

# Visalia City Council Agenda

For the regular meeting of: Monday, February 7, 2005

Location: City Hall Council Chambers

Mayor: Bob Link  
Council Member: Walter T. Deissler  
Council Member: Jesus J. Gamboa  
Council Member: Greg Kirkpatrick  
Council Member: Donald K. Landers

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All items listed under the Consent Calendar are considered to be routine and will be enacted by one motion. If anyone desires discussion on any item on the Consent Calendar, please contact the City Clerk who will then request that Council make the item part of the regular agenda.

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

**4:30 p.m.**

1. Presentation and discussion of recommendation from the Development Standards Task Force proposing development standards for “pocket parks” as an optional amenity for developers to include within residential development projects to be funded through Lighting & Landscaping Districts.
2. Item Removed
3. Discussion of Ground Water Mitigation Fee Issues.

## **ITEMS OF INTEREST**

### **CLOSED SESSION**

**6:00 p.m. (Or, immediately following Work Session)**

4. Conference with Legal Counsel – Existing Litigation  
(Subdivision (a) of Section 54956.9)  
Name of case: Brian Pinto vs. City of Visalia, et. al., TCSC No. 04-102897
5. Conference with Real Conference with Real Property Negotiators for that 7,338 square foot parcel located at 438 S. Locust Street  
Under Negotiation: Price, terms, conditions of purchase  
Negotiators: Steve Salomon, George Sandoval, Bob Nance, Norman L. & Joan B. Black Trust and Presbytery of San Joaquin

6. Conference with Real Property Negotiators  
Property: 1.26 acre parcel owned by the Tulare County Farm Bureau located along the south side of Goshen Avenue between Burke Street and Ben Maddox Way, APN: 094-180-002  
Under Negotiation: Price, terms, condition of purchase  
Negotiators: Steve Salomon, Michael Olmos, Bob Nance, Tulare County Farm Bureau
7. Conference with Real Property Negotiators  
Property: 3.21 acres APN# 101-60-002 remainders of the Emerald Creek subdivision for the purpose of riparian setback and future road right of way  
Under Negotiation: Price, terms, conditions of purchase  
Parties: Steve Salomon, David Jacobs, Don Stone, Robert Ausherman Jr.
8. Conference with Real Property Negotiators  
Property: 4.33 acres park site to serve a square mile area bounded by Shirk, Riggin, Goshen, and Akers  
Under Negotiation: Price, terms, conditions of purchase  
Negotiators: Steve Salomon, Don Stone, McMillin Homes, VUSD
9. Conference with Real Property Negotiators  
Property: 1.03 acres of riparian setback, Lots C, E, & F in the Oakwest Subdivision, Unit 6  
Under Negotiation: Price, terms and conditions  
Negotiators: Steve Salomon, Don Stone, Lennar Fresno, Inc.

## **REGULAR SESSION**

**7:00 p.m.**

### **PLEDGE OF ALLEGIANCE**

**INVOCATION** - Bob Grenier, Pastor, Calvary Chapel

### **SPECIAL PRESENTATIONS/RECOGNITION**

- a. Bob Grenier, Pastor, Calvary Chapel on Tsunami Relief trip

**CITIZENS REQUESTS** - This is the time for members of the public to comment on any matter within the jurisdiction of the Visalia City Council. This is also the public's opportunity to request that a Consent Calendar item be removed from that section and made a regular agenda item for discussion purposes. Comments related to Regular or Public Hearing Items listed on this agenda will be heard at the time the item is discussed or at the time the Public Hearing is opened for comment. The Council Members ask that you keep your comments brief and positive. Creative criticism, presented with appropriate courtesy, is welcome. The Council cannot legally discuss or take official action on citizen request items that are introduced tonight. In fairness to all who wish to speak tonight, each speaker from the public will be allowed three minutes (speaker 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 address.

### **10. ELECTION OF VICE MAYOR**

a) Discussion and consideration of Vice Mayor.

**- Convene jointly as the Visalia City Council and the Redevelopment Agency Board**

11. PUBLIC HEARING – to consider authorization of a Disposition and Development Agreement between the Agency and City for the sale and development of approximately 3.87 acres (168,577 sf) of the Agency owned parcel located along the south side of Goshen Avenue between N. Ben Maddox Way and Cain Street (portion of the 5.35 acre Parcel 1 of Parcel Map 4568, Book 46, Page 73 of Parcel Maps, Official Records of Tulare County) for \$505,732 (\$3.00/sf) to the City of Visalia for development of a Transit Maintenance Facility. **City of Visalia Resolution 2005-01 required and Agency Resolution 2005-18 required.**

**- Adjourn as the Redevelopment Agency Board and remain seated as the Visalia City Council**

**CHANGES TO THE AGENDA/ITEMS TO BE PULLED FOR DISCUSSION**

12. CONSENT CALENDAR - Consent Calendar items are considered routine and will be enacted by a single vote of the Council with no discussion. For a Consent Calendar item to be discussed, or voted upon individually, it must be removed at the request of the Council.

a) Authorization to read ordinances by title only.

b) Authorization to approve **Resolution 2005-20** and authorize the City Manager to execute the purchase and sale agreement for the sale of the Vehicle License Fee (VLF) receivable and set the minimum net proceeds level at 92%.

c) Authorize termination of a contract with North American Building Maintenance and award contracts to Able Industries and Social Vocational Services (SVS) for various City janitorial services and authorize an annual appropriation of \$83,428 to cover the increased cost of services.

d) Authorization to award bid No. 04-05-17, disposal of biosolids containing elevated soluble lead concentrations, to Clean Harbors, Inc. for a per-ton cost of \$36.25.

e) Authorization to award the contract for the Sequoia Kings Canyon National Parks Transportation Study to Moore & Associates in the amount of \$48,698.

f) Approve Location Agreement with SBC for wireless Internet access service at the Convention Center and Visalia Municipal Airport.

g) **Introduction of the following Ordinance(s):**

1. **Ordinance 2005-01** authorizing an amendment to the contract between the City and the Board of Administration of the California Public Employees' Retirement System for Public Safety Employees.

h) **Second Reading of the following Ordinance(s):**

1. **Ordinance 2004-33** Change of Zone No. 2004-23. A request by the City of Visalia to change the Zoning from Agricultural (A) to Quasi Public (QP) for

approximately 37 acres. This site is located on the Southeast corner of County Center Street and Cameron Avenue. APN: 126-050-001, 126-277-005 (portion).

- i) Request authorization to accept a portion of an "Irrevocable Offer to Dedicate Real Property" for Visalia Parkway right-of-way for sewer trunk line and future roadway purposes as offered per Instrument No. 2002-0084492 O.R.T.C., recorded October 29, 2002. Project No. 1231-720000-0-0-9840-2005. **Resolution No 2005-21 required.**
- j) Authorization to record the final map for the following:
  - 1. Eagle Glen Unit No. 5 Subdivision, located at the Northwest corner of Visalia Parkway and Walnut Avenue. APN: a portion of 101-060-56.
- k) Authorization to share cost in the amount of approximately \$35,000 (City share about \$17,500) with Ennis Homes for construction of block wall along north side of Goshen Avenue, west of Chinowth Street.
- l) Request authorization to accept an "Irrevocable Offer to Dedicate Real Property" for Houston Avenue right-of-way for public road purposes as recorded in volume 3516 pages 703, 704, and 705 of the Tulare County Records. Project No. 1241-720000-0-0-9560-2005. **Resolution No 2005-19 required.**
- m) Acknowledgement of a letter of support of local efforts to expand the US Postal Services throughout the City of Visalia.

*At the request of staff Item 14 is to be continued to March 7, 2005 (Motion required.)*

13. CONTINUED PUBLIC HEARING -

Adoption of **Resolution 2005-10**, ordering the vacation of the north 2.25 feet of W. Acequia mid-block, between Floral and Locust St.

*At the request of staff, Item 14 is to be continued to February 22, 2005 (Motion required)*

14. CONTINUED PUBLIC HEARING

Appeal by Richard Nunez, of the Planning Commission's approval of Conditional Use Permit No. 2004-52, a request by Anna Biskovich (California Planning and Engineering, agent) to allow a commercial center with gas station, car wash, and coffee kiosk with a drive thru. The site is located on the northwest corner of Mineral King Avenue and Vista Street (APN's 103-162-034, 035, 036). **Resolution 2005-23 required.**

15. REGULAR ITEM - Designation of Mineral King Avenue and Crumal Street as an all-way stop control intersection. **Resolution 2005-22 required.**

16. REGULAR ITEM - Urgency zoning ordinance establishing a temporary limit on the size of general merchandise retail stores. **Ordinance 2005-02 required.**

**REPORT ON ACTIONS TAKEN IN CLOSED SESSION**

**REPORT OF CLOSED SESSION MATTERS FINALIZED BETWEEN COUNCIL MEETINGS**

**Upcoming Council Meetings**

Tuesday, February 22, 2005

Monday, March 7, 2005

Monday, March 21, 2005

Work Session 4:00 p.m.

Regular Session 7:00 p.m.

City Hall Council Chambers

707 West Acequia Avenue

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.