



# Visalia City Council Agenda

For the regular meeting of: Monday, January 9, 2006

Location: Visalia Convention Center

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

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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 Acknowledgment:**

Interim Chief of Police Bob Williams acknowledges Police Lieutenant Michele Figueroa in honor of her graduation from the FBI National Academy.

Assistant City Manager Carol Cairns introduces Jon Peterson, General Manager Visalia Oak Professional Baseball Team.

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

**4:00 p.m.**

1. Citizens Advisory Committee (CAC) Presentation of the 2004 Public Opinion Survey.
2. Update on Scenic Airline's scheduled service to Las Vegas from the Visalia Airport.
3. Receipt of the June 30, 2005 Comprehensive Annual Financial Report (CAFR) for the City of Visalia, and the June 30, 2005 Component Unit Financial Statements for the Redevelopment Agency of the City of Visalia and appropriate actions.

*(Copies of the Comprehensive Annual Financial Report (CAFR) are available for public review at the Office of the City Clerk or you may obtain a copy for your records from Tim Fosberg, Financial Analyst at 713-4565.)*

*\*Any items not completed prior to Closed Session may be continued to the evening session at the discretion of the Council.*

## **ITEMS OF INTEREST**

## **CLOSED SESSION**

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

4. Conference with Labor Negotiator  
Employee Groups: Group M  
Agency Negotiator: Jim Harbottle, Eric Frost, Janice Avila
5. Conference with Legal Counsel – Anticipated Litigation (2)  
(Significant exposure to litigation pursuant to subdivision (b) of Section 54956.9 GC)
6. Conference with Real Property Negotiators  
Property: Airport Farmland, APN 119010052, 119021017, et.al.  
Under Negotiation: Price, terms, conditions of amended lease agreement  
Negotiators: Steve Salomon, Jim Ross, Eric Shuklian
7. Conference with Real Property Negotiators  
Property: portion of City owned parcel APN 077-090-019 located at the southwest corner of the intersection of Demaree Street and Houston Avenue  
Under Negotiation: Price, terms, conditions of sale  
Negotiators: Steve Salomon, David Jacobs, Fred Lampe, Wayne Scott Real Estate Company for Sue Davis
8. Conference with Real Property Negotiators  
Property: 404 E. Center Avenue, APN: 094 285 008  
Under Negotiation: Price, terms, conditions of a potential purchase  
Negotiators: Steve Salomon, Bob Nance, Leslie Caviglia, Monty Cox, Timothy F and Billie K Razzari
9. Conference with Real Property Negotiators  
Property: 419 E. Murray, 416 E. School Street and 1134 E. Center Avenue  
Under Negotiation: Price, terms, conditions of potential purchase and sale agreement  
Negotiators: Steve Salomon, Bob Nance, Charles Wensley, Present and General Manager of Viking Ready Mix Co., Inc.
10. Conference with Real Property Negotiators  
Property: 404 N. Tipton and APN: 094-250-036 in Visalia, California  
Under Negotiation: Price, terms and conditions that may be included in a purchase and sale agreement  
Negotiators: Steve Salomon, Fred Brusuelas, and Jim Seifert & Janet Chang of the Southern California Gas Company

## **REGULAR SESSION**

### **7:00 p.m.**

## **PLEDGE OF ALLEGIANCE**

**INVOCATION - Pastor Floyd Westbrook**

**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 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.

11. PUBLIC HEARING - to hear comments and count ballots for proposal to Annex 138 lots in Ashley Grove phases 7, 8 & 9 into Landscape and Lighting Maintenance Assessment District (LLMAD) No. 02-09, The Oaks 5 & 6 **Resolution 2006-01 and 2006-02 required**, and rename the District to The Oaks 5 & 6/Ashley Grove 7, 8 & 9

*(Upon completion of the Public Hearing, this Item will be trailed to the end of the Regular Session, in order for Staff to count received ballots.)*

**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 file Notice of Completion for the following:
    1. Project No. 1241-00000-720000-0-9560-2005, the Demaree Street and Houston Avenue Traffic Signal Installation and Street Improvements
    2. Amber Crossing Unit #1 & #2, containing 41 & 31 lots respectively, located northeast of the Ferguson and Roeben intersection.
    3. Project No. 1611-720000-0-0-9618-2003, Tree Planting along Noble, Mineral King and Lovers Lane.Request.
  - c) Authorization to bid the public improvements for Mineral King Sanitary Sewer Improvement Project without the requirement for the payment of prevailing wages pursuant to Resolution No. 83-02; Project No. 231-00000-720000-0-9819-2005.

13. REGULAR ITEM - Receive an update and provide appropriate direction regarding the recent storm events. *(Written material for this item, if any, will be made available at or before the meeting.)*

## **REPORT ON ACTIONS TAKEN IN CLOSED SESSION**

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

### **Upcoming Council Meetings**

Tuesday, January 17, 2006

Friday, January 20, 2006 (Noon to 8 p.m.) & Saturday, January 21, 2006 (8:30 a.m. to 4 p.m.)  
(Visalia City Council Retreat – Visalia Convention Center)

Monday, February 6, 2006

Tuesday, February 21, 2006

Monday, February 27, 2006 (Joint City of Visalia/VUSD Meeting hosted by City of Visalia, 6-8 p.m., 5 p.m. dinner for elected officials & senior staff, 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.

**City of Visalia  
Agenda Item Transmittal**

**Meeting Date:** January 9, 2006

**Agenda Item Number (Assigned by City Clerk):** 1

**Agenda Item Wording:** Citizens Advisory Committee (CAC)  
Presentation of the 2004 Public Opinion Survey

**Deadline for Action:** n/a

**Submitting Department:** Finance – Gus Aiello

**Contact Name and Phone Number:**

Gus Aiello, 713-4423

Citizens Advisory Committee Representatives: Tom Sherry and  
Georgina Espino

For action by:

- City Council
- Redev. Agency Bd.
- Cap. Impr. Corp.
- VPFA

For placement on which  
agenda:

- Work Session
- Closed Session
- Regular Session:
- Consent Calendar
- Regular Item
- Public Hearing

Est. Time (Min.): \_\_\_\_\_

**Summary**

Submitted for review is the December 2004 Public Opinion Survey, which represents the nineteenth consecutive year the City, has conducted said survey. The Survey is used as a means of communication to City Council Members on issues important to the citizens of Visalia. The results of the survey may be used as a tool in Council decision making processes.

The Survey, originally was to be presented in the spring of 2005, but due to clerical delays is being presented for review this afternoon. The Citizens Advisory Committee is in the process of conducting the Public Opinion Survey for 2005 and will be presenting the results of this survey at an upcoming meeting.

**Prior Council/Board Actions:** The public opinion survey is presented to Council for review and consideration on an annual basis.

**Committee/Commission Review and Actions:** Citizens Advisory Committee review and approval.

**Attachments:** 2004 Public Opinion Survey

**City Manager Recommendation:**

**Recommended Motion (and Alternative Motions if expected):**

***Financial Impact***

**Funding Source:**

Account Number: \_\_\_\_\_ (Call Finance for assistance)

**Budget Recap:**

Total Estimated cost: \$	New Revenue: \$
Amount Budgeted: \$	Lost Revenue: \$
New funding required: \$	New Personnel: \$
Council Policy Change: Yes____ No____	

Copies of this report have been provided to:

***Environmental Assessment Status***

**CEQA Review:**

Required? Yes No  
Review and Action: Prior:  
Required:

**NEPA Review:**

Required? Yes No  
Review and Action: Prior:  
Required:

**Tracking Information:** *(Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date)*

**Review and Approval - As needed:**

**Department Head Review (Signature):**

**Risk Management Review (Signature):**

**City Attorney Review (Signature):**

**Administrative Services Finance Review (Signature):**

**Others:**

## City of Visalia Agenda Item Transmittal

**Meeting Date:** January 9, 2005

**Agenda Item Number (Assigned by City Clerk):**

**Agenda Item Wording:** Update on Scenic Airline's Scheduled Service to Las Vegas from the Visalia Airport.

**Deadline for Action:** None

**Submitting Department:** Administrative Services - Airport

**Contact Name and Phone Number:** Mario Cifuentez, II  
713-4480

For action by:

- City Council
- Redev. Agency Bd.
- Cap. Impr. Corp.
- VPFA

For placement on which agenda:

- Work Session
- Closed Session
- Regular Session:
  - Consent Calendar
  - Regular Item
  - Public Hearing

Est. Time (Min.): 10

### **Department Recommendation and Summary:**

#### Executive Summary:

As of December 1<sup>st</sup>, Scenic Airlines had completed 3 full months of operating non-stop flights from Visalia to Las Vegas. So far, the Airline has carried over 2,100 passengers between Visalia and Las Vegas. The total passengers carried in the first three months of service equals the total passengers carried on United Express for the entire last year of service to Los Angeles. Additionally, the number of passengers has increased in each of the first three months.

#### Background:

The new service began September 1, 2005, operating a pressurized 19-passenger Beechcraft 1900 aircraft from the North Las Vegas Airport providing ten (10) flights per week. Fares start as low as \$99 per one-way trip. Since that time, sales have been steadily increasing and the monthly subsidy, funded by the Small Community Air Service Development grant, has been decreasing. The monthly subsidy paid for November was half of the subsidy needed for October. It is expected that as the passenger levels continue to rise, the amount of subsidy paid out of the grant funding will be reduced to the point that grant funding will remain after the first year of service. This remaining grant funding will then be available for other uses to promote the air service. Staff has had discussions with representatives of Scenic about the additional options such as adding additional flights or additional destinations or using the funding for future marketing efforts.

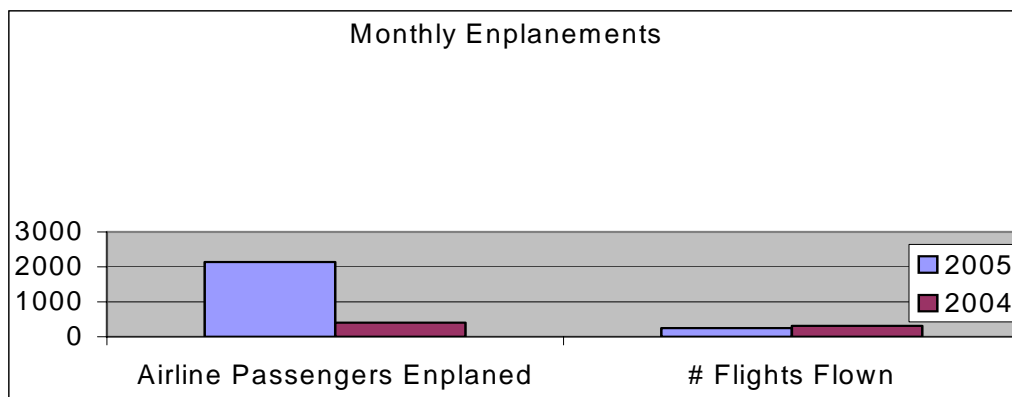
Additionally, the passenger enplanements for November reached 56%, which surpasses one of the thresholds in the agreement with the airline and triggers rent and landing fee revenues for the airport.



The chart below shows a comparison of year to date totals for the three month period in 2005 and 2004, during which time service was provided by United Express/SkyWest. As can be seen in the chart, the number of passengers increased 431%, while the passengers per flight increased over 500%. This increase is despite the fact that Scenic flies a 19 passenger aircraft compared to the 30 passenger airplane flown by United.

**September though November**

DESCRIPTION	2005	2004	
<b>Airline Passengers Enplaned</b>	<b>2136</b>	<b>402</b>	<b>431%</b>
<b># Flights Flown</b>	<b>249</b>	<b>308</b>	<b>-19%</b>
<b>Avg. Pass./Flight</b>	<b>8.58</b>	<b>1.31</b>	<b>557%</b>



The airport has received many compliments on the new service from satisfied passengers and all signs point to the number of the passengers increasing. Scenic continues to advertise the new service in both print and radio media and the airport is receiving numerous inquiries daily about the service.

**Prior Council/Board Actions:**

December 1, 1997 - Council authorized the execution of this same agreement with West Air Commuter Airlines.

May 4, 1998 - Council authorized the execution of this same agreement with SkyWest Airlines.

June 16, 2003 - Council adopted Resolution 2003-79 authorized staff to submit an application for the Small Community Air Service Development Grant.

**Committee/Commission Review and Actions:**

**Alternatives:**

**Attachments:**

**City Manager Recommendation:**

**Recommended Motion (and Alternative Motions if expected):**

***Financial Impact***

**Funding Source:**

Account Number: \_\_\_\_\_ (Call Finance for assistance)

**Budget Recap:**

Total Estimated cost: \$	New Revenue: \$
Amount Budgeted: \$	Lost Revenue: \$
New funding required:\$	New Personnel: \$
Council Policy Change: Yes____ No____	

Copies of this report have been provided to:

***Environmental Assessment Status***

**CEQA Review:**

Required? Yes No  
Review and Action: Prior:  
Required:

**NEPA Review:**

Required? Yes No  
Review and Action: Prior:  
Required:

**Tracking Information:** *(Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date)*

**Review and Approval - As needed:**

**Department Head Review (Signature):**

**Risk Management Review (Signature):**

**City Attorney Review (Signature):**

**Administrative Services Finance Review (Signature):**

**Others:**

**City of Visalia  
Agenda Item Transmittal**

**Meeting Date:** January 9, 2006

**Agenda Item Number (Assigned by City Clerk):** 3

**Agenda Item Wording:** Receipt of the June 30, 2005 Comprehensive Annual Financial Report (CAFR) for the City of Visalia, and the June 30, 2005 Component Unit Financial Statements for the Redevelopment Agency of the City of Visalia and appropriate actions.

**Deadline for Action:** None

**Submitting Department:** Administration - Finance

**Contact Name and Phone Number:**

Eric Frost, Administrative Services Director	713-4474
Tim Fosberg, Financial Analyst	713-4565

For action by:

City Council  
 Redev. Agency Bd.  
 Cap. Impr. Corp.  
 VPFA

For placement on which agenda:

Work Session  
 Closed Session  
Regular Session:  
 Consent Calendar  
 Regular Item  
 Public Hearing

Est. Time (Min.): 15

**Summary:**

Attached is the annual audited financial report for the City of Visalia for the 2004-05 fiscal year. Also included is the Component Unit Financial Statements for the Redevelopment Agency (RDA) of the City of Visalia for the same period. The Component Unit Financial statements are solely reporting on the RDA funds, separate from the City. Note, that the Redevelopment Agency's financial activity is also included the City's financial statements, but the State of California requires a separate audit report which presents additional detail.

In general, the City remains in stable financial condition as a result of various actions taken by Council including:

- a willingness to pursue revenue opportunities such a Measure T and annexation fees;
- a willingness to adjust impact fees for rising infrastructure costs; and,
- a willingness to control cost pressures by changing processes such as becoming self-insured for workers' compensation.

These factors require continued and ongoing vigilance to maintain the City's fiscal condition.

**Discussion:**

Governmental Accounting Standards Board (GASB) Statement 34 required governments several years ago to change the way governments report their financial condition and operations. The accounting basis for the financial statements as well as their presentation format changed. One of those changes included adding the "government-wide" financial statements that includes the Statement of Net Assets which includes long-term debt and capital assets (e.g. infrastructure). These statements are based on a full accrual basis of accounting,

presenting only two classifications of funds, governmental and business-type activities, thereby eliminating the internal service funds. This new information allows the reader of financial information to consider the full impact of debt and capital in evaluating the City's governmental funds. In the past, such information was presented separately. On the fund basis, debt and capital assets are still not reported in governmental funds.

Also added was the Statement of Activities which matches specific program revenues with corresponding program expenses with the balance of funding coming from general revenues such as taxes or interest earnings. This statement (found on page 23) allows the reader to assess the degree an activity is supported from direct activity revenues. The shortfall of any activity is supported by general tax revenues.

To assist in understanding the different presentations, please refer to the Management Discussion & Analysis (MD&A) and the Notes to the Financial Statements as additional discussion is provided for these presentations.

Table 1, Recap of Fund Basis Financial Results, 2004/05, shows two key indicators: net income and fund or equity balance. In general, the City is in solid financial condition, and a more in-depth analysis is found in the Comprehensive Annual Financial Report's (CAFR) MD&A section.

Please note the following:

- The **General Fund** shows a net income loss of \$3.4 million. The loss is due to how governmental accounting treats the payment of debt. The City paid down its Convention Center debt by \$5 million. This reduction of this liability was treated as an expense because debt is not carried in the General Fund. Without this accounting characteristic, the fund would have had revenues in excess of expenditures of \$1.6 million.
- **Redevelopment** showed some net income improvement as property tax increment increased. However, available resources are almost exclusively found in the Low and Moderate Income Housing funds.
- **Other Governmental Funds** had a net revenue increase mainly due to new revenues in the Measure T (\$4.2 million) and increased grant revenues in Highway Users (\$1.2 million) and various impact fees of \$1.1 million.
- The **Convention Center**, although accounted for in the business-like funds, requires assistance from the General Fund to pay its debt. Nevertheless, the fund sharply narrowed its operating subsidy by \$0.5 million.
- **Solid Waste** reversed its performance from last year by posting a \$14,600 gain as opposed to a \$164,000 loss in 03/04.

The City has significant General Fund resources that Council has designated for a variety of purposes to meet the needs of a rapidly growing City. As a matter of policy, Council has directed that any additional General Fund resources that become available be allocated to the designated reserves as follows:

45%	Civic Center Development
45%	Sports Park Development
5%	Recreation Park Improvements
<u>5%</u>	West 198 Open Space Acquisition
<u>100%</u>	

Table 1  
Recap of Fund Basis Financial Results, 2004/ 05  
(In Millions)

Fund	Income		Equity		Comment
	Net Income / (Loss)	Satisfactory	Fund / Equity	Growing	
<b>Governmental:</b>					
General Fund	\$ (3.4)	yes	\$ 59.5	Planned Decline	Refinanced the 1996 Certificates of Participation with the 2005 COPs, saving the City \$1.5 million. Paid down principal by \$5 million. All but \$7.0 million of fund balance is committed.
Community Development <i>HUD Grants</i>	1.4	yes	1.4	yes	Fund balance is programmed for future projects.
Parking Structure <i>In-Lieu Fees</i>	0.3	yes	1.2	yes	Fund balance is restricted as a security for a HUD loan used to construct the East Acequia Parking structure.
Redevelopment Agency <i>Tax Increment</i>	0.4	yes	0.6	yes	Improved property tax increment growth added to fund equity. Low and Moderate Income Housing funds contain most of available resources.
Transportation <i>State Grants</i>	1.9	yes	6.7	yes	Accumulating resources for projects. Fewer road projects completed this year from this fund. Need to compare performance to circulation plan expectation.
Other Funds	4.8	yes	23.9	yes	Major revenue increases in Measure T (\$4.2 million), Highway Users (\$1.2 million) and various impact fees (\$1.1million) increased these funds' revenues.
	<u>\$ 5.4</u>		<u>\$ 93.3</u>		
<b>Business-Activity:</b>					
Convention Center	(0.7)	monitor	(2.5)	Planned Decline	Unusual refinancing expense charged this year as part 1996 COP refinancing. Reduced operating subsidy by \$0.5 million as operating loss declined sharply. Negative equity exists because debt exceed Convention Center's capital assets less accumulated depreciation.
Airport	0.1	yes	8.2	yes	Net gain result of federal grant income which maintains airport's fixed assets.
Golf Course	0.1	monitor	1.2	yes	net revenues declined as expenses rose faster than revenues. Need to monitor.
Waste Water & Storm Sewer Maintenance	4.8	yes	123.3	yes	Net income due to unusual development contributions and grant income.
Solid Waste & Street Sweeping	0.0	yes	8.2	yes	The fund had a \$14,600 gain. Council approved a multi-year, 2.5% per year rate increase which helped this fund reverse last year's loss.
Transit	1.2	yes	11.9	yes	Grant income sustains operations. Need to monitor local revenues. Expanded weekend and weeknight service.
	<u>\$ 5.5</u>		<u>\$150.3</u>	*	

\* Note: Business-activity fund equity includes fixed assets which are not expendable resources. Governmental funds do not include debt nor fixed assets.

Table 2, General Fund Reserves, Designations and Debt, shows how designations, reserves, and remaining resources have changed this last fiscal year. The table subtracts advances to other funds, designations and General Fund debt, from the General Fund's fund balance. The table shows that all of the City's reserves are less than total commitments.

Table II  
General Fund Reserves, Designations and Debt  
(in Millions)

	<u>FY04-05</u>	<u>FY03-04</u>	<u>Increase (Decrease)</u>
<b>General Fund - Fund Balance</b>	\$ 59.5	\$ 62.9	\$ (3.4)
Less: <b>PERS Prepayment</b>	4.0	0.0	4.0
<b>Advances to Other Funds and Other Reservations</b>	14.4	15.1	(0.7)
Remaining Fund Balance	41.1	47.8	(6.7)
Less: <b>Capital Designations:</b>			
Civic Center Facilities	\$ 9.5	\$ 9.3	\$ 0.2
Sports Park	6.3	6.5	(0.2)
Miscellaneous Projects	2.2	2.7	(0.5)
Industrial Park	0.9	0.9	0.0
Recreation Park Stadium	(0.2)	0.2	(0.4)
West 198 Open Space	0.1	0.1	0.0
	18.8	19.7	(0.9)
Less: <b>Operational Designations:</b>			
Public Employment Retirement System (PERS)	5.5	9.3	(3.8)
Emergency	8.6	8.6	0.0
Building Safety Division	1.2	1.8	(0.6)
	15.3	19.7	(4.4)
Undesignated Fund Balance	7.0	8.4	(1.4)
Less: <b>Debt:</b>			
Convention Center	21.6	26.9	(5.3)
HELP Loan	0.5	0.3	0.2
Sports Park Land Note	0.2	0.3	(0.1)
	22.3	27.5	(5.2)
Remaining Resources	\$ (15.3)	\$ (19.1)	\$ 3.8

Please note the following:

- Overall Fund Balance declined by \$3.4 million. This decline is due to paying down the 1996 COPs debt by \$5.0 million. Without the reduction of debt, fund balance would have increased by \$1.6 million.
- A new line item exists on this chart, PERS Prepayment. This \$4.0 million came from the City's PERS Reserve and was sent to PERS in November of 2004. This payment came from the Operational Designation for PERS which declined \$3.8 million. The difference is due to interest earnings the designation earned during the year.

Council took this action because these monies were not programmed to be used for next couple of years and PERS on average has earned 10% on its investments while the City has earned 5% on its cash balances. This prepayment will be expensed on the City's books over the next 15 years, the average remaining work life of current employees. On PERS part, the deposit should defray future charges to the City for its pension plan.

- Capital designations decreased by \$1.0 million as the City began building some of these projects designated by Council.
- The Building Safety Reserve is the surplus of revenues over expenditures for building inspections. The reserve declined because Council cut building permit fees. When the Building Safety Reserve drops to approximately \$800,000, staff will return to Council and recommend reinstating the suspended portion of the building permit fee.
- Undesignated fund balance decreased \$1.4 million. The decrease was due to debt repayment and how it is classified on governmental balance sheets.

On a business balance sheet, the repayment of debt with available cash is not considered an expense. It is the exchange of an asset paying off a liability. Because debt is not directly carried on a governmental balance sheet, the \$5.0 million pay down of the 1996 COPs looked like a \$5.0 million expense. If the debt had not been reduced, a \$1.6 million surplus would have been allocated to the Council's designations.

Because the treatment of debt is an accounting anomaly for governmental funds, Finance recommends that \$1.6 million be allocated to Council's designations as if the \$5.0 million debt reduction did not happen. This will move money from undesignated to designated status in the following amounts: \$80,000 to both the Recreation Park and West 198 designations and \$720,000 to both the Sports Park and Civic Center designations.

- The City's General Fund debt declined \$5.8 million, mainly due to the additional \$5 million debt repayment the City made on the 1996 COPs, refinanced by the 2005 COPs which saved the City approximately \$1.5 million and reduced the debt repayment period by 6 years.

Tables 1 and 2 illustrate only the City's "major funds" and the General Fund's balances as presented in the CAFR. Some of the City's non-major funds are worthy of comment. These funds are found in the CAFR on the referenced pages.

- **Waterways Fund (page 92).** Due to the rapid growth, this fund has had to acquire a great deal of land as development occurred. The fund has been advanced \$342,000 over the past two years and will need to be managed to assure that interest costs do not overwhelm this fund. Staff recommends that Council direct Staff to prepare a report recommending what actions are necessary, if any, to assure that this fund remain solvent and is able to implement the Waterway plan.
- **Measure T Funds (page 92).** As of July 1, 2004, the City began collecting a special ¼ cent sales tax for public safety purposes. This past year, the fund collected \$4.2 million, \$2.5 million (60%) going to Police Measure T and \$1.7 million (40%) going to Fire Measure T. These funds are and will provide significant increases in public safety protection for Visalia.
- **Risk Management (page 110).** Risk management includes both the liability and workers' compensation programs for the City. The City began self-funding workers' compensation costs this year, costing the City approximately \$1.1 million. In the previous fiscal year, the City purchased workers' compensation insurance at a cost of



\$2.3 million. City staff expects to maintain these reduced costs and continue to pass these saving on to operations in the future.

- **Health Benefits (page 111).** In the past, the Risk Management Fund reported the City's Health Benefits, Workers Compensation, General Liability, Unemployment, Property and Employee Bonds together in one fund. Last year, the City began reporting Health Benefits separately. This activity represents a significant expenditure of City resources, exceeding \$8.5 million in costs this last year.

In separately reporting this fund, Council is requested to authorize the transfer of cash from the Risk Management Fund to the Health Benefits Fund to cover catastrophic contingencies and the cost of incurred claims that have yet to be presented to the City. The estimated cost of these two items is \$1,419,123 as of June 30, 2005. Because these funds have been combined in the past, this action is simply a rebalancing of resources.

- **Compensated Absences (page 111).** The City has a long standing policy of setting aside the resources to pay for accumulated leave. As a result, the City could stop operations today and fully pay off vacation and other leave balances. The new reporting model implemented two years ago required that the City set up this internal service fund for the City to account for its practice of setting aside reserves to pay for compensated balances. The City has a long standing practice of funding this liability. In the past, because this reserve was within the General Fund, all interest earnings returned to the fund. Now, however, the Compensated Absences is a separate fund and the City has not adopted a policy on what to do with interest earned on these resources.

Staff recommends that Council adopt a policy that any excess resources derived in this fund be deposited to the General Fund. Since the General Fund in the past held both the asset and the liability, this policy simply clarifies what had been past practice.

### **Conclusion**

The CAFR is a financial audit that examines fiscal results. It is a powerful tool in understanding how the City works. It is not, however, the universal tool. The report does not examine the progress that is being made on implementing an impact fee plan. For example, the Circulation Element is funded by Highway Users and Transportation Funds. These funds may have cash but be behind in delivering the streets envisioned by the circulation plan. As a result, performance data besides financial data is needed to fully understand the operations of the City.

Nevertheless, the City's fiscal condition remains sound. A number of small actions, such as those recommended in this memo, continue to maintain the City's fiscal situation. As an outward evidence of that condition, Standard and Poor's raised the City's debt rating to Single A, indicating the outstanding investment quality of the City's debt. In large part, this was due to the City's continued efforts to conservatively manage its fiscal condition.

As a side note, the FY04-05 CAFR will shortly be on the City's website @ [www.ci.visalia.ca](http://www.ci.visalia.ca)

**Prior Council/Board Actions:** None

**Committee/Commission Review and Actions:** None

**Alternatives:** None

**Attachments:** FY04-05 Comprehensive Annual Financial Report (CAFR)  
FY04-05 Component Unit Financial Statements (RDA)

**City Manager Recommendation:**

**Recommended Motion (and Alternative Motions if expected):** Accept the 2004/05 Comprehensive Annual Financial Report and the 2004/05 Redevelopment Agency Component Unit Financial Statements. Direct staff to prepare a report recommending measures to improve the performance of the Waterways fund.

In addition, the Administrative Services Director is directed to:

1. Transfer from the Risk Management Fund to the Health Benefits fund \$1,419,123, to adjust the reserves between the two funds thereby eliminating the Health Benefit's negative fund balance; and,
2. Establish the policy that any excess resources accumulated in the Compensated Balances Internal Service Fund be deposited in the General Fund.
3. Transfer from undesignated General Fund Balance \$1.6 million to the Council's designated priorities in the following amounts: \$80,000 to both the Recreation Park and West 198 designations and \$720,000 to both the Sports Park and Civic Center designations.

***Financial Impact***

**Funding Source:**

Account Number: \_\_\_\_\_ Not Applicable \_\_\_\_\_ (Call Finance for assistance)

**Budget Recap:**

Total Estimated cost: \$	New Revenue: \$
Amount Budgeted: \$	Lost Revenue: \$
New funding required: \$	New Personnel: \$
Council Policy Change: Yes _____ No _____	

Copies of this report have been provided to:

***Environmental Assessment Status***

**CEQA Review:**

Required? Yes No  
Review and Action: Prior:  
Required:

**NEPA Review:**

Required? Yes No  
Review and Action: Prior:

Required:

**Review and Approval - As needed:**

**Department Head Review (Signature):**

**Risk Management Review (Signature):**

**City Attorney Review (Signature):**

**Administrative Services Finance Review (Signature):**

**Others:**

**City of Visalia  
City Council Agenda Item Transmittal**

**Agenda Item Number (Assigned by City Clerk):** 11

**City Council Meeting Date:** January 9, 2006

**Agenda Item Wording:** Hold Public Hearing and count ballots for proposal to Annex 138 lots in Ashley Grove phases 7, 8 & 9 into Landscape and Lighting Maintenance Assessment District (LLMAD) No. 02-09, The Oaks 5 & 6 (Resolution Nos. 2006-01 and 2006-02 required), and rename the District to The Oaks 5 & 6/Ashley Grove 7, 8 & 9.

**Deadline for Council Action:** January 9, 2006

**Submitting Department:** Public Works

**Contact Name and Phone Number:**  
Earl Nielsen, Support Services Manager, 713-4533  
Andrew Benelli, Assistant Director, 713-4340

For action by:  
 City Council  
 Redev. Agency Bd.  
 Cap. Impr. Corp.  
 VPFA

For placement on agenda as:  
 Consent Calendar  
 Regular Item  
 Public Hearing

Est. Time (Min.): 20

**Department Recommendation and Summary:**

This public hearing is to hear comments for the proposal to annex Ashley Grove phases 7, 8 & 9 into the existing "The Oaks 5 & 6" # 02-09 Landscape & Lighting Maintenance Assessment District (LLMAD), and count the ballots. After the public hearing testimony and ballot count staff will return to Council with the results. A simple majority of returned ballots is required to pass the proposal. If the ballot passes, Staff recommends that the City Council: adopt Resolution No. 05- Resolution of Intention for Assessment District No. 02-09, The Oaks 5 & 6/Ashley Grove 7, 8 & 9; adopt the Engineer's Report as submitted; and adopt Resolution No. 05- , confirming the Engineer's Report ordering the improvements and levying the first annual assessment. Staff also recommends renaming the LLMAD to "The Oaks 5 & 6/Ashley Grove 7, 8 & 9".

Staff has determined this annexation to be the most appropriate method to assess the Ashley Grove phases 7, 8 & 9 developments. The reasoning is because the existing "The Oaks 5 & 6" district is located geographically on the same side of County Center Street as the Ashley Grove developments and they share similar landscaping improvements. The other Ashley Grove development phases are located across County Center, and have other improvements not common to either "The Oaks" LLMAD or Ashley Grove 7, 8 & 9 developments. Ashley Grove 7, 8 & 9 also contains multi-family units, and including these elements with the already existing properties in "the Oaks 5 & 6" LLMAD assessment spreads out costs more equitably for the district overall. The results from this annexation will be to lower the current assessment for the existing 92 single family properties in "The Oaks" from \$128.20 to \$126.90, and establish an assessment of \$126.90 for the 84 single family properties and 2/3 of that rate for each unit of the 208 multi-family units in the Ashley Grove 7, 8 & 9 development area. Also, staff is able use more current per unit cost numbers in the Engineer's report, than were used when "The Oaks 5

& 6" was created, while still decreasing the existing assessment for the original "The Oaks 5 & 6" LLMAD.

Balloting the property owners in the existing "The Oaks 5 & 6" LLMAD is not required because the addition of the Ashley Grove properties does not increase the existing assessment (it decreases from an annual per lot assessment of \$128.20 to \$126.77).

The City of Visalia has been allowing developers of subdivisions to annex assessment districts under the Landscape and Lighting Act of 1972, and now under Proposition 218, in lieu of using homeowners associations for the maintenance of landscaping, irrigation, street lights outside the walls along streets adjacent to the development, street preventative maintenance practices and other improvements. These improvements are special to the development and enhance the land values to the individual property owners in the district.

**Prior Council Actions:**

Formation/Annexation of "The Oaks 5 & 6" LLMAD, May 19, 2003

**Committee/Commission Review and Actions:**

None

**Alternatives:**

None

**Attachments:**

Resolution of Intention;

Resolution Ordering the Improvements;

Exhibits:

"A" Map showing annexed area details

"B" Map showing location of annexed areas within the City

"C" Listing of proposed Tax Roll Properties

"D" Engineer's Report Narrative

**City Manager Recommendation:**

**Recommended Motion (and Alternative Motions if expected):**

"I move to adopt Resolution No. 2006-01 Resolution Initiating Assessment District No. 02-09 "The Oaks 5 & 6/Ashley Grove 7, 8 &9" and adopt Resolution No. 2006-02 Ordering the Improvements for Assessment District No. 02-09 "The Oaks 5 & 6/Ashley Grove 7, 8 &9"."

**Review and Approval - As needed:**

**Department Head Review (Signature):**

**Risk Management Review (Signature):**

**City Attorney Review (Signature):**

**Administrative Services Finance Review (Signature):**

**Others:**

***Financial Impact***

**Funding Source:**

**Budget Recap:**

Total Estimated cost: \$	New Revenue: \$
Amount Budgeted: \$	Lost Revenue: \$
New funding required:\$	New Personnel: \$
Council Policy Change: Yes____	No_ X____

***Environmental Assessment Status***

**CEQA Review:**

Required? Yes No  
Review and Action: Prior:  
Required:

**NEPA Review:**

Required? Yes No  
Review and Action: Prior:  
Required:

**Tracking Information:** *(Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date)*

RESOLUTION 2006-01  
INITIATING ANNEXATION TO ASSESSMENT DISTRICT 02-09  
The Oaks 5 & 6/Ashley Grove 7, 8 & 9  
(Pursuant to Landscape and Lighting Act of 1972)

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The City Council proposes to annex additional area into an existing assessment district pursuant to the Landscaping & Lighting act of 1972 (Section 22500 and following, Streets & Highways Code) for the purpose of the following improvements:

Maintenance of turf, shrub area, irrigation systems, trees, walls, streets and any other applicable equipment or improvements that provide a benefit to property owners within the district.

2. The annexed district shall be designated Assessment District No.02-09, City of Visalia, Tulare County, California, and shall include the land shown on the map designated "Assessment Diagram Assessment District No. 02-09, City of Visalia, Tulare County, California", which map is on file with the City Clerk and is hereby approved and known as "The Oaks 5 & 6/Ashley Grove 7, 8 & 9".
3. The City Engineer of the City of Visalia is hereby designated engineer for the purpose of these formation proceedings. The City Council hereby directs the Engineer to prepare and file with the City Clerk a report in accordance with Article 4 of Chapter 1 of the Landscape & Lighting Act of 1972.

PASSED AND ADOPTED:

CLERK'S CERTIFICATION TO COUNTY AUDITOR

ASSESSMENT DISTRICT NO. 02-09  
The Oaks 5 & 6/Ashley Grove 7, 8 & 9  
(Pursuant to Landscaping & Lighting Act of 1972)

TO THE COUNTY AUDITOR OF THE COUNTY OF TULARE:

I hereby certify that the attached document is a true copy of that certain Engineer's Report, including assessments and assessment diagram, for Assessment District No. 02-09, City of Visalia, confirmed by the City Council of the City of Visalia on the 3<sup>rd</sup> day of October, 2005 by its Resolution No. 2006-01 & 02

This document is certified, and is filed with you, pursuant to Section 22641 of the Streets and Highways Code.



RESOLUTION NO. 2006-02

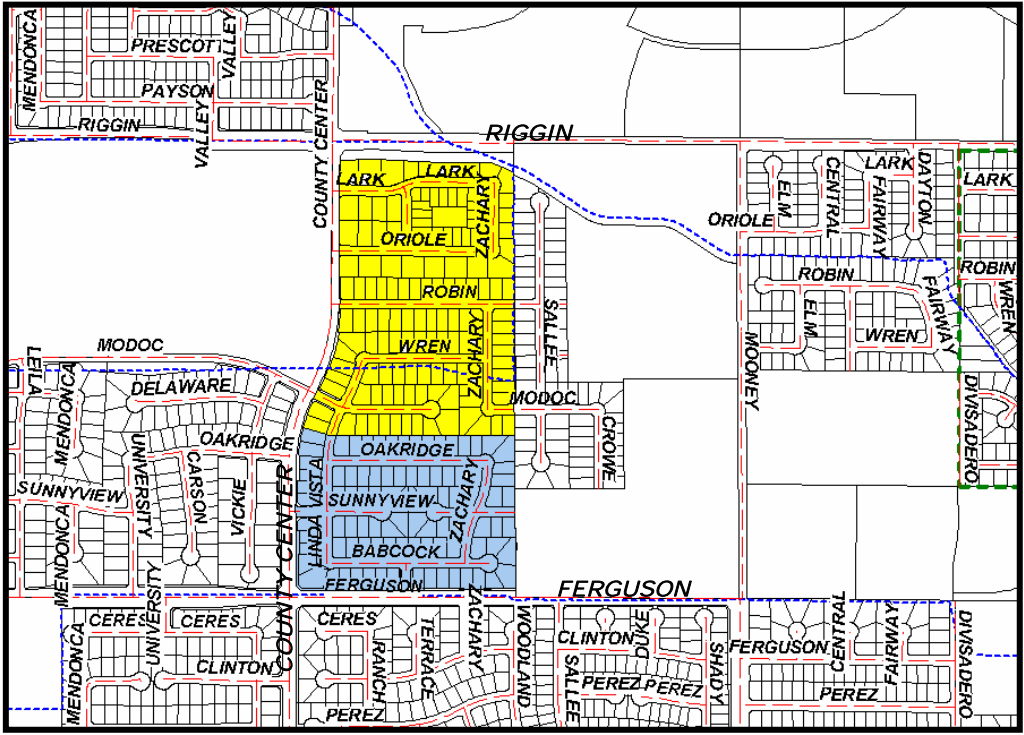
RESOLUTION ORDERING IMPROVEMENTS FOR  
ASSESSMENT DISTRICT NO. 02-09  
The Oaks 5 & 6/Ashley Grove 7, 8 & 9  
(Pursuant to the Landscape & Lighting Act of 1972)

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

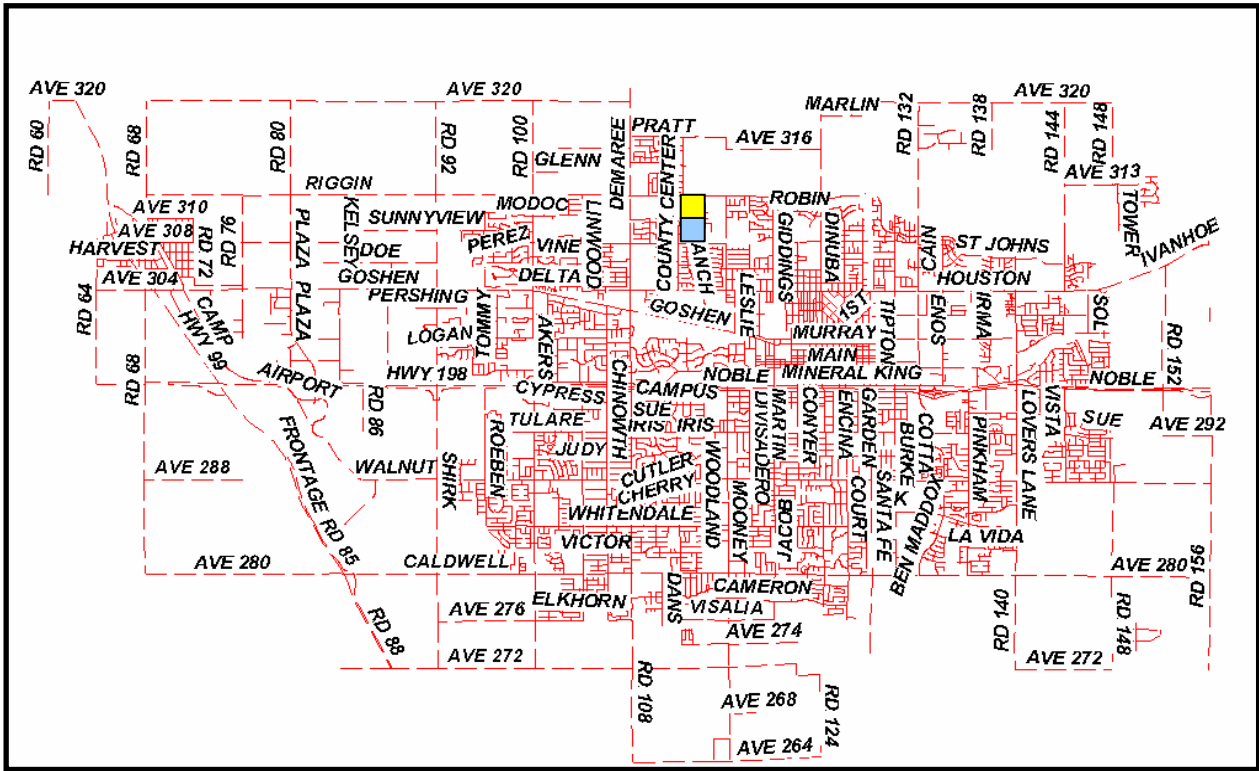
1. The City Council adopted its Resolution Initiating Proceedings for Assessment District No. 02-09, City of Visalia, Tulare County, California, and directed the preparation and filing of the Engineer's Report on the proposed formation.
2. The Engineer for the proceedings has filed an Engineer's Report with the City Clerk.
3. Owners of all land within the boundaries of the proposed landscape and lighting district have filed their consent to the formation of the proposed district, and to the adoption of the Engineer's Report and the levy of the assessments stated therein.
4. The City Council hereby orders the improvements and the formation of the assessment district described in the Resolution Initiating Proceedings and in the Engineer's Report.
5. The City Council hereby confirms the diagram and the assessment contained in the Engineer's Report and levies the assessment for the fiscal year 2005-06.
6. The City Council hereby forwards the following attachments to Tulare County Recorder's Office for recordation:
  - a. Clerk's Certification to County Auditor
  - b. Resolution Initiating Formation of the District
  - c. Resolution Ordering Improvements
  - d. Engineer's Report:
    - Exhibit A - Map showing location of the district within the City boundaries
    - Exhibit B - Map showing all parcels of real property within the Assessment District, and location of improvement areas within the district
    - Exhibit C - Assessment Roll
    - Exhibit D - Engineer's Report

PASSED AND ADOPTED

Exhibit A  
 Maps of Area(s) Within the Proposed Annexation  
 Ashley Grove 7, 8 & 9



- = Ashley Grove 7, 8 & 9 portions to be annexed
- = The Oaks 5 & 6 existing district





# Exhibit B Map of Parcels and Improvement Areas Within The District Ashley Grove 7, 8 & 9

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## ASHLEY GROVE, UNIT NO. 7 & 8



SHEET 2 OF 2

Exhibit C

TAX ROLL ASSESSMENT  
 THE OAKS 5 & 6/ASHLEY GROVE 7, 8 & 9  
 FISCAL YEAR 2004-05  
 Single Family Units

<u>APN #</u>	<u>Assessment</u>	<u>Owner</u>	<u>Unit #</u>	<u>District</u>
089340001	\$126.77	To Be Assigned	04-001	<b>The Oaks 5 &amp; 6/Ashley Grove 7, 8 &amp; 9</b>
089340002	\$126.77	To Be Assigned	04-002	<b>The Oaks 5 &amp; 6/Ashley Grove 7, 8 &amp; 9</b>
089340003	\$126.77	To Be Assigned	04-003	<b>The Oaks 5 &amp; 6/Ashley Grove 7, 8 &amp; 9</b>
089340004	\$126.77	To Be Assigned	04-004	<b>The Oaks 5 &amp; 6/Ashley Grove 7, 8 &amp; 9</b>
089340005	\$126.77	To Be Assigned	04-005	<b>The Oaks 5 &amp; 6/Ashley Grove 7, 8 &amp; 9</b>
089340006	\$126.77	To Be Assigned	04-006	<b>The Oaks 5 &amp; 6/Ashley Grove 7, 8 &amp; 9</b>
089340007	\$126.77	To Be Assigned	04-007	<b>The Oaks 5 &amp; 6/Ashley Grove 7, 8 &amp; 9</b>
089340008	\$126.77	To Be Assigned	04-008	<b>The Oaks 5 &amp; 6/Ashley Grove 7, 8 &amp; 9</b>
089340009	\$126.77	To Be Assigned	04-009	<b>The Oaks 5 &amp; 6/Ashley Grove 7, 8 &amp; 9</b>
089340010	\$126.77	To Be Assigned	04-010	<b>The Oaks 5 &amp; 6/Ashley Grove 7, 8 &amp; 9</b>
089340011	\$126.77	To Be Assigned	04-011	<b>The Oaks 5 &amp; 6/Ashley Grove 7, 8 &amp; 9</b>
089340012	\$126.77	To Be Assigned	04-012	<b>The Oaks 5 &amp; 6/Ashley Grove 7, 8 &amp; 9</b>
089340013	\$126.77	To Be Assigned	04-013	<b>The Oaks 5 &amp; 6/Ashley Grove 7, 8 &amp; 9</b>
089340014	\$126.77	To Be Assigned	04-014	<b>The Oaks 5 &amp; 6/Ashley Grove 7, 8 &amp; 9</b>
089340016	\$126.77	To Be Assigned	04-015	<b>The Oaks 5 &amp; 6/Ashley Grove 7, 8 &amp; 9</b>
089340017	\$126.77	To Be Assigned	04-016	<b>The Oaks 5 &amp; 6/Ashley Grove 7, 8 &amp; 9</b>
089340018	\$126.77	To Be Assigned	04-017	<b>The Oaks 5 &amp; 6/Ashley Grove 7, 8 &amp; 9</b>
089340019	\$126.77	To Be Assigned	04-018	<b>The Oaks 5 &amp; 6/Ashley Grove 7, 8 &amp; 9</b>
089340020	\$126.77	To Be Assigned	04-019	<b>The Oaks 5 &amp; 6/Ashley Grove 7, 8 &amp; 9</b>
089340021	\$126.77	To Be Assigned	04-020	<b>The Oaks 5 &amp; 6/Ashley Grove 7, 8 &amp; 9</b>
089340022	\$126.77	To Be Assigned	04-021	<b>The Oaks 5 &amp; 6/Ashley Grove 7, 8 &amp; 9</b>
089340023	\$126.77	To Be Assigned	04-022	<b>The Oaks 5 &amp; 6/Ashley Grove 7, 8 &amp; 9</b>
089340024	\$126.77	To Be Assigned	04-023	<b>The Oaks 5 &amp; 6/Ashley Grove 7, 8 &amp; 9</b>
089340025	\$126.77	To Be Assigned	04-024	<b>The Oaks 5 &amp; 6/Ashley Grove 7, 8 &amp; 9</b>
089340026	\$126.77	To Be Assigned	04-025	<b>The Oaks 5 &amp; 6/Ashley Grove 7, 8 &amp; 9</b>
089340027	\$126.77	To Be Assigned	04-026	<b>The Oaks 5 &amp; 6/Ashley Grove 7, 8 &amp; 9</b>
089340028	\$126.77	To Be Assigned	04-027	<b>The Oaks 5 &amp; 6/Ashley Grove 7, 8 &amp; 9</b>
089340029	\$126.77	To Be Assigned	04-028	<b>The Oaks 5 &amp; 6/Ashley Grove 7, 8 &amp; 9</b>
089340030	\$126.77	To Be Assigned	04-029	<b>The Oaks 5 &amp; 6/Ashley Grove 7, 8 &amp; 9</b>
089340031	\$126.77	To Be Assigned	04-030	<b>The Oaks 5 &amp; 6/Ashley Grove 7, 8 &amp; 9</b>
089340032	\$126.77	To Be Assigned	04-031	<b>The Oaks 5 &amp; 6/Ashley Grove 7, 8 &amp; 9</b>
089340033	\$126.77	To Be Assigned	04-032	<b>The Oaks 5 &amp; 6/Ashley Grove 7, 8 &amp; 9</b>
089350001	\$126.77	To Be Assigned	04-033	<b>The Oaks 5 &amp; 6/Ashley Grove 7, 8 &amp; 9</b>
089350002	\$126.77	To Be Assigned	04-034	<b>The Oaks 5 &amp; 6/Ashley Grove 7, 8 &amp; 9</b>
089350003	\$126.77	To Be Assigned	04-035	<b>The Oaks 5 &amp; 6/Ashley Grove 7, 8 &amp; 9</b>
089350004	\$126.77	To Be Assigned	04-036	<b>The Oaks 5 &amp; 6/Ashley Grove 7, 8 &amp; 9</b>
089350005	\$126.77	To Be Assigned	04-037	<b>The Oaks 5 &amp; 6/Ashley Grove 7, 8 &amp; 9</b>
089350006	\$126.77	To Be Assigned	04-038	<b>The Oaks 5 &amp; 6/Ashley Grove 7, 8 &amp; 9</b>
089350007	\$126.77	To Be Assigned	04-039	<b>The Oaks 5 &amp; 6/Ashley Grove 7, 8 &amp; 9</b>
089350008	\$126.77	To Be Assigned	04-040	<b>The Oaks 5 &amp; 6/Ashley Grove 7, 8 &amp; 9</b>
089350009	\$126.77	To Be Assigned	04-041	<b>The Oaks 5 &amp; 6/Ashley Grove 7, 8 &amp; 9</b>
089350010	\$126.77	To Be Assigned	04-042	<b>The Oaks 5 &amp; 6/Ashley Grove 7, 8 &amp; 9</b>
089350011	\$126.77	To Be Assigned	04-043	<b>The Oaks 5 &amp; 6/Ashley Grove 7, 8 &amp; 9</b>
089350012	\$126.77	To Be Assigned	04-044	<b>The Oaks 5 &amp; 6/Ashley Grove 7, 8 &amp; 9</b>
089340001	\$126.77	To Be Assigned	04-045	<b>The Oaks 5 &amp; 6/Ashley Grove 7, 8 &amp; 9</b>
089340002	\$126.77	To Be Assigned	04-046	<b>The Oaks 5 &amp; 6/Ashley Grove 7, 8 &amp; 9</b>

Exhibit C

TAX ROLL ASSESSMENT  
 THE OAKS 5 & 6/ASHLEY GROVE 7, 8 & 9  
 FISCAL YEAR 2004-05  
 Single Family Units

<u>APN #</u>	<u>Assessment</u>	<u>Owner</u>	<u>Unit #</u>	<u>District</u>
089350015	\$126.77	To Be Assigned	04-047	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
089350016	\$126.77	To Be Assigned	04-048	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
089350017	\$126.77	To Be Assigned	04-049	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
089350018	\$126.77	To Be Assigned	04-050	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
089350019	\$126.77	To Be Assigned	04-051	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
089350020	\$126.77	To Be Assigned	04-052	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
089350021	\$126.77	To Be Assigned	04-053	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
089350022	\$126.77	To Be Assigned	04-054	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
089350023	\$126.77	To Be Assigned	04-055	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
089350024	\$126.77	To Be Assigned	04-056	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
089350025	\$126.77	To Be Assigned	04-057	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
089350026	\$126.77	To Be Assigned	04-058	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
089350027	\$126.77	To Be Assigned	04-059	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
089350028	\$126.77	To Be Assigned	04-060	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
089350029	\$126.77	To Be Assigned	04-061	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
089350030	\$126.77	To Be Assigned	04-062	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
089350031	\$126.77	To Be Assigned	04-063	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
089350032	\$126.77	To Be Assigned	04-064	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
089350033	\$126.77	To Be Assigned	04-065	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
089350035	\$126.77	To Be Assigned	04-066	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
089350036	\$126.77	To Be Assigned	04-067	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
089350037	\$126.77	To Be Assigned	04-068	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
089350038	\$126.77	To Be Assigned	04-069	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
089350039	\$126.77	To Be Assigned	04-070	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
089350040	\$126.77	To Be Assigned	04-071	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
089350041	\$126.77	To Be Assigned	04-072	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
089350042	\$126.77	To Be Assigned	04-073	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
089350043	\$126.77	To Be Assigned	04-074	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
089350044	\$126.77	To Be Assigned	04-075	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
089350045	\$126.77	To Be Assigned	04-076	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
089350046	\$126.77	To Be Assigned	04-077	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
089350047	\$126.77	To Be Assigned	04-078	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
089350048	\$126.77	To Be Assigned	04-079	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
089350049	\$126.77	To Be Assigned	04-080	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
089350050	\$126.77	To Be Assigned	04-081	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
089350051	\$126.77	To Be Assigned	04-082	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
089350052	\$126.77	To Be Assigned	04-083	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
089350053	\$126.77	To Be Assigned	04-084	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
089350054	\$126.77	To Be Assigned	04-085	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
089350055	\$126.77	To Be Assigned	04-086	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
089350056	\$126.77	To Be Assigned	04-087	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
089350057	\$126.77	To Be Assigned	04-088	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
089350058	\$126.77	To Be Assigned	04-089	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
089350059	\$126.77	To Be Assigned	04-090	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
089350060	\$126.77	To Be Assigned	04-091	The Oaks 5 & 6/Ashley Grove 7, 8 & 9



Exhibit C

TAX ROLL ASSESSMENT  
 THE OAKS 5 & 6/ASHLEY GROVE 7, 8 & 9  
 FISCAL YEAR 2004-05  
 Single Family Units

<u>APN #</u>	<u>Assessment</u>	<u>Owner</u>	<u>Unit #</u>	<u>District</u>
to be assigned	\$126.77	To Be Assigned	04-139	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
to be assigned	\$126.77	To Be Assigned	04-140	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
to be assigned	\$126.77	To Be Assigned	04-141	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
to be assigned	\$126.77	To Be Assigned	04-142	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
to be assigned	\$126.77	To Be Assigned	04-143	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
to be assigned	\$126.77	To Be Assigned	04-144	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
to be assigned	\$126.77	To Be Assigned	04-145	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
to be assigned	\$126.77	To Be Assigned	04-146	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
to be assigned	\$126.77	To Be Assigned	04-147	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
to be assigned	\$126.77	To Be Assigned	04-148	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
to be assigned	\$126.77	To Be Assigned	04-149	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
to be assigned	\$126.77	To Be Assigned	04-150	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
to be assigned	\$126.77	To Be Assigned	04-151	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
to be assigned	\$126.77	To Be Assigned	04-152	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
to be assigned	\$126.77	To Be Assigned	04-153	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
to be assigned	\$126.77	To Be Assigned	04-154	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
to be assigned	\$126.77	To Be Assigned	04-155	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
to be assigned	\$126.77	To Be Assigned	04-156	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
to be assigned	\$126.77	To Be Assigned	04-157	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
to be assigned	\$126.77	To Be Assigned	04-158	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
to be assigned	\$126.77	To Be Assigned	04-159	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
to be assigned	\$126.77	To Be Assigned	04-160	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
to be assigned	\$126.77	To Be Assigned	04-161	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
to be assigned	\$126.77	To Be Assigned	04-162	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
to be assigned	\$126.77	To Be Assigned	04-163	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
to be assigned	\$126.77	To Be Assigned	04-164	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
to be assigned	\$126.77	To Be Assigned	04-165	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
to be assigned	\$126.77	To Be Assigned	04-166	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
to be assigned	\$126.77	To Be Assigned	04-167	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
to be assigned	\$126.77	To Be Assigned	04-168	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
to be assigned	\$126.77	To Be Assigned	04-169	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
to be assigned	\$126.77	To Be Assigned	04-170	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
to be assigned	\$126.77	To Be Assigned	04-171	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
to be assigned	\$126.77	To Be Assigned	04-172	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
to be assigned	\$126.77	To Be Assigned	04-173	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
to be assigned	\$126.77	To Be Assigned	04-174	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
to be assigned	\$126.77	To Be Assigned	04-175	The Oaks 5 & 6/Ashley Grove 7, 8 & 9
to be assigned	\$126.77	To Be Assigned	04-176	The Oaks 5 & 6/Ashley Grove 7, 8 & 9





Exhibit C

TAX ROLL ASSESSMENT  
THE OAKS 5 & 6/ASHLEY GROVE 7, 8 & 9  
FISCAL YEAR 2004-05  
Multi Family Units (4-plex)

<u>APN #</u>	<u>Assessment</u>	<u>Owner</u>	<u>Unit #</u>	<u>District</u>
to be assigned	\$339.77	To Be Assigned	04-047	The Oaks 5 & 6/ <b>Ashley Grove 7, 8 &amp; 9</b>
to be assigned	\$339.77	To Be Assigned	04-048	The Oaks 5 & 6/ <b>Ashley Grove 7, 8 &amp; 9</b>
to be assigned	\$339.77	To Be Assigned	04-049	The Oaks 5 & 6/ <b>Ashley Grove 7, 8 &amp; 9</b>
to be assigned	\$339.77	To Be Assigned	04-050	The Oaks 5 & 6/ <b>Ashley Grove 7, 8 &amp; 9</b>
to be assigned	\$339.77	To Be Assigned	04-051	The Oaks 5 & 6/ <b>Ashley Grove 7, 8 &amp; 9</b>
to be assigned	\$339.77	To Be Assigned	04-052	The Oaks 5 & 6/ <b>Ashley Grove 7, 8 &amp; 9</b>

## Exhibit D

ENGINEER'S REPORT OF THE CITY OF VISALIA  
LANDSCAPE AND LIGHTING  
DISTRICT 02-09  
The Oaks 5 & 6/Ashley Grove 7, 8 & 9  
FISCAL YEAR 2005-06

### General Description

This assessment district is located south of Riggin Avenue, North of Ferguson and West of County Center. Exhibit "A" is a map of assessment district 02-09 including the annexed portion. The district includes utilities for and the maintenance of the turf, shrubs, trees and other landscaping features, and also includes maintaining the integrity of any walls, irrigation systems and seeing that any acts of vandalism (graffiti, theft or damage) are mitigated in a timely fashion.

### Determination of Benefit

The purpose of landscaping is to provide an aesthetic impression for the area. The lighting is to provide safety and visual impressions for the area. The wall provides security, aesthetics, and sound suppression. The maintenance of the landscaping, lighting, wall and other items as listed above within the district is vital for the protection of both economic and humanistic values of the development. The City Council has determined that in order to preserve the values incorporated within developments the landscaping, lighting, walls and other items as listed above should be included in a maintenance district to ensure satisfactory levels of maintenance.

### Method of Apportionment

In order to provide an equitable assessment to all owners within the district, the following method of apportionment has been used. The total district assessment will be distributed to each single family lot equally, and each unit of a multi-family lot will be assessed 2/3 of a single Family lot. For a 4-unit multi-family lot, that lot will be assessed 2.668 times the single family lot assessment. For this annexation, there are 52 4-unit multi family lots that are each assessed 2.668 times the single family lot assessment.

### Estimated Costs

With this annexation 84 single family lots and 52 multi family lots are added to the district. With this annexation the annual cost per lot (equivalent) decreases from \$128.20 to \$126.77

The quantities and estimated costs are as follows:

Exhibit D

<b>Description</b>	<b>Unit</b>	<b>Amount</b>	<b>st per unit</b>	<b>Total Cost</b>
Turf Area	Sq. Ft.	28,907	\$0.135	\$3,902.45
Shrub Area	Sq. Ft.	41,837	\$0.135	\$5,648.00
Water	Sq. Ft.	70,744	\$0.050	\$3,537.20
Electricity	Sq. Ft.	70,744	\$0.008	\$565.95
Trees	Sq. Ft.	206	\$25.00	\$5,150.00
Street Lights	each	113	\$105.00	\$11,865.00
Project Management Costs	SingleFam	176	\$18.00	\$3,168.00
	MultiFam EQ	139.36	\$18.00	2508.48
TOTAL				\$36,345.07
10% Reserve Fund				\$3,634.51
GRAND TOTAL				\$39,979.58
COST PER LOT	Single Family	176	\$126.77	\$22,311.52
	Multit-Family	52	\$339.77	\$17,668.06
				\$39,979.58

Exhibit D

Annual Cost Increase

This assessment district shall be subject to an automatic annual increase derived by the following formula:

$$\text{year "n" assessment} = (\text{Error! Not a valid link.}) (1.05)^{(n-1)}$$

where "n" equals the age of the assessment district with year one (1) being the year that the assessment district was formed;

However, in no case shall the assessment be greater than 1) The actual cost of providing the benefit conferred to each parcel plus any prior years' deficit and less any carryover, as determined annually or; 2) a 10% increase over the prior year's assessment.

The reserve fund shall be replenished as necessary to maintain a level of 10% of the estimated maintenance cost so long as the annual assessment change does not exceed the limits identified above.

Example 1. The year four estimated costs are \$43,577.74 [a 9% increase over the base year assessment of \$39,979.58]. The ceiling on the assessment increase for year 4 would be \$46,281.36 [ceiling =  $(\$39,979.58) (1.05)^{(4-1)}$ ]. The assessment would be set at \$43,577.74 or the actual cost of providing the maintenance effort.

Example 2. The year four assessment is estimated at the actual cost of providing the maintenance effort of \$45,176.93 [a 7% increase over the previous year assessment and a 13.3% increase over the base year assessment]. The ceiling on the assessment increase for year 4 would be \$46,281.36 [ceiling =  $(\$39,979.58) (1.05)^{(4-1)}$ ]. The assessment would be set at \$46,281.36 or the actual cost of providing the maintenance effort because it is less than the ceiling amount and the year-to-year increase is less than the 10% cap on increases in any given year.

Example 3. The year four assessment is \$43,577.74 [a 9% increase over the base year assessment of \$39,979.58] and damage occurred to the masonry wall raising the year five assessment to \$48,775.09 [a 22% increase over the previous year assessment]. The year five assessment will be capped at \$47,935.52, a 10% increase over the previous year and under the ceiling of \$48,595.43 [ceiling =  $(\$39,979.58) (1.05)^{(5-1)}$ ]. The difference of \$ 839.57 will be recognized as a deficit and carried over into future years' assessment.

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Authorized City Engineer Approval Andrew Benelli

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Date

## City of Visalia Agenda Item Transmittal

**Meeting Date:** January 9, 2006

**Agenda Item Number (Assigned by City Clerk):** 12b(1)

**Agenda Item Wording:** Request authorization to file a Notice of Completion for Project No. 1241-00000-720000-0-9560-2005, the Demaree Street and Houston Avenue Traffic Signal Installation and Street Improvements.

**Deadline for Action:** None

**Submitting Department:** Community Development and Public Works Department

**Contact Name and Phone Number:**

David Jacobs 713-4492  
Fred Lampe 713-4270

For action by:

City Council  
 Redev. Agency Bd.  
 Cap. Impr. Corp.  
 VPFA

For placement on which agenda:

Work Session  
 Closed Session  
Regular Session:  
 Consent Calendar  
 Regular Item  
 Public Hearing

Est. Time (Min.): 1 min.

**Department Recommendation and Summary:** Staff recommends that authorization be given to file a Notice of Completion for Project No. 1241-00000-720000-0-9560-2005, the Demaree Street and Houston Avenue Traffic Signal Installation and Street Improvements.

This project widened the intersection of Demaree Street and Houston Avenue to serve the increasing traffic demands in northwest Visalia. Curb, gutter, and handicap ramps have been installed on all corners. Storm drain inlets have also been added.

Traffic signals with related pedestrian hardware and traffic detectors have been installed. The completed intersection utilizes right turn lanes and protected left turn lanes to handle greater traffic volumes.

All of the work has been completed on this project by Glen Wells Construction Company, Inc. at a final cost of \$396,163.25. The contract amount for this job was \$392,045.29. The overage of \$4,117.96 (1.1%) was due to five changes.

- 1) A storm water drain inlet was relocated in the field. A pipe elbow and extra length of pipe were purchased and installed to connect the inlet at the new location.
- 2) While trenching a storm drain line an empty and unmarked Edison conduit was damaged. Edison and the City of Visalia agreed to share in the repair cost. (Cost of change order 1 and 2 was \$2,534.96)

- 3) Less asphalt paving was required due to paving done by the adjacent Country Club Subdivision. (Credit of \$1,269.00)
- 4) During construction of the signal project a separate project installed curbs on Demaree Street and Houston Avenue as part of The Country Club Subdivision. The city requested the portions of Demaree Street and Houston Avenue adjacent to the signal project be paved. The additional paving required that two additional advance loop detectors be installed for the traffic signal. (Cost of \$1,782.50)
- 5) Repaired the existing irrigation system and landscaping due to relocation of signal equipment to avoid existing underground utilities. (Cost of \$1,069.50)

**Prior Council/Board Actions:** Award of contract on May 16, 2005.

**Committee/Commission Review and Actions:** None

**Alternatives:** None

**Attachments:** Location Sketch

**City Manager Recommendation:**

**Recommended Motion (and Alternative Motions if expected):**

I move to authorize filing the Notice of Completion for Project No. 1241-00000-720000-0-9560-2005 the Demaree Street and Houston Avenue Traffic Signal Installation and Street Improvements.

***Financial Impact***

**Funding Source:**

Account Number: 1241 (Transportation Impact)

**Budget Recap:**

Total Estimated cost: \$490,000	New Revenue:	\$
Amount Budgeted: \$490,000	Lost Revenue:	\$
New funding required:\$	New Personnel:	\$
Council Policy Change: Yes_____	No <u>X</u>	

Copies of this report have been provided to:

**Environmental Assessment Status**

**CEQA Review:**

Required? Yes  No  
Review and Action: Prior: Negative Declaration - 2003  
Require:

**NEPA Review:**

Required? Yes  No   
Review and Action: Prior:  
Require:

**Tracking Information:** *(Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date)*  
*Record a Notice of Completion with the County Recorder*  
*Pay Contractor the 10% withholding 35 days from recording date.*

**Review and Approval - As needed:**

**Department Head Review (Signature):**

**Risk Management Review (Signature):**

**City Attorney Review (Signature):**

**Administrative Services Finance Review (Signature):**

**Others:**



**City of Visalia  
Agenda Item Transmittal**

**Meeting Date:** January 9, 2006

**Agenda Item Number (Assigned by City Clerk):** 12b(2)

**Agenda Item Wording:** Request authorization to file a Notice of Completion for Amber Crossing Unit #1 & #2, containing 41 & 31 lots respectively, located northeast of the Ferguson and Roeben intersection.

**Deadline for Action:** None

**Submitting Department:** Community Development & Public Works Department

**Contact Name and Phone Number:**

Norm Goldstrom – 713-4638  
Andrew Benelli – 713-4340

For action by:

- City Council
- Redev. Agency Bd.
- Cap. Impr. Corp.
- VPFA

For placement on which agenda:

- Work Session
- Closed Session
- Regular Session:
  - Consent Calendar
  - Regular Item
  - Public Hearing

Est. Time (Min.): 1 Min.

**Department Recommendation and Summary:** The recommendation is that City Council give authorization to file a Notice of Completion as all the necessary improvements for this subdivision have been completed and are ready for acceptance by the City of Visalia. The subdivision was developed by Mangano Homes Inc., A California Partnership. Mangano Homes Inc. has submitted maintenance bonds in the amount of \$75,423.70 & \$12,848.55 as required by the Subdivision Map Act to guarantee the improvements against defects for one year.

**Prior Council/Board Actions:** Final Map recording was approved at Council meeting of November 15, 2004 for Unit #1 and January 10, 2005 for Unit #2.

**Committee/Commission Review and Actions:** The tentative subdivision map for Amber Crossing Unit #1 & #2 was approved by Planning Commission on July 12, 2004.

**Alternatives:** N/A

**Attachments:** Location sketch and vicinity map.

**City Manager Recommendation:**

**Recommended Motion (and Alternative Motions if expected):**

I hereby authorize filing a Notice of Completion for Amber Crossing Unit #1 & #2

**Financial Impact**

**Funding Source:**

Account Number: \_\_\_\_\_ (Call Finance for assistance)

**Budget Recap:**

Total Estimated cost: \$	New Revenue: \$
Amount Budgeted: \$	Lost Revenue: \$
New funding required: \$	New Personnel: \$
Council Policy Change: Yes_____ No_____	

Copies of this report have been provided to:

**Environmental Assessment Status**

**CEQA Review:**

Required? Yes No  
Review and Action: Prior: Environmental finding completed for tentative subdivision map.  
Required:

**NEPA Review:**

Required? Yes No  
Review and Action: Prior:  
Required:

**Tracking Information:** (*Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date*)

**Review and Approval - As needed:**

**Department Head Review (Signature):**

**Risk Management Review (Signature):**

**City Attorney Review (Signature):**

**Administrative Services Finance Review (Signature):**

**Others:**

**City of Visalia**  
**Agenda Item Transmittal**

**Meeting Date:** January 9, 2006

**Agenda Item Number (Assigned by City Clerk):** 12b(3)

**Agenda Item Wording:** Request authorization to file a Notice of Completion for Project No. 1611-720000-0-0-9618-2003, Tree Planting along Noble, Mineral King and Lovers Lane.

**Deadline for Action:** None

**Submitting Department:** Public Works Department

**Contact Name and Phone Number:** Michael Carr 713-4595,  
Jim Funk 713-4540

For action by:

City Council  
 Redev. Agency Bd.  
 Cap. Impr. Corp.  
 VPFA

For placement on which agenda:

Work Session  
 Closed Session  
Regular Session:  
 Consent Calendar  
 Regular Item  
 Public Hearing

Est. Time (Min.): 1 min.

**Department Recommendation and Summary:**

Staff recommends that authorization be given to file a Notice of Completion for Project No. 1611-720000-0-0-9618-2003, Tree Planting along Noble, Mineral King and Lovers Lane. A map of the project area is attached. The project included planting approximately 240 Valley Oak trees over three locations: the median on Lovers Lane from south of Highway 198 to K Avenue; and on the Noble and Mineral King Avenues between Mooney Boulevard and Akers St. A new irrigation system was also installed for the trees planted by this project.

All of the work has been completed on this project by Sierra Range Construction at the agreement price of \$217,347.88. The project went smoothly, and there were no Construction Change Orders.

**Prior Council/Board Actions:** Award of contract on October 18, 2004.

**Committee/Commission Review and Actions:** None

**Alternatives:** None

**Attachments:** Location Map

**City Manager Recommendation:**

**Recommended Motion (and Alternative Motions if expected):**

I hereby move to authorize filing a Notice of Completion for Project No. 1611-720000-0-0-9618-2003, Tree Planting along Noble, Mineral King and Lovers Lane.

Copies of this report have been provided to:

**Financial Impact**

**Funding Source:**

Account Number: 1611 – Transportation Funds

**Budget Recap:**

Total Estimated cost:	\$217,347.88	New Revenue:	\$
Amount Budgeted:	\$217,347.88	Lost Revenue:	\$
New funding required:	\$	New Personnel:	\$
Council Policy Change:	Yes ___	No	<u>X</u>

**Environmental Assessment Status**

**CEQA Review:**

Required? Yes  No   
Review and Action: Prior: Categorical Exemption Filed  
Require:

**NEPA Review:**

Required? Yes  No   
Review and Action: Prior: Categorical Exclusion Filed  
Require:

**Tracking Information:** *(Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date)*  
Record a Notice of Completion with the County Recorder  
Pay Contractor the 10% withholding 35 days from recording date.

**Review and Approval - As needed:**

**Department Head Review (Signature):**

**Risk Management Review (Signature):**

**City Attorney Review (Signature):**

**Administrative Services Finance Review (Signature):**

**Others:**

## City of Visalia Agenda Item Transmittal

**Meeting Date:** January 9, 2006

**Agenda Item Number (Assigned by City Clerk):** 12c

**Agenda Item Wording:** "Authorization to bid the public improvements for Mineral King Sanitary Sewer Improvement Project without the requirement for payment of prevailing wages pursuant to Resolution No. 83-02. Project No. 231-00000-720000-0-9819-2005."

**Deadline for Action:** January 9, 2006

**Submitting Department:** Public Works / Engineering

**Contact Name and Phone Number:**

Manuel Molina 713-4491  
David Jacobs 713-4492

For action by:

- City Council
- Redev. Agency Bd.
- Cap. Impr. Corp.
- VPFA

For placement on which agenda:

- Work Session
- Closed Session
- Regular Session:
- Consent Calendar
- Regular Item
- Public Hearing

Est. Time (Min.): 3 min.

**Department Recommendation and Summary:** Staff recommends that the City Council authorize construction of the Mineral King Sanitary Sewer Improvement Project without the requirements for payment of prevailing wages pursuant to Resolution No. 83-02. Project No. 231-00000-720000-0-9819-2005.

The project is generally located on Mineral King Avenue between Locust and Stevenson Streets parallel to Highway 198. Generally the project is driven by the update to the 1994 Sanitary Sewer Master Plan. The update is currently under review by staff and will be presented to City Council in early 2006. The computer model of the City's sanitary sewer system used in the update indicates an existing deficiency in the Mineral King trunk line. The project to replace the Mineral King line is scheduled for Phase II, 2006-2010 sanitary sewer Capital Improvement Project (CIP) program but, in order to sustain with the City's proposed East Downtown Civic Center Master Plan and Kaweah Delta District Hospital's current and future expansions, the City must move forward with the project earlier than anticipated.

The Mineral King Sanitary Sewer Improvement Project consists of installing approximately 2100 linear feet of 36-inch sanitary sewer and replacing a section of deficient sanitary sewer west of West Street on Mineral King. The Project is currently being bid and the engineers estimate for the project is \$576,340. There are sufficient funds in the sanitary sewer enterprise account to fund the project.

Council is empowered to authorize the construction of capital improvement projects without the requirement of paying prevailing wage if only locally generated funds are used to pay for the project. In this case, the City will use locally generated wastewater operations funds to finance the project.

**Prior Council/Board Actions:** N/A

**Committee/Commission Review and Actions:** None

**Alternatives:** Bid as prevailing wage project.

**Attachments:** Location Maps

**Recommended Motion (and Alternative Motions if expected):** I move to authorize the bid for construction of the Mineral King Sanitary Sewer Improvement Project without the requirement for payment of prevailing wages pursuant to Resolution No. 83-02. Project No.1231-00000-720000-0-9819-2005.

**City Manager Recommendation:**

***Financial Impact***

**Funding Source:**  
Account Number: 1231-00000-720000-0-9819-2005

**Budget Recap:**

Total Estimated cost: \$ 576,340	New Revenue:	\$
Amount Budgeted: \$	Lost Revenue:	\$
New funding required:\$	New Personnel:	\$
Council Policy Change: Yes ___	No <u>X</u>	

Copies of this report have been provided to:

***Environmental Assessment Status***

**CEQA Review:**  
Required? Yes  No  
Review and Action: Prior: Required:

**NEPA Review:**  
Required? Yes  No   
Review and Action: Prior: Required:

**Tracking Information:** *(Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date)*

**Review and Approval - As needed:**

**Department Head Review (Signature):**

**Risk Management Review (Signature):**

**City Attorney Review (Signature):**

**Administrative Services Finance Review (Signature):**

**Others:**