-0 to authorize removal of 100 acres of Walnut Trees.

12. Authorization to award annual Concrete Repair and Replacement Contract, with four (4) one year options to Sierra Range Construction Inc. of Visalia.
13. Approve the Mayor's recommendations to appoint members of the City Council to represent the City on various boards, committees and task forces for the 2011-13 Council term.

14. Authorize filing of an Urban Greening Grant application and authorize City Manager to execute all documents and agreement. The grant will improve Mill Creek between Johnson and Stevenson and develop the vacant property designated as "Miki City Park". Resolution 2011-80 required.
15. Accept a portion of a 10.5-acre City owned property into the public street system for McAuliff Street, Tulare Avenue and Vista Street. (APN 101-280-019 and 101-250-076). Resolution 2011-79 required.
16. Authorization to enter into a renewal agreement for the spring 2012 semester with TCAG for student transit services at the College of Sequoias (COS).
17. Enter into professional service agreement with Quad Knopf for Construction Staking and Survey Services for the Plaza Drive Interchange Modification and Widening Project, for an amount not to exceed \$170,300.00; Enter into professional service agreement with Kleinfelder for Materials Testing Services for the Plaza Drive Interchange Modification and Widening Project, for an amount not to exceed \$429,335.00; Extend the contract with TRC as the engineer of record to include construction support, environmental permit compliance and aesthetic design in an amount not to exceed \$597,910.00; Accept an update regarding the architectural features for the Plaza Drive Interchange. Project Number 3011-00000-720000-0-9438.

#### **REGULAR ITEMS AND PUBLIC HEARINGS**

*Comments related to regular Items and Public Hearing Items are limited to three minutes per speaker, for a maximum of 30 minutes per item, unless otherwise extended by the Mayor.*

#### [Track 7](#)

18. Authorize submittal of a joint application with the Tulare County Association of Governments for a Station Planning Grant in the amount of \$600,000 from the California High Speed Rail Authority for planning activities associated with the Kings-Tulare Regional High Speed Rail Train Station generally located at the juncture of State Highway 198, State Highway 43, and Cross Valley Railroad. Resolution 2011-81 required.

Michael Olmos, Assistant City Manager, presented background information and reviewed the request to submit a joint application with TCAG for a Station Planning Grant associated with the East Hanford bypass alignment. Mr. Olmos responded to Council questions regarding the proposal.

The following persons spoke in opposition: Doug Verboon, Kings County Board of Supervisors; Richard Valle, Kings County Board of Supervisors; Sheila West, Cedar Ct. Visalia; Greg Gatska, Kings County; Aaron Fukuda, Mt. View St., Hanford; Frank Oliveira, 8<sup>th</sup> Ave., Hanford; Colleen Carlson, Kings County Counsel; Dave Millhouse, Visalia.

Councilmember Collins indicated he is sensitive to Kings County and not supportive of the joint application. Councilmember Link indicated the Highway 99 alignment has always been the first choice of the City of Visalia, and due to growth in the region he is supportive of a station at the east Hanford alignment. Councilmember Gubler indicated a need for a regional station and is supportive of the application. Vice Mayor Nelsen indicated concern with HSR costs, the need for more communication and overstepping boundaries into Kings County and he is not supportive of the application. Mayor Shuklian discussed her support for a regional station and concern about overstepping into Kings County.

Motion BL/SN 5-0 to continue Item 18 to the meeting of January 17, 2012 to allow further communication with Kings County.

19. Authorize the initiation of the appropriate Zoning, General Plan, and Parking District amendments to establish an Overlay District in the East Downtown area to add certain permitted and conditionally allowed uses in the C-DT (Central Business District Retail ) Zone to the existing C-S (Service Commercial) zoning, and to consider potential Parking District expansion in Downtown Visalia.

#### Track 8

John McDonnell, City Planner, reviewed the request. Paul Scheibel, Planning division, responded to Council questions. Glenn Morris, Chamber of Commerce, commented this is the beginning of the discussion and there will be a lot of questions as the process unfolds.

BL/SN 5-0 to approve Item 19 as recommended.

**CLOSED SESSION REPORT** - none

#### **ADJOURNMENT**

The meeting was adjourned at 9:15 p.m.

#### **Upcoming Council Meetings**

- City Council Regular Meeting, Tuesday, January 17, 2012
- City Council Closed Session, Tuesday, January 17, 2012
- City Council Joint - College of the Sequoias, Monday, January 30, 2012

*Note: Meeting dates/times are subject to change, check posted agenda for correct details.*

*In Compliance with the American Disabilities Act, if you need special assistance to participate in meetings call (559) 713-4512 48-hours in advance of the meeting. For Hearing Impaired – Call (559) 713-4900 (TDD) 48-hours in advance of the scheduled meeting time to request signing services.*

*Any written materials relating to an item on this agenda submitted to the Council after distribution of the agenda are available for public inspection in the Office of the City Clerk, 425 E. Oak Street, Visalia CA 93291, during normal business hours.*

*Submitted by Donjia Huffmon, Chief Deputy City Clerk*