

# Visalia City Council Agenda

For the regular meeting of: Monday, October 6, 2003

Location: **City Hall Council Chambers**  
**707 West Acequia Avenue**

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

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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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## **Employee Introductions:**

Chief of Police Jerry Barker, Jonda MacLennan, Senior Office Assistant.

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

1. **4:00 p.m.** Presentation by Steve Froberg, Executive Director Cross Valley Rail Corridor, of the final Cross Valley Rail Improvement project and authorization to continue as a member of the Joint Powers Authority (JPA) to pursue passenger rail service.
2. **4:10 p.m.** Presentation of the comprehensive Public Safety Improvement Program.
3. **4:30 p.m.** Civic Center Presentation by Mick Triplett of Quad-Knopf.  
*(Written material, if any, may be made available on or before Monday, October 6, 2003)*

## **JOINT VISALIA CITY COUNCIL/PLANNING COMMISSION STUDY SESSION** **5:00 p.m. (Or, immediately following work session.)**

4. Review of Draft Housing Element Policy Document.  
*(A copy of the Housing Element Update is available for public review in the City Clerk's Office. To make arrangements for a personal copy contact Senior Planner, Steve Brandt at 713-4369.)*

## **ITEMS OF INTEREST**

## **CLOSED SESSION**

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

5. Item removed from Agenda.
6. Conference with Legal Counsel-Existing Litigation  
(Subdivision (a) of Section 54956.9 GC)  
Name of case: Gropetti v City of Visalia – TCSC Case No. 03-206990
7. Conference with Real Property Negotiator  
Property: 3535 South Akers Street (Denton Property) APN 119-320-040  
Under Negotiation: Price, terms, settlement of Eminent Domain action  
Negotiating Parties: Daniel M. Dooley, Alex M. Peltzer, and David C. Mathias
8. Conference with real property negotiator  
Property: City owned parcel located at 200 NW 3<sup>rd</sup> Street  
Under Negotiation: Instruction to terms, conditions for the development of a purchase/sale agreement  
Negotiating parties: Steve Salomon, Michael Olmos, Bob Nance, Visalia Ecumenical Charities
9. Conference with Real Property Negotiator  
Property: 500 E. School – Evelyn Cusenza, 330 N. Santa Fe - Keith & Catherine Melton, 220 & 320 N. Santa Fe – Michael Toomey, Oak Street alignment between Santa Fe and Tipton – Union Pacific Railroad  
Under Negotiation: To provide instruction to real property negotiator with direction regarding terms, price and conditions for purchase/sale  
Negotiators: Steve Salomon, Michael Olmos, Bob Nance
10. Conference with Real Property Negotiator  
Property: 105 NW 5<sup>th</sup> Ave. – Collectibles Biz Inc., 103 NW 5<sup>th</sup> Ave. – Mary McLaughlin  
Under Negotiation: To provide instruction to real property negotiator with direction regarding terms, price and conditions for purchase/sale  
Negotiators: Steve Salomon, Michael Olmos, Bob Nance
11. Conference with Real Property Negotiator  
Property: located at the southwest corner of Houston Avenue and Demaree Street,  
Under Negotiation: Price, terms, and conditions of purchase for the Demaree and Houston Signal project  
Negotiators: Steve Salomon, David Jacobs, Court Street Church of Christ

## **REGULAR SESSION**

**7:00 p.m.**

## **PLEDGE OF ALLEGIANCE**

**INVOCATION** – Pastor Robert Benefield, Sequoia Baptist Church

## **SPECIAL PRESENTATIONS/RECOGNITION**

Presentation to Sujana Wardell, proclaiming October 20-24, 2003, as Medical Assistants Week.

Presentation to Robin Libbee, Center for Independent Living, proclaiming October 2003, as Disability Awareness Month.

**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.

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

#### 12. CONSENT CALENDAR - REDEVELOPMENT AGENCY

Authorization for the Executive Officer to execute a modification to the Disposition and Development Agreement between the Community Redevelopment Agency of the City of Visalia and Kaweah Delta Health Care District regarding the donation of a parcel of land for the Downtown Hospital Campus expansion. **Agency Resolution 2003-06 required.**

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

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

13. 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) Adoption of **Resolution 2003-115**, Intention to Amend the Contract with the California Public Employees' Retirement System (CalPERS).
- c) Appointment of Jennifer Allen-Gomez, Tom DeVore, Mary Elaine Wright and Sharon Doughty as members of the Historic Preservation Advisory Committee each for a three (3) year term beginning in 2003 and ending in 2006.
- d) Authorization for approval of a recommendation by the Park and Recreation Commission to allow a rose garden to be located at Memorial Park (Main Street & Hall Street) to be named the Ralph Moore Rose Garden.

- e) Re-appointment of Monique Cayle and appointment of Gary Smee and Greg Adams as members of the Construction Review Committee for 3-year terms each, and appointment of Basil Perch and Bob Barnhart as alternates.
- f) Authorization to set October 20, 2003 for a Public Hearing to approve the recommended expenditure of the 2003 AB 3229 (COPS) grant funds to continue funding two police officer positions.
- g) Authorization to award contract for three traffic signal installation at Dinuba Boulevard and Ferguson Avenue, Dinuba Boulevard at Prospect Avenue, and Lovers Lane at Douglas Avenue to the low bidder, Madco Electric Inc. in the amount of \$469,679.50 Project No. 1611-72-0-0-9524-2002
- h) Authorization to adopt **Resolution 2003-116 and 2003-117** authorizing staff to apply for grant funds in the total amount of \$608,413. The amount of \$421,000 from the Per Capita Grant Program and \$259, 413 from the Roberti-z' Berg Block Grant both under the Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Act of 2003 and authorizing the City Manager, or his designee, to execute, negotiate, and submit all necessary documentation pertaining to the grant process.
- i) Acknowledge the report on the 3 Container Survey and authorize staff to distribute the survey through the January Cal Water utility bill.
- j) Authorization for City Manager to enter into a contract with Lane Engineers, Inc. for the professional civil engineering services for the West Acequia Parking Structure in the amount of \$38,290.
- k) **Introduction of the following Ordinances:**
  - 1. **Ordinance 2003-18** Approval and Authorization for City Manager to enter into an Agreement for the Granting of Parking Easement in the West Acequia Parking Structure with Dr. Harvey and Sheila Hecht (Trs.)
- l) **Second Reading of the following Ordinances:**
  - 1. **Ordinance 2003-14** declaring certain real property located at 310 North West Third Avenue, surplus, and declaring intent to convey at no cost to non-profit and public agency organizations known as CSET, Proteus, Tulare County Hispanic Commission and Visalia Unified School District.
  - 2. **Ordinance 2003-15**, adding Section 13.08.205 to the Visalia Municipal Code, extending payment of sanitary sewer connections placed on the county tax rolls from five to ten years.
- m) Authorization to record the final map for:
  - 1. East Oak Estates #2 located south of Houston Avenue at the end of Comstock Street. APN 103-320-15.

2. Cobblestone Estates Unit II, No 1 subdivision, located west of Linwood Street, South of Ferguson Avenue. APN. 77-08-008.

n) Authorization to file for a Notice of Completion for the following:

1. Walnut Breeze Unit No. 2 Subdivision located containing 49 lots between Burke St. and Ben Maddox Way, north of Caldwell Avenue.
  2. South Point Estates Phase No. 1 subdivision, containing 34 lots located on the north side of Caldwell Avenue, approximately 2,000 feet east of Ben Maddox Way.
  3. For the off-site work at the "Oak Meadows" senior housing project, located in the block bounded by Locust and Court Streets and Oak and School Avenues.
14. PUBLIC HEARING - Introduction of **Ordinance No. 2003-16** an amendment to the City of Visalia Municipal Code Section 8.28.090 (Special Hauling) of the City Garbage Collection Ordinance.
  15. REGULAR ITEM - Review of City's 2003/2004 General Fund Budget and appropriate actions.
  16. *(This item is to be re-scheduled to the Council Meeting of Monday, October 20, 2003.)*  
PUBLIC HEARING - **Introduction of Ordinance No. 2003-17**, an amendment to the City of Visalia Municipal Code to add Chapter 12.61, Newsracks - Downtown Newsrack District, which establish guidelines for the placement and type of newsracks placed in the public right-of-way in the Downtown Retail Design District.
  17. *(This item is to be re-scheduled to the Council Meeting of Monday, October 20, 2003.)*  
PUBLIC HEARING - to increase the Waterway Impact Fee and amend the Conservation, Open Space, Park and Recreation Element of the General Plan.

## REPORT ON ACTIONS TAKEN IN CLOSED SESSION

## REPORT OF CLOSED SESSION MATTERS FINALIZED BETWEEN COUNCIL MEETINGS

1. City of Visalia ("Buyer") and D.B.O. Development No. 28, LLC ("Seller")  
Property Location: - Visalia, CA 93277  
A.P.N. - Out Lot A of Parcel Map #4547  
Purchase Price: \$199,311.08  
C.O.V. Project: Setback/Riparian acquisition in connection with Waterways and Trails Master Plan for future Bike Trail and Pedestrian Pathways.  
Transaction Closed September 18, 2003
2. City of Visalia ("Buyer") and Buckman Mitchell, Inc. ("Seller")  
Property Location: 302 West Acequia - Visalia, CA 93291  
A.P.N. - 094-326-022  
Purchase Price: \$435,000.00  
C.O.V. Project: Acequia Parking Structure  
Transaction Closed September 18, 2003

3. City of Visalia ("Buyer") and Castlewood Partners, Inc. (AKA Fullbright) ("Seller")  
Property Location: Lot 15 - River Run Ranch - Visalia, CA  
A.P.N. - 103-020-060  
Purchase Price: \$76,000.00  
C.O.V. Project: St. Johns River Project  
Transaction Closed September 30, 2003

**Upcoming Council Meetings**

Monday, October 13 (Joint City of Visalia/Visalia Unified School District Board-to be hosted by COV, 6-8 p.m., Visalia Convention Center.)

Monday, October 20

Monday, November 3

Monday, November 17 (Visalia Convention Center)

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.