

Joint Meeting
Visalia Unified School District Board of Education
and
Visalia City Council



May 3, 2005
5000 West Cypress Avenue
Visalia, CA
5:00 p.m. Dinner - C4
(Elected officials and senior staff)

6:00 p.m. to 7:30 p.m. Meeting
Board Room

This meeting is held in an area accessible to the disabled. In compliance with the American Disabilities Act, if you need special assistance to participate in meetings, call (559) 730-7529 48-hours in advance of the meeting. For Hearing-Impaired, call (559) 730-7375 (TDD) 48-hours in advance of the scheduled meeting time to request signing services. Visually Impaired - if enlarged print or a Braille copy is desired, please request in advance of the meeting and services will be provided as soon as possible after the meeting.

AGENDA

(Enclosures for Agenda items will be distributed at the meeting.)

- I. Introductions/Pledge of Allegiance/Comments - Board President, Rodney Elder
Mayor, Bob Link

- II. Public Comment
This is the time for members of the public to comment on any matter within the jurisdiction of the Visalia Unified School District Board/Visalia City Council. The Board Members and Council ask that you keep your comments brief and positive. The Board/Council members 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 or a total of 20 minutes per topic. Please begin your comments by stating your name.

- III. Visalia Youth Football – VUSD/City

- IV. Southeast Master Plan – Mike Olmos (10 min.)

- V. VUSD Facilities Advisory Committee Summary – Patty Rohman/Mark Fulmer (10 min.)

- VI. Cottonwood Creek Elementary School Update – Patty Rohman (5 min.)

- VII. Epidemic of Overweight and Unfit Children – 34th Assembly District – Donna Martin (5 min.)

- VIII. Visalia Parkway/Sewer Trunkline Update – David Jacobs (5 min.)

- IX. VUSD CNG Facility Update – Terry White (5 min.)

- X. VUSD Summer Facilities Update – Sierra Vista, Sequoia, Community Stadium – Patty Rohman (10 min.)

- XI. Civic Center Master Plan Update – Bob Nance (10 min.)

- XII. Upcoming City Facilities Update (15 min.)
 - A. Community Campus – Sharon Sheltzer
 - B. Police Substations – Sharon Sheltzer/Police Department
 - C. Dick and Betty Anthony Community Center at Recreation Park – Sharon Sheltzer
 - D. Fire Stations – George Sandoval
 - E. Sports Park – Don Stone

- XIII. Adjournment

Note: The VUSD Board of Education will convene into a special closed session following this meeting.

City of Visalia

Memo



To: Visalia City Council/ VUSD Board
From: Andrew J. Chamberlain
Community Development & Public Works Department
CC: Fred Brusuelas
Michael Olmos
Steve Salomon
Date: April 27, 2005
Re: Update on the Southeast Area Master Plan

The Southeast Master Plan is a City-initiated project to prepare a comprehensive Master Plan and development standards for an approximately 850 acre area bounded by Santa Fe Street on the west, Caldwell Avenue on the north, Lovers Lane on the east and the Visalia Parkway extension on the south.

The Master Plan will establish a contemporary planning framework for this area, incorporating high quality neighborhood design, mixed use development, planning for schools, fire stations and other public facilities, enhanced pedestrian, bicycle and vehicular circulation and connectivity, and trails/waterway amenities.

Council has appointed a Southeast Master Plan Task Force, which had meetings in December 2004 and January 2005. The task force is comprised of 2 Council Members, 2 Planning Commissioners, representatives of the BIA and VUSD, and representatives of the major landowners in the study area. During those meetings, the group was informed of the master plan process and the need to hire a skilled urban design/planning firm to help the task force prepare a master plan for their area. The Master Plan process should take approximately 1 year. Included in the process will be master plan formulation, community charettes, and work sessions with task force, Planning Commission and City Council. The final work products will include a master plan for development of the area south of Caldwell, between Santa Fe and Lovers Lane, identification of recommended changes in General Plan designations, zoning, and City standards for the area, and an environmental document analyzing the environmental effects of the proposed changes. The process to adopt the recommended changes will follow after completion of the master plan.

On April 5, 2005, the Request for Proposals (RFP) was mailed to 32 consulting and design agencies. Response to the RFP has been good with numerous consultants calling and asking related questions. Based upon the number and types of questions, staff determined that the project would be best served by holding a pre-proposal conference. This is an opportunity for the consulting firms to meet with the City directly and ask questions related to the project.

The original deadline for submittals was May 5, 2005, this has been moved to May 20, 2005, and the pre-proposal conference date has been set for May 5, 2005, from 1:30 to 4:30 pm.

Below is a schedule for hiring the consultant:

May 5, 2005 – Pre-Proposal Conference
May 20, 2005 – Deadline to Submit Proposals
Mid-June – Presentation to Task Force by top 3-5 Consultants
Late June/Early July –Negotiations, if necessary
Mid-July, 2005 – Selection recommendation made to City Council and
Contract Awarded
Late-July, 2005 – Agreement executed

City of Visalia

Memo



To: Visalia City Council/VUSD Board

From: Adam Ennis
Community Development & Public Works Department

CC: Michael Olmos
Steve Salomon

Date: April 27, 2005

Re: South Visalia Sanitary Sewer Trunkline – Dan’s Street To Demaree Street
Visalia Parkway Improvements – Demaree To Cottonwood Creek School

South Visalia Sanitary Sewer Trunkline

Currently, we are finishing right-of-way acquisition for this section of the sewer project. The property on the west side of Dan’s Street at Visalia Parkway is owned by Acevedos Properties. The right-of-way along this property is currently in escrow and should be closing escrow in 15 to 30 days. The property between the Acevedos property and Demaree Street is owned by Jim and Katie Story. An appraisal has been completed for the portion of right-of-way along this property, Council approved negotiations with the property owners and the right-of-way agent representing the City has met with the property owners. The property owners have several questions regarding the results of the right-of-way take at their property. I will be meeting with the right-of-way agent on May 2, 2005 to discuss these items and proceed with the right-of-way acquisition as quickly as possible.

Bids were opened for the project on April 26, 2005 with the low bidder being George Dakovich & Son, Inc. The item will be on the agenda for the May 2, 2005 City Council meeting to award the project. The construction is anticipated to begin by the end of May 2005. The construction contract length is 120 working days with completion around the first of December.

The trunkline will serve areas between Caldwell Avenue and Avenue 272 from Shirk Road to Lovers Lane and areas further to the east in the future per the 1994 City Of Visalia Sewer System Master Plan.

Visalia Parkway Improvements

Currently the project has a preliminary layout to be used for the environmental study. In order to simplify the environmental study we are waiting for the sewer project to finalize the Story acquisition (northeast corner Demaree and Visalia Parkway) before starting the environmental study. We anticipate the Story acquisition to be completed by the end of June and the environmental study to be completed by August 2005. The design of the project is scheduled to be completed by October 2005 and all coordination of utilities will begin once the design is completed. In order to avoid construction during the winter months where cold weather and rain could result in undesirable results the project would be bid in March 2006. To avoid any delays once the project is underway all relocations and signal pole purchases (signal to be installed at Visalia Parkway and Demaree) will be completed in advance of the project going to bid. We will be targeting the start of construction around the first week of May 2006 with a completion of mid June 2006.

City of Visalia

Memo



To: Visalia City Council/ VUSD Board
From: Bob Nance
Community Development & Public Works Department
CC: Fred Brusuelas
Michael Olmos
Steve Salomon
Date: April 27, 2005
Re: Update on the Civic Center Master Plan

Background:

At the February 22, 2005 Work Session, Council directed staff to proceed with the development of a Civic Center Master Plan. As part of these efforts, Council approved the formation of a committee to assist in the creation of the Civic Center Master Plan and directed staff to present an amendment to the contract with Bruce Race of RACESTUDIO to provide professional services in the development of a master plan for the area generally bounded by Ben Maddox Way on the east, Tipton Street on the west, Goshen Avenue on the north and Center Street on the south. On April 18, 2005, the City Council approved the amendment to the contract with Bruce Race of RACESTUDIO for professional consulting services in developing the Civic Center Master Plan.

Civic Center Master Plan Summary:

The Civic Center Master Plan will provide a comprehensive strategy for urban design, facility planning and financing. The development process is organized into three sections:

1. Facility programming whereby the consultants will evaluate space needs, logistics and long-term development;
2. Site planning and financing to evaluate the most efficient and economically feasible development in phases over time that will allow for the most financially beneficial developments to maximize use of land and building space resources; and
3. Real estate strategies to provide options in phased development to address other public and private development, circulation, parking and open space resources.

The three sections will be the process whereby the proposed Civic Center site options will be assessed, tested and then integrated into a master plan.

Consultant Planning Team:

The Consultant Planning Team will work in conjunction with the Civic Center Master Plan Committee and staff: The team has been expanded to include those specialists necessary to address facility planning, real estate development opportunities and financing options.

- Bruce Race, FAIA, AICP, RACESTUDIO, Urban Design
- Paul Heath, Business Place Strategies, Program and Facilities
- Andy Plescia, A. Plescia Company, Real Estate
- Anne Simpson, Anne Simpson Associates, Financial Modeling

Master Plan Development Process:

The development process is proposed to be done in three phases summarized herein below:

Phase 1: Assessment - The first phase involves assessing the program, design and funding opportunities and needs for the civic center. This phase will include initial meetings with staff and others to determine data collection needs and review and set the schedule.

Phase 2: Options - The second phase will develop and analyze options. It will include a community workshop as part of the second charrette. Based upon the evaluation of options, the community workshop and meeting with the Civic Center Master Plan Committee, the team will make recommendations regarding a preferred concept and strategy that will result in recommendations including:

- Recommended Site Plan
- Program – Organizational and workplace concepts and phasing
- Financing Strategy
- Development Approach

Phase 3: Civic Center Program Report – The third phase will result in a published master plan report that summarizes urban design, facility program and implementation strategies.

A Civic Center Master Plan Task Force was appointed by Council on April 18, 2005. The Taskforce will assist the consulting team and city staff in preparing the Master Plan. Members of the Taskforce are listed below:

City Council :	Walter Deissler	Council Member
	Don Landers	Council Member
Water Ways Committee:	Bob Brown	Committee Member
Citizen’s Advisory Committee:	Donna Orosco	Committee Member
Downtown Visalians:	David Miller	Board Member
PBID:	Susan Mangini	Board Member
County of Tulare:	Phil Cox	County Supervisor
Visalia Unified School District:	Mike Lane	Board Chairman
VUSD Alternate:	Stan Carrizosa	Superintendent
City Staff Representatives:	Steve Salomon	City Manager
	Michael Olmos	Community Development/Public Works Director

The Parks and Recreation Commission recently nominated Tom Link to serve on the Taskforce. The Planning Commission will nominate a participant on May 9, 2005.

City of Visalia

Memo



To: Visalia City Council

From: Sharon Sheltzer
Community Development & Public Works Department

CC: Michael Olmos
Steve Salomon

Date: April 27, 2005

Re: Project Update Community Campus/Police Substations/Recreation Park Gym

- A. Community Campus- The last available parcel will go to the Boy Scouts of America who will join CSET, Proteus, Visalia Police Department, Visalia Unified School District, Visalia Ecumenical Charities (Good Samaritan Center) and Tulare County Hispanic Commission. Presently the CSET building has been completed and they are fully operational. The City construction project that includes the fountain plaza, the community park, all of the underground utilities to service the parcels and the fountain, the road, sidewalks, parking spaces, property line wall, lighting, landscaping and bus stop, is about 60% complete. The more difficult, unglamorous work is completed and we are finally at the part that will be more fun- the fountain plaza, park, lighting and landscaping. CSET is building the amphitheatre and the sidewalks in the park and Rotary is ready to install the fountain jets. Proteus and the Boy Scouts have successfully navigated Site Plan Review and Proteus has also been through the Design Guideline Review process.
- B. Police Substations- The architects have completed their 50% Construction Documents progress set and cost estimate and it is being reviewed by our newly hired Construction Manager who is doing a Constructability Review and an additional cost estimate. We are proceeding with engineering drawings for utility installation on the south site and the utilities are in place for the north site. These projects are participating in SCE's Savings by Design program and we hope to receive a check from them in recognition of our efforts to build energy efficient buildings. We are working with the VPD on furniture design and selection. The project is scheduled to go to bid in late June.
- C. Recreation Park Gymnasium- The building is about 75% complete and due to be finished the first week in June; in time for summer use. The Teen Room/Computer Room remodel is 100% complete and in use. We are presently testing the moisture content of the slab to determine the suitable time to install the gymnasium finish flooring- the moisture content is presently too high. The Recreation Division is pursuing plans to repaint the existing recreation building to match the new adjacent gym.