

Visalia City Council Agenda

For the regular meeting of: TUESDAY, January 22, 2008

Location: City Hall Council Chambers, 707 W. Acequia, Visalia CA 93291

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

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.

5:30 P.M.

EMPLOYEE RECOGNITION

Police Chief Bob Carden will give recognize the following:

- Joe Paddock, VPD Officer of the Year
- Robert Gonzales, Latino Police Officer of the Year
- Chris Wilson, VPD Reserve Officer of the Year
- Andrew Lockman, VPD Communications Operator of the Year
- Judy Morgan-Ronding, VPD Civilian Employee of the Year

WORK SESSION AND ACTION ITEMS (as described)

Public Comment on Work Session and Closed Session Items -

1. Visual demonstration of the new City of Visalia website

The time listed for each work session item is an estimate of the time the Council will address that portion of the agenda. Members of the public should be aware that the estimated times may vary. 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)

2. Conference with Legal Counsel - Anticipated Litigation (Subdivision (b) of 54956.9 GC) One potential case
3. Conference with Legal Counsel - Existing Litigation (Subdivision (a) of 54956.9 GC)
Name of Case: Gomez-Thompson v. City of Visalia (TCSC 07-222372)

4. Conference With Real Property Negotiators (G.C. §54956.8)
Property: APN:100-020-011, 012, 013; 100-030-015, 005,007, 018; 100-040-038, ; Caltrans property along north side of Noble Avenue between Ben Maddox Way and Lovers Lane; Union Pacific Railroad parcel at southwest corner of Ben Maddox Way and Noble Avenue identified as S.B.E.872-54-24K-34
Under Negotiation: Consideration and approval of appraisals; Authority to negotiate price, terms and conditions of potential purchase or easement
Negotiating Parties: Steve Salomon, Andrew Benelli, Colleen Carlson, Caltrans, Mary's Vineyard, Inc., Union Pacific Railroad, Galante & Galante Properties, a California Partnership; Freddie J. Galante, Jr., Anthony H. Galante, Wal-Mart Real Estate Business Trust, a Delaware Trust, Galante, Galante and Bellman, a California Partnership; Freddie R. Galante, Rena M. Bellman.

REGULAR SESSION

7:00 p.m.

PLEDGE OF ALLEGIANCE

INVOCATION - Pastor Floyd Westbrook, Visalia Christian Ministries

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.

CHANGES TO THE AGENDA/ITEMS TO BE PULLED FOR DISCUSSION

5. **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) Receive Planning Commission Action Agenda for the meeting of January 14, 2008.
 - c) Authorization for the City Manager to enter into a contract with Spitzer Sound Stage for the purchase and installation of a new Crestron audio/visual controller for the Council Chambers, and appropriation of up to \$15,000 from the general fund to cover the cost.

d) Authorize the Transit Division to accept a grant in the amount of \$150,000 from the California Energy Commission for the CNG fueling station and authorize the Transit Manager to execute all necessary agreements. **Resolution 2008-05 required.**

e) Adoption of Resolution in support of a University of California School of Medicine in the Valley. **Resolution 2008-06 required.**

f) Second reading of Ordinance for Change of Zone No. 2007-08: A request by Fairway Properties (Quad Knopf, agent) to change the zoning designation from R-M-3 (Multi-family Residential, 1,500 square foot minimum/unit) to R-M-2 (Multi-family Residential, 3,000 square foot minimum/unit) on approximately 7.9 acres, located at the southeast corner of Ferguson Avenue and Conyer Street (APN: 090-280-004). **Ordinance 2008-01 required.**

g) Request authorization to file a Notice of Completion for the 2007 Major Street Overlays Project with the final contract amount of \$738,386.59. Project No. 1111-00000-720000-0-09225-2007

6. **PUBLIC HEARING** - Request for abandonment of Princeton Street Right of Way between Lovers Lane and Cedar. *(The Public Hearing is cancelled. If and when it is rescheduled, public notice in accordance with all applicable laws will be given at that time)*

REPORT ON ACTIONS TAKEN IN CLOSED SESSION

REPORT OF CLOSED SESSION MATTERS FINALIZED BETWEEN COUNCIL MEETINGS

Buyer	Seller	APN Number	Address	Purpose	Closing Date	Project Manager
City of Visalia	Donald P. Belillo	A Portion of APN No. 121-090-063 (665.51 sf.)	2211 W. Whitendale	Right of Way acquisition and Intersection Improvement Mooney/ Whitendale Street Project 1241-0-72-0-9252	1/11/08	Andrew Benelli

Upcoming Council Meetings

- Friday/Saturday, January 25-26, 2008; City Council Strategic Planning; Fri 12-9 p.m. Sat 8-3 p.m. - Convention Center
- Tuesday, January 29, 2008 Special Meeting 4:00 p.m. - City Council Chambers 707 W. Acequia
- Tuesday, January 29, 2008; 6:00 p.m. - Joint Meeting with Visalia Unified School District - 5000 West Cypress Avenue, VUSD Board Room

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.

Any written materials pertaining to items on this agenda that are distributed to the Council are available for public review at the Office of the City Clerk, 425 E. Oak Street, Visalia, CA 93291

City of Visalia Agenda Item Transmittal

Meeting Date: January 22, 2008

Agenda Item Number (Assigned by City Clerk): 1

Agenda Item Wording: Visual demonstration of the new City of Visalia website.

Deadline for Action: N/A

Submitting Department: Administration

Contact Name and Phone Number: Nancy Loliva, 713-4535,
Jason Bowling, 713-4125

Department Recommendation: Presentation and visual demonstration of the updated City website.

Summary/background: As part of the 2006-2008 budget process, the City Council authorized the purchase of a software content management system and a redesign of the City's website. The first phase of the process has been completed and is up and running at the City's regular website address, www.ci.visalia.ca.us. A visual demonstration of the updated website will be presented on January 22.

Staff evaluated a number of content management systems that allow staff to make changes to a website with minimal training, and consulted with other Cities who either had admirable websites, and/or, had recently gone through a similar search. The Civica system proved to be the clear choice, both because it is designed and supported to specifically meet the needs of government agencies in general and cities in particular, and because it is very user-friendly and allows employees to update their respective web pages with minimal training.

Staff has been working with Civica over the last year to design a contemporary look for the webpage, but more importantly, to create a new navigation process that makes the website more user-friendly for citizens, visitors, businesses and others to access the appropriate information. The new site has an expanded search capability, more information available in the "Frequently Asked Questions" section, and more up-to-date and readily accessible information on City services. The new site also has a more modern, friendly look that makes it more inviting to those visiting the website.

In mid-December, a draft version of the website was released internally, and to a number of public members including the members of the City Council, the Citizens Advisory Committee, 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.): _____

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.

visually impaired citizen, and others who had expressed interest in “testing” the new system. A number of changes were implemented as a result of their feedback, and more refinements are anticipated as the website evolves.

In fact, the website will always remain a work in progress. There are still pages that need to be completed and added to the system, and in order to be effective, the pages must be changed and updated on a continual basis. The Civica system makes such changes easier to implement than the previous system, and each Department has several people trained to be able to make such changes so that staff can readily maintain their own pages.

The new Community Relations Manager Nancy Loliva is charged with reviewing the pages and working with Departments to ensure the website remains current.

While there is still data to be added, and changes to implement, the completion of phase one is a great improvement, and goes a long way to making the website a communication tool that will enable citizens and businesses to find useful information about the City of Visalia and its services. The Committee will begin to evaluate what the next phases could/should include. A customer response system and streaming video (running video clips on the website) capabilities are two improvements that have been requested and will probably be part of the next phase. Council and community input on potential future phase improvements will be solicited.

A total of \$200,000 was budgeted for website improvements. The first phase of the website design and implementation was approved at a not-to-exceed cost of \$80,000, and will come in at about \$65,000 when the final bills are paid, leaving approximately \$135,000 for the next phases.

Prior Council/Board Actions:

June, 2006 – Council approved a CIP budget item for a content management system and website redesign.

December, 2006 – Council authorized a contract with Civica

Committee/Commission Review and Actions:

Alternatives:

Attachments:

Recommended Motion (and Alternative Motions if expected):
Presentation only; no action is needed. Council comments and direction as appropriate.

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: January 22, 2008

Agenda Item Number (Assigned by City Clerk): 5c

Agenda Item Wording: Authorization for the City Manager to enter into a contract with Spitzer Sound Stage for the purchase and installation of a new Crestron audio/visual controller for Council Chambers, and appropriation of up to \$15,000 from the general fund to cover the cost.

Deadline for Action: None

Submitting Department: Administration (Convention Center)

Contact Name and Phone Number: Wally Roeben 713-4004
Leslie Caviglia 713-4317

Department Recommendation: It is recommended that City Council authorize the City Manager to enter into a contract for the purchase and installation of a new audio/visual control system in Council Chambers. The recommended system is from Crestron, a leader in automated control systems and the manufacturer of the old system being replaced. The new system will include an expandable central control processor along with a full color touchpanel, and it will integrate with the other equipment in the Chambers. Spitzer Sound Stage is the vendor staff is recommending. Staff is requesting approval to spend \$15,000 to fully integrate all the audio/visual functions in Council Chambers into one, easy to use control system.

Background:

The Creston audio-visual control system in the City Council Chambers was originally installed in the early 90's and is no longer supported by the manufacturer, as the technology is long out of date. The system has experienced numerous problems in recent years, and the advancing technological needs of contemporary visual presentations are taxing the existing system. Staff recommends that the controller panel be replaced. As a comparison, the City replaces desktop computers every three years because technology is changing so rapidly. With the Crestron system now fifteen years old and broken, it needs to be replaced.

Staff is proposing that the Crestron system be replaced by an updated system. The system being proposed can easily be installed in Council Chambers and made to operate the various

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.): 5

Review:

**Dept. Head LBC 122807
(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.

audio/visual components now in use. The system includes a central control processor and a color touchpanel that can be expanded as our needs grow. This system could be moved to a new Council Chambers if it makes technological sense at the time. Such a decision will depend upon the timing of such a move, and the technology available at that time.

Two bids were obtained from Crestron dealers. The closest dealer was Spitzer Sound Stage, in Fresno, and they quoted a price of \$14,000. The City has a working relationship with Spitzer as they have completed several projects for the City and most recently installed the audio/visual equipment in the new Police Substations. The other dealer contacted was Delicate Electronic Sale, Inc., a dealer in Camarillo, who quoted a price of \$14,332.98. While both quotes are very close, staff is recommending to award the contract to Spitzer due to their close Fresno location allowing them to more quickly respond to issues, and their excellent service history. With possible unforeseen issues, staff is requesting a project budget not to exceed \$15,000, with funds to be drawn from the General Fund.

While Council Chambers could continue functioning without an integrated control system, that is not a viable solution for an extended period. The lights are must now be turned on and off at the breaker panel, the video screens cannot be raised or lowered, and the video inputs must be switched manually from in the closet.

Summary: It is staff's recommendation that the investment be made in a new control system. This proposal has been reviewed by Information Services Manager Mike Allen and he is satisfied that this is the correct course of action in terms of technology. Staff is further recommending that the City use Spitzer Sound Stage for the installation and programming, which is included in the bid price.

Prior Council/Board Actions: None

Committee/Commission Review and Actions: N/A

Alternatives: Continue to operate Council Chambers in a manual mode.

Attachments: None

Recommended Motion (and Alternative Motions if expected): I move to accept staffs recommendation and authorize the City Manager to enter into a contract with Spitzer Sound Stage for the purchase and installation of a Crestron control system for City Council Chambers, and appropriate up to \$15,000 from the General Fund to cover the expense.

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: January 22, 2008

Agenda Item Number (Assigned by City Clerk): 5d

Agenda Item Wording: Authorize the Transit Division to accept a grant in the amount of \$150,000 from the California Energy Commission for the CNG fueling station and authorize the Transit Manager to execute all necessary agreements. Resolution No. 2008-05 required.

Deadline for Action: January 22, 2008

Submitting Department: Administration -Transit Division

Contact Name and Phone Number:

Monty Cox 713-4591

Department Recommendation:

That the City Council authorize the Transit Division to accept a grant in the amount of \$150,000 from the California Energy Commission (CEC) for the CNG fueling station and authorize the Transit Manager to execute all necessary agreements.

Department Summary and Discussion:

Summary

The Transit Division applied for a \$150,000 grant from the California Energy Commission to subsidize the cost of the CNG fueling station and provide matching funds for the facility. The grant was awarded and this action is required by the grant agreement to receive the funds. This grant serves as the match for the Congestion Mitigation Air Quality (CMAQ) funds (\$1,460,000) that were used to construct the new CNG dispensing facility. These funds and a small amount of local transportation funds (\$40,000) provided the total cost of the facility (\$1,650,000). This CNG station supports the City's policy of converting to alternative fuel vehicles wherever possible. Under this policy, the City has purchased 13 CNG buses, 15 CNG solid waste vehicles, and is scheduled to purchase up to twice that many in the next few years. This facility provides the fuel for the City's CNG vehicle program, is available to the general public, and acts as a backup facility for the Visalia Unified School District.

As the owner of this CNG station, the City will experience savings up to 15 cents per gallon at essentially a wholesale rate. In addition, as more and more CNG vehicles are purchased in the community, the City will begin to realize additional revenue to offset any future costs of maintaining the facility.

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 _____
(Initials & date required)

Finance N/A
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.

Discussion

The Compressed Natural Gas (CNG) fueling facility was completed under the direction of the Transit Division on property adjacent to the new bus operations facility and the Corporation yard. The project encompassed three parts. The main part is located at 439 N. Cain where there is a compressor compound. The compound includes pumps, compressors and storage tanks sufficient to provide the projected amount of CNG fuel used by the Transit, Solid Waste, Public Works and other private fleets. This part of the facility also includes a public CNG fuel dispenser adjacent to the compressor compound and accessible from Cain Street for private CNG vehicles in Visalia.

The facility was completed in May 2007 as a design build project through a contract with Pinnacle CNG of Texas. The City also has an existing 10-year contract with Pinnacle for maintenance and operation of the facility.

Prior Council/Board Actions: None

Committee/Commission Review and Actions: None.

Alternatives: None.

Attachments: None

City Manager/Executive Director Recommendation:

Recommended Motion (and Alternative Motions if expected):

I move that the City Council authorize the Transit Division to accept a grant in the amount of \$150,000 from the California Energy Commission for the CNG fueling station and authorize the Transit Manager to execute all necessary agreements.

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:

RESOLUTION NO. 2008-05

A resolution of the City Council of the City of Visalia authorizing the Transit Division to accept a grant from the California Energy Commission for the CNG fueling station.

WHEREAS, the U.S. Department of Energy awarded a grant to the California Energy Commission under the 2005 Federally Funded Grants, _____ CNG public access fueling station, Grant Number FED-04-015; and

WHEREAS, the California Energy Commission is administering these funds in the State of California; and

WHEREAS, the City of Visalia was named in the California Energy Commission's proposal as the subawardee under the CNG public access fueling station;

WHEREAS, the City of Visalia was selected to receive a grant award in the amount of \$150,000; and

WHEREAS, the City of Visalia will use these grant funds to; and

NOW, THEREFORE, BE IT RESOLVED, that the City Manager, or his/her designee, is hereby authorized and empowered to execute in the name of the City of Visalia an agreement with the California Energy Commission and all other necessary documents to implement and carry out the purposes of this resolution.

Passed, approved, and adopted this _____ day of _____, 20__.

Signatures of Governing Body Members:

**City of Visalia
Agenda Item Transmittal**

Meeting Date: January 22, 2008

Agenda Item Number (Assigned by City Clerk): 5e

Agenda Item Wording: CITY COUNCIL APPROVAL OF RESOLUTION NO. 2008-06 to SUPPORT A UC MERCED SCHOOL OF MEDICINE.

Deadline for Action: January 22, 2008

Submitting Department: Administration

Contact Name and Phone Number: Carol L. Cairns, Assistant City Manager 713-4324

Department Recommendation:

In the continuing efforts to increase the opportunities for higher education in the San Joaquin Valley, staff recommends that the City Council approve RESOLUTION NO. 2008-06 supporting the development of a UC Merced School of Medicine.

Summary/background:

UC Merced has been planning for the establishment of a new medical school for several years. During this time they have been meeting with groups (including a public meeting in Visalia) and individuals throughout the region to educate them on this important health care need. They have received tremendous support for the project.

UC Merced will be appearing before the UC Board of Regents in early 2008, seeking approval to continue planning for a medical school in the San Joaquin Valley and is requesting support from cities and counties for this extremely needed resource in the San Joaquin Valley. The Tulare County Board of Supervisors is also supporting the request for a resolution.

Kaweah Delta Hospital also supports the proposed UC Merced School of Medicine. Kaweah Delta Hospital could potentially serve as a future training site for medical students and post graduate residency training.

Prior Council/Board Actions:

n/a

Committee/Commission Review and Actions:

n/a

Alternatives:

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 _____
(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.

Take no action, do not support resolution

Attachments:

Resolution

Recommended Motion (and Alternative Motions if expected): I move the Council support RESOLUTION NO. 2008-06 supporting a UC Merced School of Medicine.

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:

RESOLUTION NO. 2008-06

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VISALIA to support the development of a University of California School of Medicine in the Valley with a mission to advance the health and well-being of the public, with a focus on the Valley.

WHEREAS, assessments of California's health care work force point to a shortage of up to 17,000 physicians in the State of California by 2015; and

WHEREAS, the San Joaquin Valley currently has 24 percent fewer primary care physicians and approximately 50 percent fewer specialists per capita than the rest of California as a whole; and

WHEREAS, the Valley, which is already medically underserved, will be disproportionately impacted by a statewide shortage of physicians; and

WHEREAS, the Valley's growing population and high incidence of health problems point to an overwhelming need to address access to health care in the region; and

WHEREAS, the Valley loses millions of dollars from the economy each year as local residents with health insurance coverage seek medical care outside of the region; and

WHEREAS, one of UC Merced's goals is to be a leader in a health care alliance aimed at improving the well being of San Joaquin Valley residents; and

WHEREAS, an expert task force charged with beginning planning for UC health sciences and medical education in the San Joaquin Valley recommends a model that leverages existing health care resources in the Valley, thereby bypassing the \$2-4 million per bed price tag associated with constructing a new and university-owned teaching hospital; and

WHEREAS, the recommended model for medical education at UC Merced trains students at clinical sites throughout the region; and

WHEREAS, the recommended model for medical education at UC Merced aims to increase the number of health care professionals practicing in the Valley, particularly those that are competent in multi-cultural medicine; and

WHEREAS, a University of California school of medicine in the Valley will raise the level of care across the Valley through access to the latest advances and treatments associated with UC health sciences research programs, change perceptions about health care quality, keep health care dollars in the region and serve as an economic engine for the San Joaquin Valley; and

WHEREAS, the San Joaquin Valley must be united in its efforts to develop a stellar medical education program that serves the health needs of its residents;

NOW THEREFORE BE IT RESOLVED: by the **VISALIA CITY COUNCIL**, to strongly encourage the University of California, Board of Regents to support UC Merced's efforts to plan and establish a School of Medicine in the San Joaquin Valley. In addition to training physicians to meet regional and state needs, a UC Merced School of Medicine will extend biomedical and environmental sciences research programs throughout the regions, which will help improve the economic well being of the Valley and the quality of life of its diverse residents.

BE IT FURTHER RESOLVED: for the UC Board of Regents to support the development of a University of California School of Medicine within a short time period, recognizing that physician training is completed in six to eight years after entry into medical school.

**City of Visalia
Agenda Item Transmittal**

Meeting Date: January 22, 2008

Agenda Item Number (Assigned by City Clerk): 5f

Agenda Item Wording:

Second Reading of Ordinance for Change of Zone No. 2007-04: A request by Fairway Properties (Quad Knopf, agent) to change the zoning designation from R-M-3 (Multi-family Residential, 1,500 square foot minimum/unit) to R-M-2 (Multi-family Residential, 3,000 square foot minimum/unit) on approximately 7.9 acres, located at the southeast corner of Ferguson Avenue and Conyer Street (APN: 090-280-004). **Ordinance No. 2008-01 required.**

Deadline for Action: None

Submitting Department: Community Development /Planning

Contact Name and Phone Number:

Janet Jiggerian, 713-4348
Fred Brusuelas, AICP, Assist. Director/City Planner, 713-4364

Department Recommendation:

Staff recommends that the Council approve the second reading of Change of Zone 2006-04. The City Council held a public hearing on this item on January 16, 2008 and approved the first reading of the zone change along with the accompanying amendment to the General Plan. [5-0] Upon approval of the change of zone, it will become effective on February 20, 2008.

After the second reading for this change of zone is conducted, approximately 7.9 acres of R-M-3 (Multi-family Residential, 1,500 square foot minimum/unit) zoned land will be re-designated to R-M-2 (Multi-family Residential, 3,000 square foot minimum/unit) zoned land. The site is located on at the southeast corner of Ferguson Avenue and Conyer Street. A Planned Residential Development with 70 attached residences (Conditional Use Permit No. 2007-19) and a subdivision map to create 19 numbered lots and two common lots (Vineyard Villas Tentative Subdivision No. 5532), have been approved for the site. The project applicant and landowner's Joe Gong.

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.

Committee/Commission Review and Actions:

The Planning Commission held a public hearing on November 13, 2007 on this project, with the Commission voting 5-0 to approve the above-mentioned Conditional Use Permit No. 2007-19 and Vineyard Villas Tentative Subdivision Map No. 5532, and to recommend approval of the GPA No. 2007-07 and COZ No. 2007-08.

Prior Council/Board Actions:

First Reading by City Council on January 7, 2008.

Alternatives:

None recommended.

Attachments:

- Ordinance No. 2008-01
- Project Exhibit
- Vicinity Map
- Aerial Map
- General Plan Land Use Map
- Zoning Map

Recommended Motion:

I move to approve the second reading of Ordinance No. 2007-03, approving Change of Zone No. 2006-04.

Environmental Assessment Status

CEQA Review: A Negative Declaration was approved for this project on January 7, 2008.

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:

ORDINANCE NO. 2008-01

AMENDING THE ZONING MAP OF THE CITY OF VISALIA BY CHANGING THE ZONING DESIGNATION ON 7.9 ACRES FROM R-M-3 (MULTI-FAMILY RESIDENTIAL, 1,500 SQ. FT. MIN. LOT SIZE) TO R-M-2 (MULTI-FAMILY RESIDENTIAL, ONE UNIT PER 3,000 SQ. FT. SITE AREA), LOCATED AT THE SOUTHEAST CORNER OF FERGUSON AVENUE AND CONYER STREET

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF VISALIA

Section 1: The Planning Commission of the City of Visalia has recommended the City Council change 7.9 acres of R-M-3 (Multi-family Residential, 1,500 sq. ft. minimum lot size) Zone on the City of Visalia Zoning Map to R-M-2 (Multi-family Residential, one unit per 3,000 sq. ft. site area). The project site is located at the southeast corner of Ferguson Avenue and Conyer Street (APN: 090-280-004).

Section 2: The official Zoning Map of the City of Visalia is hereby amended to show said property changes as illustrated in Exhibit "A" attached hereunto.

Section 3: This ordinance shall become effective 30 days after passage hereof.

City of Visalia Agenda Item Transmittal

Meeting Date: January 22, 2008

Agenda Item Number (Assigned by City Clerk): 5g

Agenda Item Wording: Request authorization to file a Notice of Completion for the 2007 Major Street Overlays Project with the final contract amount of \$738,386.59. Project No. 1111-00000-720000-0-09225-2007

Deadline for Action: None

Submitting Department: Public Works Department

Contact Name and Phone Number:
Andrew Benelli 713-4340; Michael Carr 713-4595

Department Recommendation: Staff recommends that the City Council authorize filing a Notice of Completion for the 2007 Major Street Overlays Project with the final contract amount of \$738,386.59.

Department Discussion:

The 2007 Major Street Overlay – Demaree Street project resurfaced and striped 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 and maintenance was required to restore a smooth, paved surface.

The project was awarded as a base project which covered Demaree from Whitendale Avenue north to Noble Avenue, and included “Alternative A,” which extended the project south to Orchard Avenue since the bids were within the budgeted amount.

On September 25, 2006, Council awarded the 2007 Major Street Overlay – Demaree Street project to Glen Wells Construction Co., Inc. of Visalia for the amount of \$724,593.02.

The project budget was \$772,000 from the 1111 Fund (Gas Tax Fund) to cover the total cost of the project including construction management, inspections, surveying and testing.

There was one change order required to complete this project in order to balance quantities and add some new signal detection loops with an overall contract cost increase totaling \$13,814.00 – a 2% increase over the originally awarded contract.

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.

The change order was reviewed and approved by the Change Order Committee and entailed the following work:

1. Balance Quantities

The actual completed job required two additional tons of asphalt and added fourteen additional traffic signal vehicle detection loops. The contractor also raised three additional manholes lids that were covered by a previous paving job and installed twelve survey monuments in the pavement that did not appear on the plans.

Miscellaneous Expenses:

The total project budget was \$772,000 including the contract project management, surveying, testing, inspection, and contingencies. The final cost of the project including the change order was approximately \$760,000.

Alternatives: None suggested

Attachments: Location Map, Ownership Disclosure Form

Copies of this report have been provided to:

Recommended Motion (and Alternative Motions if expected):

I move to authorize staff to file a Notice of Completion for the 2007 Major Street Overlays Project with the final contract amount of \$738,386.59.

Financial Impact

Funding Source:

Account Number: 1111-00000-720000-0-09225-2007

Budget Recap:

Total Estimated cost: \$ 760,000.00	New Revenue: \$
Amount Budgeted: \$ 772,000.00	Lost Revenue: \$
New funding required: \$ 0.00	New Personnel: \$
Council Policy Change: Yes___ No__ <u>X</u>	

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*)

Notice of Completion to be filed with County Recorded through City Engineer's office