

Visalia City Council Agenda



For the special meeting of: Monday, September 25, 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

All items listed under the Consent Calendar are considered to be routine and will be enacted by one motion. If anyone desires discussion on any item on the Consent Calendar, please contact the City Clerk who will then request that Council make the item part of the regular agenda.

WORK SESSION

5:00 p.m.

Public Comment on Work Session Items -

1. Presentation "Moving Forward" by Chief of Police Bob Carden.
2. Discussion of the assumptions, conclusions, and options found in the study completed by Provost and Pritchard for the establishment and operation of a City owned water system, and recommending that the City of Visalia continue the current working relationship with California Water Company.

**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)

3. Authorization for the City Manager to execute the Third Amendment of the Amended and Restated Ground Lease with the Sethi Family Trust, Vijay and Aruna Dua and the Baz Family Trust for the John Jay Inn and consent to assignment of the lease.
4. Item removed from the agenda.

5. Conference with Real Property Negotiators (G.C. 54956.8)
Property: located at 300-320 N. Tipton, APN 094-240-026
Under Negotiation: Price, terms, conditions of potential purchase and sale agreement
Negotiators: Steve Salomon, Michael Olmos, Colleen Carlson, Southern California Gas Company
6. Conference with Real Property Negotiators (G.C. 54956.8)
Property: 210 - 216 N. Tipton (APN 094-240-030 and 094-240-031)
Under Negotiation: Price, terms, conditions of potential purchase and sale agreement
Negotiators: Steve Salomon, Michael Olmos, Colleen Carlson, Ken Kugler representing Duval L & Margaret A. Kugler

REGULAR SESSION

7:00 p.m.

PLEDGE OF ALLEGIANCE

INVOCATION - Reverend Richard James, St. Paul's Episcopal Church

SPECIAL PRESENTATIONS/RECOGNITION

Proclamation presentation in recognition of "Life Insurance Awareness Month".

CITIZENS REQUESTS - This is the time for members of the public to comment on any matter within the jurisdiction of the Visalia City Council. This is also the public's opportunity to request that a Consent Calendar item be removed from that section and made a regular agenda item 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.

CHANGES TO THE AGENDA/ITEMS TO BE PULLED FOR DISCUSSION

7. **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 solicit letters of interest from development teams regarding purchase of approximately 12,400 square feet of City-owned property located at 401 E. Acequia Avenue (southeast corner of Acequia and Santa Fe Street) for construction of a mixed use, multi-story, downtown project.
- c) Authorization to award a contract for the 2007 Major Street Overlay – Demaree Street project, including bid Alternative A, to Glen Wells Construction Co. in the amount of \$724,593.02. Project No. 1241-00000-720000-0-9723-2005.
- d) Adopt **Resolution 2006-93** authorizing the application for a grant from the Recreation Trails Program in the amount of \$148,600 to construct a ten foot wide asphalt path along Packwood Creek between Tulare Ave. and south of Noble Ave.
- e) Approval to finalize the members of the Ad Hoc Committee to Study the Feasibility of a joint venture to establish a year-round Aquatic Center.
- f) Request authorization to file a Notice of Completion for the following:
 - 1. South Cameron Creek Unit 1, containing 76 lots, located south of Cameron Avenue and west of Court Street
 - 8. PUBLIC HEARING -Presentation and discussion of angled parking along the south side of Center Avenue between Bridge Street and Conyer Street and additional angled will also be added parking along various roadways in the downtown area. Authorize staff to seal the road way surface of Center Avenue between Bridge Street and Conyer Street and re-stripe Center Avenue for angled parking along the south side of Center Street. **Resolution No. 2006-94 required.**

REPORT ON ACTIONS TAKEN IN CLOSED SESSION

REPORT OF CLOSED SESSION MATTERS FINALIZED BETWEEN COUNCIL MEETINGS

Upcoming Council Meetings

Monday, October 2, 2006

Monday, October 16, 2006

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: September 25, 2006

Agenda Item Number (Assigned by City Clerk): 1

Agenda Item Wording: Police Department presentation providing specific updated information on issues being addressed by the department, including recruiting and staffing levels, crime statistics, gang suppression and intervention efforts, Measure T update and precinct status.

Deadline for Action: N/A

Submitting Department: Police Department

Contact Name and Phone Number: Chief Bob Carden, xt. 4215

Department Recommendation: N/A

Summary/background: The purpose of this Power Point Presentation is to provide the City Council with current and updated information on topics the Police Department believes will be of interest to City Council members.

Prior Council/Board Actions: N/A

Committee/Commission Review and Actions: N/A

Alternatives: N/A

Attachments: Power Point presentation

Recommended Motion (and Alternative Motions if expected): N/A

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.): 20

Review:

Dept. Head _____

Finance _____

City Atty _____

City Mgr _____

Environmental Assessment Status

CEQA Review: N/A

NEPA Review: N/A

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)*

Copies of this report have been provided to:

City of Visalia Agenda Item Transmittal

Meeting Date: September 25, 2006

Agenda Item Number (Assigned by City Clerk): 2

Agenda Item Wording: Discussion of the assumptions, conclusions, and options found in the study completed by Provost and Pritchard for the establishment and operation of a City owned water system, and recommending that the City of Visalia continue the current working relationship with California Water Company.

Deadline for Action: None

Submitting Department: Public Works Department

Contact Name and Phone Number:

David Jacobs 713-4492
Andrew Benelli 713-4340

Department Recommendation:

The Public Works Department recommends not forming a City owned water system and continuing the current working relationship the City has with California Water Company.

Background: In December, 2004 a Request for Proposals (RFP) was distributed to study the feasibility for the City to develop a City-Owned and operated Water Service System which would be independent from the California Water Company system. At the May 2, 2005 City Council meeting the City awarded a contract to Provost and Pritchard to complete the feasibility study. The Building Industry Association and interested developers agreed to pay \$25,000 of the \$98,500 fee for this work.

The following is a list of milestones and meetings that were held with Provost and Pritchard, BIA and City Staff:

- June 13, 2005 - Kick off meeting
- September 2005 – Administrative draft study
- October 5, 2005 – Meeting with stake holders
- January 2006 – Final draft study
- March 7, 2006 – Meeting to discuss final draft
- June 2006 – Final study
- August 7, 2006 – California Water 30 day comment period began
- September 5, 2006 – Received California Water comments.

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 Min.

Review:

Dept. Head _____
(Initials & date required)

Finance _____
City Atty _____
(Initials & date required or N/A)

City Mgr _____
(Initials Required)

If report is being re-routed after revisions leave date of initials if no significant change has affected Finance or City Attorney Review.

The study included evaluation of existing conditions, land use, water supply alternatives, regulatory requirements and fiscal viability. Four potential areas were studied; these areas are located northwest of the City (Area 1), north of the City (Area 2), the western portion of the City (Area 3), and the south of the City (Area 4). These areas are shown in the included map. The basis of the study was that multiple wells will be needed (wells spaced every ½ mile) along with an above ground storage tank as recommended by Title 22 of the California Code of regulations. In order to adequately look at the feasibility of the water system a base set of assumptions were used. These assumptions were:

1. Water is available
2. Water quality is acceptable (no initial treatment required)
3. Anticipated growth rate is service area = 500 to 1000 new connections per year
4. Water demand = 259 gallons per capita per day
5. New wells will pump 1000 gallons per minute
6. Wells will have ½ mile spacing
7. \$3.9 million operating budget for full scale operation
8. Monthly service charges are to fund annual operating and maintenance costs
9. Connection fees to fund capital development costs

The study concluded that Area 1 and Area 4 are viable for a City owned water system with rates similar to California Water Company (CalWater) rates. The City will need some type of financing to start the City owned water system. The study estimates that over the first seven years a total of \$16.8 million will be needed for backbone infrastructure in Areas 1 and 4. The study also estimates that Areas 1 and 4 will have a total of 3,894 connections by the end of the seventh year.

Positives of starting a City owned water system

1. Local control of the water system (CalWater is based in San Jose)
2. Ability to turn water off for non payment of sewer, water, or garbage bill
3. No California Public Utility Commission oversight.

Negatives of Starting a City owned water system

1. Two year start up time
2. Large initial capital needed
3. More city employees needed
4. Startup system would lack the redundancy that CalWater offers
5. Higher annual operating cost compared to CalWater
6. City assumes risk if development does not continue as projected in the study
7. Connection fees are projected to be higher
8. Economy of scale (the startup system will be more expensive to operate).

Other Options available to the City of Visalia

1. Form a City owned water system.
2. City owns all new water lines installed in the study areas and contracts with CalWater to supply the water and maintain the lines. This will require an agreement with CalWater and some type of impact fee to cover the main line installations that are serving more than one subdivision.
3. City installs new wells in the service area and contract with CalWater to operate and maintain the wells. This will require an agreement with CalWater and some type of impact fee to fund the construction of the wells.
4. A combination of 2 and 3.

Attachments: Location Map, Executive summary, California Water Company comments.

City Manager Recommendation:

Recommended Motion (and Alternative Motions if expected):
The Public Works Department recommends not forming a City owned water system and continuing the current working relationship the City has with California Water Company.

Funding Source:
Account Number: (Traffic Impact Fees)
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
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*)
None

Copies of this report have been provided to:

City of Visalia
Agenda Item Transmittal

Meeting Date: September 25, 2006

Agenda Item Number (Assigned by City Clerk): 7b

Agenda Item Wording: Request for authorization to solicit letters of interest from development teams regarding purchase of approximately 12,400 square feet of City-owned property located at 401 E. Acequia Avenue (southeast corner of Acequia and Santa Fe Street) for construction of a mixed use, multi-story, downtown project.

Deadline for Action: None.

Submitting Department: Administration and Community Development

Contact Name and Phone Number: Mike Olmos 713-4332

Department Recommendation: Staff recommends that Council authorize solicitation of letters of interest to qualified firms experienced in downtown mixed use development regarding purchase of City-owned property containing approximately 12,400 square feet and located at 401 E. Acequia Avenue including design and construction of a mixed use, multi-story downtown project. Steps to accomplish this objective will include:

1. Solicit letters of interest from qualified development companies with experience in downtown mixed use projects.
2. Establish key parameters for development of the site including, but not limited to:
 - Mixed use project (retail and/or offices and/or upper floor residential)
 - Demonstrated architectural capacity to deliver high quality design
 - Minimum 3 story
 - Demonstrated ability to finance, build, & manage such projects
 - Ability to deliver projects on time

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

Review:

Dept. Head _____
(Initials & date required)

Finance _____
City Atty _____
(Initials & date required or N/A)

City Mgr _____
(Initials Required)

If report is being re-routed after revisions leave date of initials if no significant change has affected Finance or City Attorney Review.

3. Return to Council with an evaluation of proposals and recommendation on a limited number of firms to negotiate a potential purchase and development agreement.

The 12,400 square foot site represents the north half of a 24,881 square foot City owned parcel that is currently used for public parking.

Summary/background: The City owns a 24,881 sq. ft. (.57 acre) parcel located at the southeast corner of Acequia and Santa Fe. This site has been used in past years as a public parking lot (67 spaces), however, it is rarely fully utilized for parking because of its outlying location and the availability of parking in the Acequia/Bridge parking structure and at the Convention Center. The site is strategically situated at the intersection of Acequia and Santa Fe, the intersection of a collector (Acequia) street and arterial (Santa Fe) street in the downtown. Santa Fe does not currently function as an arterial street; however, its status as an arterial will be fulfilled in the future when the City constructs a vehicular bridge over State Highway 198 starting in 2007. This will enable Santa Fe to function as a significant north-south thoroughfare across the City and a major access route to the downtown. In addition, future widening and the northerly extension of Santa Fe to St. John's Parkway is planned and made possible by the recent purchase of railroad right of way along its entire alignment.

Considerable interest exists for the development of mixed use complexes in the downtown. The location and vibrancy of downtown has created a growing market for office development as a compatible use to retail activity. In addition, interest continues to grow for development of downtown housing. Mixed use downtown development has shown itself to be a viable product in vibrant downtowns, and staff believes it can be successfully accomplished in Downtown Visalia. The upcoming opening of Crawdaddy's Restaurant will showcase a contemporary example of downtown mixed use development.

The strategic location of the Santa Fe and Acequia property makes it a prime opportunity site for mixed use development. Staff therefore recommends that half of the site be made available for private sector investment. Development of a successful mixed use project at this location will encourage other private sector development in the East Downtown as contemplated by Council in the East Downtown Strategic Plan. Therefore, Staff requests Council authorization to issue a Request For Proposals to qualified development firms for a future mixed use project on this site. The RFP will include the design parameters described above (mixed use, multi-story). Staff also requests Council direction on any other design parameters desired for the project.

Prior Council/Board Actions: February, 2005 - Closed session discussion regarding potential sale of site to an interested developer.

Committee/Commission Review and Actions: None.

- Alternatives:** 1. Do not issue RFP and retain site as a parking lot.
2. Select another strategy for development of site.

Attachments: Location Map

Recommended Motion (and Alternative Motions if expected): Move to authorize Staff to issue a Request For Proposals for a mixed use project on approximately 12,400 square feet of the Santa Fe/Acequia site subject to key design parameters; staff to return to Council with an evaluation of proposals and recommendation for selection of most qualified firms with which to enter into property and development agreement negotiations.

Environmental Assessment Status

CEQA Review:

NEPA Review:

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)*

Copies of this report have been provided to:

**City of Visalia
Agenda Item Transmittal**

Meeting Date: September 25, 2006

Agenda Item Number (Assigned by City Clerk): 7c

Agenda Item Wording: Award a contract for the 2007 Major Street Overlay – Demaree Street project, including bid Alternative A, to Glen Wells Construction Co. in the amount of \$724,593.02. Project No. 1241-00000-720000-0-9723-2005.

Deadline for Action: September 29, 2006 (30 days after bid opening)

Submitting Department: Public Works / Engineering Design

Contact Name and Phone Number:
Michael Carr 713-4595; Jim Funk 713-4540;
David Jacobs 713-4492

Department Recommendation:

Staff recommends that the City Council award a contract to Glen Wells Construction Co. of Visalia, Ca., in the amount of \$724,593.02 for the 2007 Major Street Overlay – Demaree Street; Project No. 1111-00000-720000-0-09682-2005.

Discussion:

The 2007 Major Street Overlay – Demaree Street project will resurface and stripe Demaree Street from Orchard Avenue at the south end to Noble Avenue at the north. Demaree is an arterial-classification roadway and an important north-south corridor through Visalia.

The project was bid as a base project which covered Demaree from Whitendale Avenue north to Noble Avenue, and with a separate “Alternative A,” which would extend the project south to Orchard Avenue only if the bids were within the budgeted amount. The bids were ranked based on the base project bid only.

On August 31, 2006, Engineering Staff opened four (4) bids submitted for the 2007 Major Street Overlay – Demaree Street project. The results of the bid opening (with and without Alternative A) are as follows:

1. <i>Glen Wells Construction Co.</i>	<i>Visalia</i>	\$ 571,231.70
<i>(with Alternative A)</i>		\$ 724,593.02

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

Review:

Dept. Head _____
(Initials & date required)

Finance _____
City Atty _____
(Initials & date required or N/A)

City Mgr _____
(Initials Required)

If report is being re-routed after revisions leave date of initials if no significant change has affected Finance or City Attorney Review.

2. <i>Lee's Paving, Inc.</i> (with Alternative A)	<i>Visalia</i>	\$ 579,012.00 \$ 747,563.00
3. <i>Foster and Sons</i> (with Alternative A)	<i>Sanger</i>	\$ 582,337.34 \$ 745,929.94
4. <i>Seal Rite Paving.</i> (with Alternative A)	<i>Clovis</i>	\$ 651,322.47 \$ 826,717.35

The Engineer's Estimate for the construction contract, including Alternative A, was \$808,741.50. The project budget is \$772,000 from the 1111 Fund (Gas Tax Fund) to cover the total cost of the project including construction management, inspections, surveying and testing. Based upon the funds available, staff recommends awarding the project to Glen Wells Construction Co. for the amount of \$724,593.02, which does include Alternative A.

Prior Council/Board Actions: None

Committee/Commission Review and Actions: None

Alternatives: None recommended

Attachments: 1. Location Map
2. Bid Summary

City Manager Recommendation:

Recommended Motion (and Alternative Motions if expected): I move to award a contract for the 2007 Major Street Overlay – Demaree Street project, including bid Alternative A, to Glen Wells Construction Co. in the amount of \$724,593.02.

Financial Impact

Funding Source:

Account Number: 1111-00000-720000-0-9682-2005

Budget Recap:

Total Estimated cost: \$ 772,000.00	New Revenue: \$
Amount Budgeted: \$ 772,000.00	Lost Revenue: \$
New funding required: \$ 0.00	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 X

Review and Action: Prior: Required: This project is considered routine maintenance of an existing facility.

NEPA Review:

Required? Yes No X

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)*

**City of Visalia
Agenda Item Transmittal**

Meeting Date: September 25, 2006

Agenda Item Number (Assigned by City Clerk): 7d

Agenda Item Wording: Adopt Resolution 06-93 authorizing the application for a grant from the State of California Recreation Trails Program in the amount of \$148,600 to construct a ten foot wide asphalt path along Packwood Creek between Tulare Ave. and south of Noble Ave in the southeast part of the City.

Deadline for Action: September 25, 2006

Submitting Department: Park and Recreation Department

Contact Name and Phone Number: Paul Shepard 713-4209

Department Recommendation: Authorize the submission of an application for a grant from the State of California Recreation Trails Program in the amount of \$148,600 to construct a ten foot wide asphalt path along Packwood Creek between Tulare Ave. and south of Noble Ave in the southeast part of the City.

Summary/background: Staff recommends that the Council adopt Resolution 06-93 authorizing the application for a grant from the Recreation Trails Program in the amount of \$148,600 to construct a ten foot wide asphalt path approximately one half mile along Packwood Creek between Tulare Ave. and south of Noble Ave. The California Parks and Recreation Department administers the grant program and funding is provided through the Transportation Equity Act for the 21st Century. Grant applications are due October 1, 2006 and, if successful, funding would be available after July, 2007.

The City has completed acquisition of approximately 3.6 acres of riparian area along Packwood Creek between Tulare Ave. and Noble Ave. The proposed project will construct a multi-purpose trail on the north side of Packwood Creek and install additional landscaping, trash receptacles, and a bench. This project is part of the Waterway and Trail Master Plan to construct a multi-use trail along Packwood Creek. The long range goal is to continue the trail to connect to the future community park site on Road 152. Several development projects are now being planned adjacent to the proposed trail.

Funding for the twenty percent match requirement has been appropriated in the Waterways Fund (1251) in the 2006-07 CIP budget. Staff will also be contacting potential partners such as

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.): _____

Review:

**Dept. Head VAE 9-20-06
(Initials & date required)**

**Finance _____
City Atty _____
(Initials & date required
or N/A)**

**City Mgr _____
(Initials Required)**

If report is being re-routed after revisions leave date of initials if no significant change has affected Finance or City Attorney Review.

the Park and Recreation Foundation, the Urban Tree Foundation, and others for matching funds and in-kind contributions.

Prior Council/Board Actions:

Committee/Commission Review and Actions: At the September 5, 2006 meeting, the Bicycle, Pedestrian and Waterway Trails committee moved to support the application for this grant.

Alternatives: No action.

Attachments: Site map.

Recommended Motion (and Alternative Motions if expected): Adopt Resolution 06-93 authorizing the application for a grant from the State of California Recreation Trails Program in the amount of \$148,600 to construct a ten foot wide asphalt path along Packwood Creek between Tulare Ave. and south of Noble Ave.

Environmental Assessment Status

CEQA Review: Yes

NEPA Review: Yes

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)*

Copies of this report have been provided to:

**City of Visalia
Agenda Item Transmittal**

Meeting Date: September 25, 2006

Agenda Item Number (Assigned by City Clerk): 7e

Agenda Item Wording: Recommendation to Approve the members of the Ad Hoc Committee to Study the Feasibility of A Joint Venture to Establish a Year-Round Aquatic Center in Visalia.

Submitting Department: Parks & Recreation Department

Contact Name and Phone Number: Vincent Elizondo, 713-4367

Recommendation:

Recommendation to finalize the members of the Ad Hoc Committee To Study The Feasibility of a Joint Venture to Establish a Year-Round Aquatic Center in Visalia. The committee will study the concept of a joint venture to establish an aquatic facility at a future school and/or City-owned site, and bring back ideas and alternatives for a new aquatic facility at a future joint meeting between the City and the School District.

Discussion:

On May 2, 2006, City staff presented a proposal to the Visalia City Council and the Visalia Unified School District Board of Trustees to establish an Ad Hoc Committee to study the feasibility of a joint venture to establish a year-round aquatic center in Visalia.

At that meeting, City staff proposed a committee of seven (7) members --- but also pointed out a number of other potential committee members for consideration.

The discussion on potential committee members generated a number of ideas and recommendations. To assist in the process of sorting out the best potential committee members, the City Council designated Greg Collins and the School Board designated Robert Stephenson to meet with City and School staff members to outline a proposed committee for consideration at the next joint meeting.

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

Review:

Dept. Head _____
(Initials & date required)

Finance _____
City Atty _____
(Initials & date required or N/A)

City Mgr _____
(Initials Required)

If report is being re-routed after revisions leave date of initials if no significant change has affected Finance or City Attorney Review.

On June 28, Mr. Collins, Mr. Stephenson, Dr. Mark Fulmer, and Vincent Elizondo met to discuss the committee membership. After a lengthy discussion, the following groups and/or individuals are being recommended:

- 1 member of the City's Parks & Recreation Commission**
- 1 member of the City's Disability Committee**
- 1 member of the City's Citizen's Advisory Committee**
- 1 member of the School District's Facilities Advisory Committee**
- 1 member of a youth recreation swims team (coach or Board Member)**
- 1 Athletic Director or High School Principal (as designated by the District)**
- 1 Community member at large (Mike Mackey)**
- 1 Community member at large (Frank Bell)**

As potential partners in the project, the group also recommended the following entities as prospective committee members:

COS
Tulare County Office of Education
YMCA
Kaweah Delta Health Care District

At the joint meeting held on September 19, 2006, both the City Council and the School Board agreed in concept to move forward with the committee members as recommended. Both bodies agreed to take the proposal and recommended Ad Hoc Committee members back to their respective bodies (at a regularly scheduled meeting) for formal adoption.

Background Information:

As outlined at the February 27, 2006 joint meeting, the El Diamante swimming pool is projected to open to students in the Spring or Fall of 2007. The pool will be available as part of the City's summer recreation program in the summer of 2007.

As Visalia continues to grow, City staff is suggesting that a comprehensive analysis be given to the future aquatic programming needs of a growing community. It is projected that if planning efforts begin now, the next major community aquatic facility could open in four or five years, providing a funding strategy is implemented.

Some of the points made in the last few reports:

- A 50 meter pool has been mentioned as a desired amenity in the community to accommodate the wishes of the competitive swimming community as well as the potential to attract regional and statewide swim meet competitions. These large swim meets have the potential to provide a positive economic impact to the local business community.
- City staff suggested that discussions should begin regarding the feasibility of locating a new aquatic center at the proposed new middle school or high school campuses in northwest Visalia --- or perhaps another location in the community?

- One of the drawbacks of the current community recreation swim program is that it is a summertime only program --- with the general public having access to the high school pools for 9-10 weeks during the busy summer season. Access to an outdoor community pool on a year-round basis is something that is desirable by youth competitive swim programs, water polo teams, lap swimmers, citizens wishing to take swim lessons, and other potential special interest swim classes.
- The opportunities for increased attendance and revenue go up significantly if you consider moving an aquatic program indoors. In essence, you have a summer time program on a year-round basis. A “warm-water” pool can also be considered with an indoor facility which creates many more programming opportunities for small children, seniors, and the disabled.
- Other opportunities for increasing revenues, and minimizing expenses, can include zero-depth entry pools, playground equipment with water elements, and small water slides.
- According to school district officials, the additional construction costs associated with a 50 meter pool vs a 25 meter x 33 yard pool (El Diamante) would be an additional \$5 million in capital costs and roughly \$100,000 to \$150,000 in additional annual operation and maintenance costs. School district officials have indicated they do not have the funding for the additional costs associated with expanding a pool from a 25 meter x 33 yard pool to a 50 meter pool.
- These topics and other ideas should be more thoroughly explored as we plan for the next community pool(s).

Staff support will be provided by the City's Director of Parks and Recreation and the District's Assistant Superintendent of Administrative Services, or his designee. The plan would be to invite a few consulting firms that could provide some initial thoughts and/or recommendations to the committee on the issues surrounding the development of a new aquatic center.

At some point, if there is project support, a consulting firm should be hired to work with the Ad Hoc Committee to develop some schematic designs for a new pool complex and develop some initial cost estimates.

Recommended Motion (and Alternative Motions if expected):

Environmental Assessment Status

CEQA Review:

NEPA Review:

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)*

Copies of this report have been provided to:

**City of Visalia
Agenda Item Transmittal**

Meeting Date: September 25, 2006

Agenda Item Number (Assigned by City Clerk): 7f (1)

Agenda Item Wording: Request authorization to file a Notice of Completion for South Cameron Creek Unit 1, containing 76 lots, located south of Cameron Avenue and west of Court Street.

Deadline for Action: September 25, 2006

Submitting Department: Public Works Department

Contact Name and Phone Number: Andrew Benelli 713-4340,
Norm Goldstrom 713-4638

Department Recommendation:

Staff recommends 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 McMillin South Cameron Creek, LLC. The McMillin South Cameron Creek, LLC has submitted a maintenance bond in the amount of \$68,651.74 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 March 21, 2005.

Committee/Commission Review and Actions: The tentative subdivision map for South Cameron Creek Unit 1 was approved by Planning Commission on May 10, 2004.

Alternatives: N/A

Attachments: Location sketch and vicinity map.

Recommended Motion (and Alternative Motions if expected):

I hereby authorize filing a Notice of Completion for Notice of Completion for South Cameron Creek Unit 1.

Environmental Assessment Status

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.

Review:

Dept. Head _____
(Initials & date required)

Finance _____
City Atty _____
(Initials & date required or N/A)

City Mgr _____
(Initials Required)

If report is being re-routed after revisions leave date of initials if no significant change has affected Finance or City Attorney Review.

CEQA Review: Environmental finding completed for tentative subdivision map.

NEPA Review:

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)*

Copies of this report have been provided to:

**City of Visalia
Agenda Item Transmittal**

Meeting Date: September 25, 2006

Agenda Item Number (Assigned by City Clerk): 8

Agenda Item Wording: Presentation and discussion of angled parking along the south side of Center Avenue between Bridge Street and Conyer Street and additional angled parking along various roadways in the downtown area. Allocate funds to seal coat the road way surface of Center Avenue between Bridge Street and Conyer Street and re-stripe Center Avenue for angled parking along the south side of Center Street. Establish a speed zone of 35 miles per hour for Center Avenue between Ben Maddox Way and Hall Street except for the portion of Center Avenue between Bridge Street and Conyer Street will be established as a 30 mile per hour zone. **Resolution No. 2006-94 required.**

Deadline for Action: None

Submitting Department: Public Works –Traffic Safety Division

Contact Name and Phone Number:

Andrew Benelli, 713-4340
Eric Bons, 713-4350

Department Recommendation

Authorize staff to seal the road way surface of Center Avenue between Bridge Street and Conyer Street and re-stripe Center Avenue for angled parking along the south side of Center Street. Additional angled parking will also be added along Conyer Street, Johnson Street, and Garden Street in the downtown area. Appropriate \$50,000 from the General Fund – Motor Vehicle In-lieu (0012) and \$15,000 from the General Fund (0011) for re-striping the roadway. Adoption of **Resolution No. 2006-94** establishing the speed zones on Center Avenue between Ben Maddox Way and Hall Street.

Summary/Background

The need for additional parking in the downtown district is increasing with the economic growth of the downtown district. A parking study prepared by TPG Consulting, Inc. of Visalia has identified Center Avenue as an area where additional parking can be created by the re-striping of Center Avenue between Conyer Street and Bridge Street. Additional angled parking was also recommended along various roadways in the downtown area. Angled parking would be painted along the south side of Center Street, two lanes of one way (west bound) traffic, and parallel parking along the north side of Center Avenue.

Converting the parking along the south side of Center Avenue to be diagonal will create an additional 55 parking stalls (see Table A). An additional 25 angled parking stalls will be created

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

Review:

Dept. Head _____
(Initials & date required)

Finance _____
City Atty N/A
(Initials & date required or N/A)

City Mgr _____
(Initials Required)

If report is being re-routed after revisions leave date of initials if no significant change has affected Finance or City Attorney Review.

on the other minor streets in the downtown area (see Table B). The angled parking will create an area where the employees of the downtown merchants can park all day to open Main Street parking to costumers visiting the downtown stores.

The angled parking will create the need to decrease the speed along this section of Center Avenue. Staff recommends that the speed limit is reduced from 35 miles per hour to 30 miles per hour in the area that is changed to diagonal parking (Bridge to Conyer). The other segments of Center will continue to have a 35 mile per hour speed limit.

The configuration of the angled parking may increase low speed accidents at adjoining intersections and by cars backing into the adjoining travel lane. However, in theory there should be a reduction in injury accidents because vehicles are traveling at lower speeds. The reduction from three to two travel lanes will decrease the capacity of Center Avenue to carry vehicles. Approximately 8,000 vehicles per day travel along this portion of Center Avenue. Center Avenue currently has three travel lanes and operates at a Level of Service "A". A reduction to two travel lanes will not diminish the Level of Service.

The table below shows the difference between the existing conditions and the proposed parking along the south side of Center Avenue between Bridge Street and Conyer Street.

Table A

Center Avenue Angled Parking

(South side parking only)

Street Location	Limits	Existing Parallel Parking	Proposed Angled Parking	Gain / Loss
Center Avenue	Between Conyer and Stevenson	8	18	10
Center Avenue	Between Stevenson and Johnson	7	9	2
Center Avenue	Between Johnson and Willis	8	13	5
Center Avenue	Between Willis and West	8	13	5
Center Avenue	Between West and Floral	6	14	8
Center Avenue	Between Floral and Encina	5	13	8
Center Avenue	Between Encina and Locust	5	7	2
Center Avenue	Between Locust and Court	3	3	0
Center Avenue	Between Court and Church	5	8	3
Center Avenue	Between Church and Garden	6	9	3
Center Avenue	Between Garden and Bridge	9	18	9
		70	125	55

Additional angled parking will be added on the minor street at the following locations;

Table B

Additional Downtown Angled Parking

Street Location	Limits	Existing Parallel Parking	Proposed Angled Parking	Gain/Losses
Conyer Street	East side between Main Street and Center Avenue.	8	15	7
Johnson Street	East side between Main Street and Center Avenue	9	14	5
Garden Street	East side between School Ave and Oak Ave	8	15	7
Garden Street	East side between Main Street and Center Ave	10	16	6
				25

The net gain of parking spaces in the downtown area with the modification to Center Avenue and the additional north/south streets is approximately 80 parking stalls. The total cost of the project is approximately \$65,000. The majority of the cost is associated with the pavement sealing which provides a fresh surface for the reconfiguration of the lane lines and parking striping as well as extending the life of the existing pavement. The projected project time line is as follows:

Description	Duration	Date
City Council	1 Day	September 25, 2006
Prepare construction plans & specifications	5 weeks	5 th week of October
Advertise project	3 weeks	3 rd week of November
Award project	2 weeks	2 nd week of December
Construction	3 weeks	5 th week of December

The cost of sealing is approximately \$50,000. The cost of re-striping is approximately \$15,000. The funding for the roadway sealing will be from the General Fund – Motor Vehicle In-lieu (0012) and the re-striping will be from the General Fund (0011). The General Fund (0011) had a projected available fund balance of \$2,000,000 and the General Fund – Motor Vehicle In-lieu (0012) was projected to have \$180,000 a of available fund balance as of 7/1/06. This action will reduce the available fund balance by \$50,000 and \$15,000, respectively.

Staff is not recommending any modification to the curbs or gutters as a part of this project. Some of the merchants and landowners have inquired about moving the curbs out at the corners to created islands or “bulb outs” similar to Main Street. Bulb outs would improve the aesthetics and allow for additional street trees and landscaping. They are not needed to improved traffic safety. Bulb outs could be constructed in the future to improve the ambiance of Center Street or the other streets were diagonal parking is being recommended.

Staff is recommending that the parking on Center Street between Locust and Court remain as parallel. There is currently room to park three cars on the south side of the street and this will not be changed. Both Court and Locust are one way streets. This allows the turns onto Center

to begin and end closer to the south side of Center Street. Diagonal parked vehicles would protrude into the travel path of vehicles that were turning from northbound on Court to westbound on Center. Vehicles backing out of the diagonal parking would not be able to anticipate cars turning onto Center from Court. This could result in some minor accidents so staff is recommending that parallel parking remain in this area.

Most of the areas that are proposed for diagonal parking currently allow parking all day. There are a few areas that restrict the parking to two hours and there are some loading zones. Most of the diagonal parking will initially allow parking all day. Any areas that currently have two hour parking will continue to be signed for two hour parking. The areas that are currently marked as loading zones will continue to be marked as loading zones after the street is changed to diagonal parking. Staff will work with the merchants and with the Downtown Parking Task Force to address any requests to change the current parking restrictions.

This proposal has been presented to the Downtown Visalians and Alliance, Visalia Chamber of Commerce, the Citizens Advisory Committee, and to the general public in a Community meeting. All the groups and citizens were in support of angled parking along Center Avenue. The concerns raised were regarding the parking time restrictions.

Department Recommendation:

Authorize staff to seal the road way surface of Center Avenue between Bridge Street and Conyer Street and re-stripe Center Avenue for angled parking along the south side of Center Street. Authorize the expenditure of \$50,000 from the General Fund – Motor Vehicle In-lieu (0012) and \$15,000 from the General Fund (0011) for re-striping the roadway.

Prior Council/Board Actions:

None

Committee/Commission Review and Actions:

Alternatives: Maintain Center Avenue, Conyer Street, Johnson Street, and Garden Street in the downtown area to remain in their current configuration.

Attachments: **Exhibit A** – Map of downtown depicting areas of added angled parking.
Resolution No. 2006- 94, Establishing the speed limit zones on Center Avenue between Ben Maddox Way and Hall Street.

Recommended Motion (and Alternative Motions if expected):

Move to authorize staff to seal the road way surface of Center Avenue between Bridge Street and Conyer Street and re-stripe Center Avenue for angled parking along the south side of Center Street additional angled parking will also be added along various roadways in the downtown area. Authorize the expenditure of \$50,000 from the General Fund – Motor Vehicle In-lieu (0012) and \$15,000 from the General Fund (0011) for re-striping the roadway. Establish a speed zone of 35 miles per hour for Center Avenue between Ben Maddox Way and Hall Street except for the portion of Center Avenue between Bridge Street and Conyer Street will be a 30-mile per hour zone. **Resolution No. 2006-94 required.**

Environmental Assessment Status

CEQA Review: Not applicable

NEPA Review: Not applicable

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 No. 2006 - 94

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VISALIA AMENDIGN THE OFFICAL SPEED ZONE LIST PURSUANT TO CHAPTER 10.12 INCLUSIVE OF TITLE 10, VEHICLES AND TRAFFIC

WHEREAS, The Council of the City of Visalia, pursuant to Chapter 10.12 inclusive of Title 10, Vehicles and Traffic, of the Ordinance Code, may enact prima facie speed limits on various roadways or portions thereof within the City of Visalia; and

WHEREAS, an "Engineering and Traffic" survey was performed pursuant to Section 10.12.060 of the Ordinance Code; and

WHEREAS, said prima facie speed limits are enacted pursuant to the provisions as set forth within the California Vehicle Code;

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Visalia as follows:

Under the provisions of Chapter 10.12 inclusive of Title 10, Vehicles and Traffic, of the Ordinance Code, the prima facie speed limit for the following roadway, or portions thereof, are hereby determined and declared to be as shown below, and shall be included in the official City of Visalia Speed Zone List:

East – West Street	Prima Facie Speed Limit
Center Avenue – Ben Maddox Way to Bridge Street	35 MPH
Center Avenue – Bridge Street to Conyer Street	30 MPH
Center Avenue – Conyer Street to Hall Street	35 MPH

The portion of Center Avenue between Bridge Street and Conyer Street is reduced 5 miles per hour below the 85th percentile due to the angled parking along the south side of Center Avenue between Bridge Street and Conyer Street and the reduction from the existing three lanes of travel to two lane of travel.

The above prima facie speed limits shall become effective with the posting of the appropriate speed limit signs.

PASSED AND ADOPTED: