

Visalia City Council Agenda

For the regular meeting of: Monday, December 15, 2003

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

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

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.

Introduction of Employees:

Fire Chief George Sandoval introduces Fire Engineers Adam Arakelian, Karl Krauss, and Shane Yoder; and Firefighters Anthony Colbert and Ignacio Ruiz.

WORK SESSION AND ACTION ITEMS (as described)

5:00 p.m.

1. Discussion regarding Sports Park Master Plan presented by Don Stone. *(No written material for this discussion, see staff report for Public Hearing Item number 12.)*

ITEMS OF INTEREST

CLOSED SESSION

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

2. Conference with Legal Counsel- Existing Litigation
(Subdivision (a) of Section 54956.9 GC)
 - a) Name of Case: Save our Corridor Committee v City of Visalia TCSC #03-207933 re: Referendum Petition
 - b) Name of Case: Save our Corridor Committee v City of Visalia TCSC #03-207763 re: General Plan Amendment
3. Conference with Real Property Negotiators
Property: 22.8 acres between Evans Ditch and Douglas Avenue east of Manzanita Street
APN: 103-130-011 and 103-320-011
Under Negotiation: Price, terms, conditions for the purpose of acquiring riparian conservation area, and the construction of McAuliff Street and Mill Creek Parkway
Negotiators: Steve Salomon, David Jacobs, Andy Mangano

4. Conference with Real Property Negotiators
 Property: 6.65-acre portion of the 30-acre parcel located at the southwest corner of Akers Avenue and State Highway 198 - APN: 087-020-040
 Under Negotiations: Negotiation of agreement between City and Visalia Investment Associates, LLC
 Negotiators: Steve Salomon, Darlene Mata, Visalia Investment Associates, LLC

5. Conference with Real Property Negotiators
 Property: 1.2 acre parcel, Southeast and Northeast Corners, Santa Fe and Caldwell for right of way for street and public improvements. Under Negotiation: Price, terms conditions of purchase
 Negotiators: Steve Salomon, Alex Peltzer, Gerald Blankenship, Jr.

6. Conference with Real Property Negotiators
 Property: Various parcels, Santa Fe Railway Alignment between Ave. 272 to the South and St. Johns River to the North.
 Under Negotiation: Price and terms of purchase of right of way for street and public improvements.
 Negotiators: Steve Salomon, Alex Peltzer, George Ross for American Trails Association

7. Conference with Real Property Negotiators
 Property: Structure located at the corner of Acequia and Stephenson, 805 W. Acequia.
 Under Negotiation: Price, terms, and conditions of sale
 Negotiators: Steve Salomon, Carol Cairns, The Creative Center

Adjourn as the Visalia City Council and Convene as the Community Redevelopment Agency Board for the following item only:

8. Conference with Real Property Negotiators
 Property: two Agency owned parcels totaling 2.33-acres located at 440 and 512 N. Ben Maddox Way
 Under Negotiation: To provide instruction to real property negotiator with direction regarding terms, price and conditions for purchase/sale
 Negotiators: Steve Salomon, Bob Nance, Bill Miller, Scott A. & Tani M. McMillan

REGULAR SESSION

7:00 p.m.

PLEDGE OF ALLEGIANCE

INVOCATION - Pastor Floyd Westbrook, First Baptist Church

SPECIAL PRESENTATIONS/RECOGNITION

Special holiday music presentation.

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

9. CONSENT CALENDAR - REDEVELOPMENT AGENCY

- a) Authorization to enter into an agreement between the Community Redevelopment Agency of the City of Visalia and Habitat for Humanity of Tulare County, for use of Redevelopment Agency Low/Mod Housing Set-Aside funds, to provide for a loan account administered by City's Finance Department with a balance of up to one hundred thousand dollars annually for acquiring land for the construction of affordable homes.
- b) **Introduction of RDA Ordinance 2003-01** of the Redevelopment Agency Board extending the duration of the four Redevelopment Project Areas: Downtown, East, Central, Mooney, and Mooney Amendment, and debt repayment periods by one year pursuant to Cal. Health & Safety Code Section 33333.6(e)(2)(C) (S.B. 1045)
- c) Authorization to award a contract for urban design and planning services to Race Studio and Larry Mintier & Associates to assist in development of a Strategic Plan for the expansion of downtown along Main Street between Bridge Street and Ben Maddox Way and from Highway 198 to approximately Murray Avenue.

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

CHANGES TO THE AGENDA/ITEMS TO BE PULLED FOR DISCUSSION

10. 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 2003-162** adopting the Public Safety Improvement Plan including the corresponding Visalia Public Safety Sales Tax Measure Program Guidelines.
- c) Adoption of **Resolution No. 2003-164** authorizing the submission of an application for Grant Funds in the amount of approximately \$209,000.00 for the 2003-04 Environmental Enhancement and Mitigation (EEM) Program and designating the City Manager as the agent to negotiate, execute and submit all necessary documentation pertaining to the planting of street trees in various neighborhoods and designated landscape and lighting districts.
- d) Item removed from Agenda

- e) Certification of Negative Declaration No. 2003-28 prepared for the Phase 1 of the Operations and Maintenance Facility Master Plan located on the southwest corner of Goshen and Cain Street and award the Operations and Maintenance facility design contract to Teter Consultants in the amount \$393,000 ; **Resolution 2003-166 required.** *(A copy of the Negative Declaration is available for public review in the City Clerk's Office. To make arrangements for a personal copy contact Transit Manager, Monty Cox at 713-4591.)*
- f) **Second Reading of the following Ordinances:**
1. **Ordinance 2003-20** an amendment to the City of Visalia Municipal Code Sections 13.08.040 (Definitions); 13.09.125 (City's Option to Extend Sewer); 13.08.103 (Permit Required) of the City Sewer Service System Ordinance.
 2. **Ordinance 2003-22** approving the lease agreement for the new Transit Center between the City of Visalia and Orange Belt Stages.
 3. **Ordinance No. 2003-23** a revision of Zoning Ordinance Section 17.12.140, to allow for changes to the review of second dwelling units on single-family lots as required by California AB 1866, and Zoning Ordinance Section 17.32.140 to allow for changes to the garage conversion requirements on single-family lots.
 4. **Ordinance 2003-24** ordering the submission of a proposition to increase the City's Transactions and Use Tax by a rate of 0.25 percent to the qualified voters of the City at a special election to be held for that purpose on March 2, 2004
- g) First Amendment to the August 4, 2003 Purchase and Sale Agreement and Escrow Instructions between the City and the Visalia Chamber of Commerce for the sale of that parcel located at 800 W. Mineral King to extend close of escrow date from December 17, 2003 to March 1, 2004, **Introduction of Ordinance 2003-25** declaring the property surplus, adoption of a Reciprocal Access and Maintenance Easement Agreement and Off-site Reimbursement Agreement for improvements along W. Mineral King Avenue related to the development of the proposed Chamber of Commerce site and adjoining City owned parcel to the west.
- h) Certification of Negative Declaration No. 2003-101 prepared for the acquisition of approximately 1/2 acre of property at 305 North Lovers Lane by the City of Visalia for the future development of a neighborhood park. APN: 098-070-14. **Resolution 2003-163 required.**
- i) Authorization to appoint Amy Shuklian to the Park and Recreation Commission as an alternate member.
- j) Authorize the City Manager to execute an agreement with Wilbur Smith Associates and Quad Knopf to prepare an update to the "Bikeway Plan" for the City of Visalia. Project Number 1611-72-0-0-9029-2001.
- k) Authorization to have Mayor Link send a letter to Federal Emergency Management Agency requesting that the City's flood maps be updated.
- l) Authorization to approve an all-way stop control intersection at intersection of Santa Fe Street & Oak Avenue. **Resolution 2003-165 required.**

- m) Authorization for the Visalia City Council to receive, review, and file the 2002-03 Impact Fee Report as required by State Law.
- n) Authorization for approval of funding for youth serving non-profit organization for fiscal year 2003/04.
- o) Initiation of General Plan Text Amendment, to consider revising General Plan Policy No. 3.6.3 (Sub-area 4) to allow changes in land use designations in the area of State Highway 198 and Visalia Parkway. The site is the area on the northwest and northeast corners of State Highway 198 and the Visalia Parkway alignment, ½ mile east of McAuliff Avenue.
- p) Formation and/or Annexation of the following Landscape and Lighting District:
 - 1. Formation of The Ranch Nos. 1, 2 & 3 **Resolution Nos. 2003-156 and 2003-157 required.**
 - 2. Formation of The Little Ranch **Resolution Nos. 2003-158 and 2003-159 required.**
 - 3. Formation of Landscape and Lighting District No. 03-24, Parcel Map 2002-15, Mary Joy Smith **Resolution Nos. 2003-160 and 2003-161 required.**
- 11. PUBLIC HEARING - An appeal by Greg Collins of Collins and Schoettler of the Planning Commission's approval of Parcel Map 2003-10. A request by LSI, Inc. and American Properties to subdivide two parcels totaling 72 acres into 12 parcels. The site is located west of Neeley Street and north of State HWY 198. Agent: Mike Lane, Lane Engineering; Developer: Auto Plaza Associates, LLC (APN 081-020-63, 64 and 68) **Resolution 2003-154 required.**
- 12. PUBLIC HEARING - for the Sports Park Master Plan and Negative Declaration and adopt the Sports Park Master Plan, Mitigated Negative Declaration 2003- 81, and **Resolution 2003-155** certifying the finding that potential impacts can be mitigated to a less than significant level and authorize staff to advertise for the services of a qualified landscape architect to develop construction plans, specifications for the first phase of development.

REPORT ON ACTIONS TAKEN IN CLOSED SESSION

REPORT OF CLOSED SESSION MATTERS FINALIZED BETWEEN COUNCIL MEETINGS

Upcoming Council Meetings

Monday, January 12, 2004 (Visalia Convention Center)

Tuesday, January 20, 2004

Monday, January 26, 2004 (Joint City of Visalia/VUSD Meeting - Visalia Convention Center)

Monday, February 2, 2004

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.