

# Visalia City Council Action Agenda

For the special meeting of: Tuesday, September 7, 2004

Location: Visalia Convention Center

Mayor: Bob Link  
Vice-Mayor: Phil Cox  
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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Digital  
Recording  
Track 1

## **Employee Introductions:**

Administrative Services Director Eric Frost introduces Gus Aiello, Finance Manager and Sonni Burrell, Management Analyst.

Jim Bean, Public Works Manager, Solid Waste & Fleet, introduces Michael Morgantini- Fleet Supervisor, Mary Ellen Coffelt- Accounting Assistant, Tommy Tracy- Solid Waste Operator, Frank Aragon-Solid Waste Operator, Eric Snabb- Solid Waste Operator

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

**4:00 p.m.**

1. Mario Cifuentez, Airport Manager provides a Golf Course Update and proposed recommendations for the following:

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- to \$500,000
- Visalia business monthly golf cards

Eric Frost, Administrative Services Director introduces Mario Cifuentez, Airport Manager, and staff report author, who provides an overview and update on the item. Questions & comments posed by Council, staff respond. Mr. Tom Terra, CourseCo addresses concerns outlined by Council. Council approves staff to move forward with the proposed recommendations.
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JG/GK 5-0  
Approved

- 2. Review and authorization for approval of Street Maintenance Assessment Policy, establishing guidelines and processes for placing street maintenance costs into assessment districts presented by Earl Nielsen, Public Works Support Services Manager.

Public Works Manager, Earl Nielsen provides a review of the proposed policy. Questions & comments posed by Council, staff responds. Approved.

**- Convene jointly as the Visalia City Council, Redevelopment Agency Board, and the Visalia Public Finance Authority**

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

Authorization for the Executive Director of the City of Visalia Community Redevelopment Agency to call the 1993 Central and Mooney Tax Allocation Revenue Bonds and refinance the remaining debt with Stockman’s Bank.

PC/GK 5-0  
Approved

Eric Frost, Administrative Services Director presents staff Cass Cook and Nathan Hernandez who provides an overview of the report. Questions & comments posed by Council, staff respond. Approved.

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

**JOINT VISALIA CITY COUNCIL AND VISALIA PARK AND RECREATION COMMISSION MEETING**

**5:00 p.m. (Or, immediately following Work Session)**

- 4. Presentation of Sports Park Schematic - Phase 1 schematic plan and cost estimate for Council approval and authorization to proceed with development of construction plans.

Presentation made by the HLA Group. Questions & comments posed by Council. Council indicates to staff they have a “green light” to proceed with phase 1 of the plan.

**ITEMS OF INTEREST**

Adjourn to  
Closed  
Session

**CLOSED SESSION**

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

- 5. PUBLIC EMPLOYEE APPOINTMENT 54957 G.C.  
Title: Public Works Director  
Parks and Recreation Director
- 6. Conference with Real Property Negotiator  
Property: Northwest corner of W. Mineral King and Stevenson, APN: 093-201-11, 12, 13, 14 and 20  
Under Negotiation: Price, terms, conditions of sale  
Negotiators: Steve Salomon, Michael Olmos, Bob Nance, Visalia Chamber of Commerce
- 7. Conference with Real Property Negotiator  
Property: Road 108 St. Johns River Basin (right of way acquisition)  
Under Negotiation: Price, terms, conditions of purchase  
Negotiators: Steve Salomon, Alex Peltzer, Vander Stelt Family

Reconvene to  
Regular  
Session

**REGULAR SESSION**  
**7:00 p.m.**

Digital  
Recording  
Track 1

**PLEDGE OF ALLEGIANCE**

**INVOCATION** - Pastor Grayson Piepgrass, Neighborhood Church

**SPECIAL PRESENTATIONS/RECOGNITION**

Proclamation Presentation declaring September as "Workforce 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 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.

Nancy Hamill of the Visalia Rockettes Organization thanks Council for their support and the Proclamation declaring Visalia Rockettes Day in Visalia.

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

**8. REGULAR ITEM - REDEVELOPMENT AGENCY**

Approval and authorization to execute an Agreement for use of \$3.0 million of Redevelopment Low- and Moderate-income Set Aside Funds with Kaweah Management Company, a 501(c)3 non-profit corporation located in Visalia, to purchase 70 affordability covenants in the planned Mill Creek Parkway Town Homes, a 70-unit multifamily affordable housing project on approximately 9.6-acres located along the south side of Mill Creek Parkway west of Manzanita Avenue, Indemnification Agreement, and Addendum to the Agreement to include Good Neighbor conditions for the project.

GK/JG 5-0  
Approved

Bob Nance, Redevelopment provides an overview of the item for Council's approval. Mayor Link asks that those wishing to speak this evening to adhere to 30 minutes per side and advises that the item before the Council if for consideration of funding relating to the project not to its zoning. Craig Mangano, Tom Calishaw, Michael Smith, Monica Ekema, Don Hutton, Carolyn Rose, Teddi Umberg, Janice Eastburn, Lisa Ramos, Basil Perch speak in support of the project. Kenneth Loy, Robin Libbie, Pat Barton, Ed Wristen, Lisa Bonnema, David Cortez, Ron Ibarra speak in opposition of the project. Questions & comments posed by Council staff & applicants respond. Approved.

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

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

Vice Mayor Cox pulls item 9d for comment.

Balance of  
Consent  
Calendar  
Approved  
JG/DL 5-0

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 for the approval of an amendment to the Joint Powers Agreement between the Kaweah Delta Health Care District and the City of Visalia forming the Visalia Area Hospital Authority, to require 4/5 vote on actions taken and authorization for the City Manager to sign the amendment on behalf of the City.

c) Authorization to pursue concept of developing an agency with independent staff for functions of TCAG and LAFCO and other city/county agencies.

PC/JG 5-0  
Approved

d) Authorization to approve an amended legal services agreement with the law firm Dooley & Herr for legal services through June 30, 2006.

Vice Mayor Cox pulls item to comment on the wonderful job the City Attorney's office is doing for the City. Approved.

e) Approval of the recommendation by the Visalia Parks and Recreation Commission and Visalia Parks and Recreation Foundation to name the landscaped area on Mineral King, just east of Crenshaw, "McDermott Grove."

f) Approval of a contract for \$25,000 with Fairbank, Maslin, Maullin & Associates to develop and conduct a survey regarding the Highway 198 Scenic Corridor Akers to within ½ half-mile West of the Shirk interchange, north to Goshen and south to Walnut.

g) Authorization to bid Community Sports Park - Phase 1 (No. 3011-720000-0-0-9141-2004) without the requirement to pay established State and Federal Prevailing Wages pursuant to Resolution No. 83.02.

h) Authorization to award bid #03-04-52 to North American Building Maintenance and Able Industries for janitorial services for parks, restroom facilities, parking lots, parking structure, alleys, downtown malls, various building grounds, and bus shelters/stops.

i) Authorization to solicit proposals for the removal of 250 acres of City-owned walnut trees and to lease the land for row crops.

j) Intention to Form Open Space District No 86, Sierra Point Villas setting September 20, 2004, as date of protest hearing. **Resolution No. 2004-81 required.**

k) Authorization to bid the construction of a sanitary sewer system in the Pinkham St. Island Annexation without the requirement for the payment of prevailing wages pursuant to Resolution No. 83-02. Project No. 4311-72-0-0-9457-2004.

- l) Authorization to file a Partial Notice of Completion for Tiffany Ranch, containing 74 lots, located on the north side of State Highway 198, west of Akers Street and east of Preston Street.
- m) Authorization for the Formation, Annexation, or Amendment of the following Landscape and Lighting District(s):
  - 1. Formation of Landscape and Lighting District No. 04-02, Four Creeks Estates, **Resolution Nos. 2004-82 and 2004-83 required.**
  - 2. Formation of Landscape and Lighting District No. 04-03, Conyer Estates Addition **Resolution Nos. 2004-84 and 2004-85 required.**
  - 3. Amendment to Landscape & Lighting District N0, 04-24, Parcel Map 2002-15, Mary Joy Smith, **Resolution Nos. 2004-86 and 2004-87 required.**
- n) Authorization to record the final map for the following:
  - 1. Four Creeks Estates Subdivision, located on the west side of Ben Maddox Way at Buena Vista Avenue, APN: a portion of 091-060-021.
  - 2. Parcel Map No. 2004-07, located at the northwest corner of Plaza Drive and Ferguson Avenue, APN: 077-360-008
  - 3. Parcel Map No. 2002-10, located at the intersection of Norman Street and Delta Avenue north of Houston Avenue, APN: Portion of 098-295-021.
  - 4. Conyer Estates Addition, located at the northeast of Vine Avenue and Conyer Street intersection. APN 090-060-051.

10. PUBLIC HEARING -

Authorization to initiate applications for Annexation No. 2004-10 (Mooney-Ferguson) a proposal to annex 75.16 acres an undeveloped portion of a county island into the City of Visalia. The project is located on the north and south sides of the Ferguson Avenue alignment between Mooney Boulevard and Giddings Street. (APN: 090-010-07, 08, 18) Sam Sciacca, applicant; Quad Knopf, agent. Negative Declaration No. 2004-85. **Resolution No. 2004-88 required.**

Brandon Smith, Planning provides an overview of the item. Questions & comments posed by Council, staff respond. Public Hearing Opened: Doris Wilcox opposes project. Sam Sciacca supports project. Rebecca Keenan comments on project. Public Hearing Closed. Approved.

11. PUBLIC HEARING -

Authorization to initiate applications for Annexation No. 2004-11 (Caldwell-Ben Maddox SW) and Visalia Sphere of Influence Amendment: A request to annex approximately 130 acres into the City of Visalia, and to redraw the City of Visalia Sphere of Influence to include the subject sites for Annexation No. 2004-11. The project is located on the south side of Caldwell Avenue between Santa Fe Street and Ben Maddox Way. (APN: 126-100-10, 11, 12, 42) Kevin Fistolera and Gerald Blankenship Jr., applicants; Lane Engineers, agent. Negative Declaration No. 2004-86. **Resolution No. 2004-89 required.**

Brandon Smith, Planning provides an overview of item. Questions & comments posed by Council, staff respond. Public Hearing Opened: Gerald Blankenship, applicant comments to Council and asks for to have matter withdrawn or continued. Public Hearing Closed. Council motions to continue item to Monday, October 4, 2004, for further review & consideration.

DL/PC 5-0  
Approved

Motion to  
Continue  
GK/DL 5-0  
Approved

12. CONTINUED PUBLIC HEARING -

Appeal of the Planning Commission’s denial of Conditional Use Permit No. 2004-12, a request by Harold Clements (California Planning and Engineering, agent) to allow a planned residential development with narrow public streets and flag lots on cul-de-sacs. This site is located on the northwest corner of McAuliff Street and Tulare Avenue (APN: 101-050-05, 11).

Motion to Refer Item back to Planning Commission GK/DL 5-0 Approved

Appeal of the Planning Commission’s denial of McAuliff Meadows Vesting Tentative Subdivision Map, a request by Harold Clements (California Planning and Engineering, agent) to divide 35.4 acres into 159 lots. This site is located on the northwest corner of McAuliff Street and Tulare Avenue (APN: 101-050-05, 11).

Continued Public Hearing from June 21, 2004, closed. Motion to refer item back to the Planning Commission Approved.

*Staff recommends that the Council approve applicant’s request to refer item back to the Planning Commission.*

13. REGULAR ITEM - Report from City Manager regarding Oak Tree maintenance. *(Written material, if any, will be made available at the meeting.)*

City Manager Steve Salomon provides a brief update to the Council on staffs efforts to review present oak tree issues.

**REPORT ON ACTIONS TAKEN IN CLOSED SESSION**

None.

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

City Attorney Dan Dooley reports that the Akers Widening Project, located S. of Whitendale/Caldwell, escrows have closed and property acquisition for the project is completed.

Adjourn

SUBMITTED:

Roxanne Yoder, Chief Deputy City Clerk