

Visalia City Council Agenda

For the regular meeting of: Monday, August 18, 2003

Location: **(Work Session) Off-Site tour located at 7579 Avenue 288**
 (Remainder of Agenda) Visalia Convention Center – Ballrooms B & C

Mayor: Jesus J. Gamboa
Vice-Mayor: Bob Link
Council Member: Phil Cox
Council Member: Donald K. Landers
Council Member: Wendy Rudy

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.

WORK SESSION (off site tour)

4:00-5:30 p.m.

1. Wastewater Treatment Plant Off-Site tour located at 7579 Avenue 288. *(No written material.)*

ITEMS OF INTEREST

CLOSED SESSION

5:30 p.m. (Or, immediately following Work Session)

2. Conference with Real Property Negotiator.
Property: 311 North Giddings, APN: 093-263-07
Under Negotiation: Price, terms, and conditions of purchase
Negotiating Parties: Steve Salomon, Don Stone, David Boehner
3. Conference with Real Property Negotiator
Property: 2.78 Acres APN 103-020-60
Under Negotiation: Price, terms, and conditions for the purpose of purchasing riparian setback along St. John's River
Negotiators: Steve Salomon, Don Stone and owner is Castlewood Partners, Inc.
4. CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION
(Subdivision (a) of Section 54956.9)
Name of Case: Bennett vs. City of Visalia
 Tulare County Superior Court Case No. 97-178360
5. Conference with Real Property Negotiator

Property: 307 E. Main (The Main Street Theatre/Enchanted Playhouse)
Under Negotiation: Price, terms, and conditions of purchase
Negotiators: Steve Salomon, Jim Thompson, Ouzounian Properties

6. Conference with Real Property Negotiator
Property: Approximately 4,671 square foot City-owned parcel located at the South-West Corner of Main & Bridge Streets
Under Negotiation: Price, terms and conditions of sale
Negotiating Parties: Steve Salomon, Bob Nance, Zeeb Commercial Real Estate

7. Conference with Real Property Negotiator
Property: 2631 Packwood Drive; APN: 126-277-05
Under Negotiation: Price, terms, and conditions of purchase
Negotiating Parties: Steve Salomon, Alex Peltzer, Brad Maaske, Adam Orandi

Conference with Legal Counsel - Anticipated Litigation
(Subdivision (b) of Section 564956.9 GC)
Case Name: Unspecified

REGULAR SESSION

7:00 p.m.

PLEDGE OF ALLEGIANCE

INVOCATION

SPECIAL PRESENTATIONS/RECOGNITION

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. 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 your name and address.

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

8. CONSENT CALENDAR - REDEVELOPMENT AGENCY & VISALIA CITY COUNCIL
 - a) Authorization to approve the amendment to the First Time Homebuyers Program guidelines (HAP).
 - b) Approval of an agreement with Habitat for Humanity of Visalia for the use of \$30,000 of Redevelopment Low- and Moderate Income Set-Aside funds for the purchase of a parcel at

707 S. Bridge Street for the development of an affordable single-family house to be sold to a qualified low/moderate-income family.

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

CHANGES TO THE AGENDA/ITEMS TO BE PULLED FOR DISCUSSION

9. 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 adopt **Resolution 2003-101** expressing the support of the Visalia City Council for Assembly Constitutional Amendment 14 (Steinberg) and Senate Constitutional Amendment 11 (Alarcon) relating to voter approval thresholds for particular forms of special taxes and local bonds.
 - c) Authorization for appointment of new members to the Citizens Advisory Committee.
 - d) Approval of and authorization for City Manager to enter into, Property Tax Agreements with the County of Tulare for property in annexations of county islands and developed county subdivisions. **Resolution 2003-104 required.**
 - e) **Introduction of the following Ordinances:**
 1. **Ordinance 2003-11** for approval and authorization for City Manager to enter into an Agreement for Cancellation of Parking Agreement and Granting of New Parking Easement with Buckman Mitchell, Inc. (BMI) and Visalia Land and Investment Company (VLIC), 312-316 W. Acequia.
 2. **Ordinance 2003-12** amending Section 12.06.020 of the Visalia Municipal Code relating to the naming of City-controlled facilities, buildings and parks.
 - f) **Second Reading for the following Ordinances:**
 1. **Ordinance 2003-08** for Change of Zone No. 2003-06. A request to rearrange the zoning designations on the former Green Acres airport site, located on the south side of Houston Avenue between Demaree Street and Mooney Boulevard. APN: 089-030-11, 12, 21. Applicant, David Hyde; Agent, Quad Knopf.
 2. **Ordinance 2002-09** granting an easement to Southern California Gas Company, to ADCC Visalia Office Partners, LLC, and Southern California Edison Company to facilitate the construction and maintenance of utilities to service the office building located at the northwest corner of Acequia Avenue and Bridge Street.
 3. **Ordinance 2003-10** for approval of proposed Purchase and Sale Agreement and Escrow Instructions for the sale of a portion of the City-owned property located at the northwest corner of W. Mineral King & Stevenson, portions of parcels identified as APN: 093-201-

11, 12, 13, 14 and 20 to the Visalia Chamber of Commerce for the development of a new office complex and the first reading of the required Ordinance.

- g) Authorization for the City Manager to execute an FAA Entitlement Grant Agreement in the amount of \$1,000,000 for the construction of a Westside parallel Taxiway and to provide additional funding for the acquisition of property in the approach path of the Visalia Municipal Airport.
- h) Authorization to adopt **Resolution 2003-105** approving application for grant funds of \$80,000 grant from the Recreation Trails Program and upon award of the grant, the appropriation of \$10,000 in matching funds.
- i) Approval of the final Operations & Maintenance agreement with MV Transportation for operation of the Visalia City Coach transit system.
- j) Acknowledge the City of Visalia Cash and Investment Report for June 30, 2003, and delegate the authority to invest funds of the City of Visalia to the Treasurer (Administrative Services Director) or his delegate.
- k) Authorization to file a notice of completion for the St. John's River Bike Path Project, Project Number 1211-72-0-0-9099-2000.
- l) Authorization to record the final map for:
 - 1. Maddox at Caldwell 5 Phase 2 Subdivision, located at the northwest corner of Ben Maddox Way and Monte Verde Avenue. APN 126-120-49 and 58.
 - 2. Maddox at Caldwell 5 Phase 3 Subdivision, located 600 feet west of Ben Maddox Way and Monte Verde Avenue intersection. APN 126-120-36.
- m) Authorization to Award the Base Bid for the Cameron Avenue, County Center, Visalia Parkway and Culvert Crossing for County Center at Packwood Creek Improvement Project on the east and west side of Mooney Boulevard to Mark Hoffman, General Engineering of Tulare, California, in the amount of \$871,434.79, and award the Alternate Bid for the Project to Mark Hoffman, General Engineering of Tulare, California, in the amount of \$138,388.36 contingent on acquiring the Orandi property on or before September 5, 2003. Project No 1241-72-0-0-9527-2003, 1241-72-0-0-9595-2003 and 1241-72-0-0-9604-2003.
- n) Authorization for the City Manager to execute an amended subdivision agreement for Parcel Map No. 2002-11 (DBO Development), located at the northwest corner of Mooney Blvd. and Visalia Parkway, for reimbursement of City obligation costs to the developer in the amount of \$ 508,243.67 to construct the north half of Cameron Avenue, between Mooney Blvd. and Woodland Street and the west side of Woodland Street, between Cameron Avenue and the north line of Parcel Map No. 2002-11.
- o) Request authorization to accept an "Irrevocable Offer to Dedicate Real Property" for St. Johns Parkway right-of-way for roadway and utility purposes as offered across Lots 6 and 7

per River Run Ranch Large Lot Subdivision generally located east of McAuliff Street and south of the St. Johns River. **Resolution No 2003-102 required.**

- p) Authorization for approval of **Resolution 2003-103** updating the Wells Fargo Bank authorized facsimile signatures as required due to changes in personnel.
10. PUBLIC HEARING - to approve the recommended expenditure of the 2003 Federal Local Law Enforcement Block Grant (LLEBG) funds to continue funding two police officer positions.
11. PUBLIC HEARING - Visalia Auto Plaza: A request by Mangano Homes/Westland Development to allow up to ten auto dealerships on approximately 72 acres located west of Plaza Drive between Mill Creek Ditch and Camp Drive. (APN 081-02-063,068) The project will require approval of the following actions:
- a. Certification of Environmental Impact Report prepared for Visalia Auto Plaza, State Clearinghouse No. 2003021076. **Resolution No. 2003-106 required.**
 - b. General Plan Amendment No. 2002-20, an amendment of the Land Use Element amending the land use designation from Agriculture to Service Commercial and expansion of the Urban Development Boundary lines to include the proposed project. An amendment to the Circulation Element to remove the designation of Camp Drive, east of Neeley, as a collector designated street and add Neeley Street, south of Camp Drive to Crowley Street, and Crowley Street, between Neeley Street and Plaza Drive, as the designated collector streets as replacement. **Resolution No. 2003-107 required.**
 - c. **Introduction of Ordinance No. 2003-13** Change of Zone No. 2002-18, an amendment to the Zoning Ordinance to change the zone from Agriculture (A) to Service Commercial (CS).

REPORT ON ACTIONS TAKEN IN CLOSED SESSION

REPORT OF CLOSED SESSION MATTERS FINALIZED BETWEEN COUNCIL MEETINGS

City of Visalia ("Buyer") and Lucille Harmon, Sylvia Machamer, Shelly Minkley ("Seller")
Property Location: 303 North Lovers Lane - Visalia, CA 93292
A.P.N. - 098-070-22
Purchase Price: \$74,500.00
C.O.V. Project: Coopman Park
Transaction Closed July 28, 2003

City of Visalia ("Buyer") and Louise Z. Shuklian ("Seller")
Property Location: 535 N. Burke Street - Visalia, CA 93292
A.P.N. - 094-252-15
Purchase Price: \$150,000.00
C.O.V. Project: Goshen/Burke Street(s) Widening
Transaction Closed August 7, 2003

Upcoming Council Meetings

Tuesday, September 2
Monday, September 15
Monday, October 6

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.