

Visalia City Council Agenda



For the regular meeting of: MONDAY, May 5, 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.

5:00 p.m.

SPECIAL PRESENTATIONS/RECOGNITION

- Proclamation declaring the week of May 10-18 National Tourism Week

WORK SESSION AND ACTION ITEMS (as described)

5:05 p.m.

Public Comment on Work Session and Closed Session Items

5:05 p.m.

1. Authorization to begin a pilot program to recycle bicycles and use them for a public transportation program in downtown Visalia through a new program called Visalia Vi-cycles.

Convene jointly as the Visalia City Council and the Community Redevelopment Agency

5:15 p.m.

2. Review, discuss and direct staff on the Implementation of the Lincoln Oval and Washington School Neighborhood Homeownership (LOWSNH) Program; use of Redevelopment Funds for down payment assistance.

Adjourn as the joint Visalia City Council and Community Redevelopment Agency and remain seated as the Visalia City Council

3. *Item removed at the request of staff*

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)

4. *Item removed at the request of staff*
5. Conference with Real Property Negotiators (G.C.§54956.8)
Property: 404 E. Center Street (APN: 094-285-008)
Under Negotiation: Authority to negotiate
Negotiating Parties for City: Steve Salomon, Leslie Caviglia, Colleen Carlson
Negotiating Parties for Seller: Tim Razzari

REGULAR SESSION

7:00 p.m. PLEDGE OF ALLEGIANCE

INVOCATION - Pastor Harry Wood, Methodist Church

SPECIAL PRESENTATIONS/RECOGNITION

- Proclamation declaring the month of May as Motorcycle Awareness Month
- Proclamation declaring May 10 Stamp Out Hunger Day

INTRODUCTION OF NEW FIRE CHIEF - Mark Nelson

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 street name and city.

6. Receive Planning Commission Action Agenda for the meeting of April 24, 2008.

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) Request for additional funds for The Loop, Visalia's Youth Transportation System.
 - c) Authorize the re-structure of the Visalia Youth Committee from a formal City committee to an advisory group that will continue to support Recreation division staff.

- d) Authorize the City Manager to execute a purchase and sale agreement with American Legion Board-Sierra Post #785, in the amount of \$23,250 for the purpose of acquiring a Public Utility Easement.
- e) Award contract for the Visalia Police Department 9-1-1 upgrade to AT&T in the amount of \$213,542.32.
- f) Request authorization to file a Notice of Completion for Park Place, Unit No. 3, containing 54 lots, located at the Westside of Lovers Lane between K Road and Caldwell Avenue.
- g) Authorize the Recordation of the Final Map for Tentative Parcel Map 2008-03, located at the NE corner of Crowley Avenue and Neeley Street (1 Lot), authorize the City Manager to execute the Reimbursement Agreement, subject to City Attorney approval as to form, for Conditional Use Permit No. 2007-36, and authorize the formation of Landscape and Lighting District No. 08-04 for Conditional Use Permit No. 2007-39. APN 081-020-067. **Resolution Nos. 2008-23 and 2008-24 required.**

Convene jointly as the Visalia City Council and the Community Redevelopment Agency

8. PUBLIC HEARING (continued from April 21, 2008)

Authorize the City Manager to execute the following Affordable Housing Agreements:

- 1) Between the City of Visalia and Visalians Interested In Affordable Housing (VIAH)
- 2) Between the Visalia Redevelopment Agency & Kaweah Management Company;
- 3) Between the City of Visalia; Kaweah Management Company and VIAH

Property Location: located at the north corner of South Court Street and East Paradise Avenue. 1526 -1536 South Court Street, APN:097-261-022; 1544 S Court Street and 110 -148 East Paradise; APN's 097-261-037, 038, 039 and 040.

Adjourn as the joint Visalia City Council and Community Redevelopment Agency and remain seated as the Visalia City Council

- 9. Continued review of select FY 2008-09 & 2009-10 Capital Improvement budgets and future Capital Improvement Program (CIP) requests.

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	Visalia Shannon Land Development Co	Portion of APN 078-120-011 .090 ac.	West side of Dinuba Blvd. between Shannon Ave. and Sedona Ave.	Orchard Walk Right of Way	4/25/08	Andrew Benelli
City of Visalia	DBO Development	APN 126-062-092 & 094 Outlot A & C of Parcel Map 4843	Along Packwood Creek/south of Stonebrook, north of Cameron and south of James	Future development of a trail along Packwood Creek	4/29/08	Don Stone

Upcoming Council Meetings

- Monday, May 12, 2008, Special Council Meeting/Planning Commission interviews – 4:00 p.m. Convention Center, 303 E. Acequia
- Monday, May 12, 2008, Joint Meeting City Council and Visalia Unified School District – 6:00 p.m. - Convention Center, 303 E. Acequia
- Monday, May 19, 2008, Work Session 4:00 p.m. Regular Session 7:00 p.m. – City Council Chambers, 707 W. Acequia

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 relating to an item on this agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the Office of the City Clerk, 425 E. Oak Street, Visalia, CA 93291, during normal business hours.

City of Visalia Agenda Item Transmittal

Meeting Date: May 5, 2008

Agenda Item Number (Assigned by City Clerk): 1

Agenda Item Wording: Authorization to begin a pilot program to recycle bicycles and use them for a public transportation program.

Deadline for Action: N/A

Submitting Department: Natural Resource Conservation

Contact Name and Phone Number: Shawn Ogletree, 713-4530; Leslie Caviglia, 713-4317

Recommendation:

Staff recommends that Council authorize a pilot program from May, 2008 to May 2009 to recycle bicycles and use them for a public transportation program in Downtown Visalia through a new program called Visalia Vi-cycles.

Summary/Background:

The basic City "Vi-Cycle" program will take recovered bikes from the Police Department, Transit and other sources, have the bikes refurbished and distributed to businesses for use by employees or customers. This program will reduce car emissions, congestion, improve air quality and utilize recycled bicycles in the community.

Once released from the appropriate authority, the bikes will be picked up by the California Department of Corrections and taken to Corcoran's Substance Abuse and Treatment Facility (SATF). At no cost to the City, inmates will deconstruct and refurbish the bicycles, add new parts, tires, brakes, paint the bikes, etc. In Visalia's case, the bikes will be painted a forest green, and a Vi-cycle stencil will be included. The City of Clovis recently initiated a similar agreement with SATF for refurbishing and return of reclaimed bikes for subsequent redistribution in the community.

Bikes will be sold to selected business(s) for \$25. The bikes are being sold, as opposed to given, to the businesses in an effort to limit the City's liability and provide partial program funding.

To be eligible, businesses must complete a Vi-Cycle application, sign a release of liability, agreed to be responsible for on-going maintenance, to encourage users to participate in safety training and to return the bike to the City Vi-Cycle program if it is no longer needed/used as intended.

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:

Finance

City Atty

City Mgr

Bikes will be awarded to businesses meeting minimum criteria including a liability release; agree to report the annual usage, availability of bike storage; and encouragement of employee safety training/ materials/ classes. Businesses offering additional incentives, special events or acknowledgements for employee use of the bikes are encouraged but not factored into the selection process. Applications will be processed on a first come first serve basis. If applications/ bikes requested exceed the number of available bikes, a waiting list will be created. If the number of available bikes exceed demand, businesses will be limited to two bikes per month.

Upon completing the release, bicycles will become the sole responsibility of the selected business. As such, the business will be responsible for ongoing maintenance. At the time bicycles are no longer road worthy thru damage or wear and tear bikes may be traded for a new Vi-Cycle. Any returned bikes from the program will be re-incorporated into the refurbishing program.

The pilot program is being initially limited to downtown businesses because of the density of businesses, restaurants, banks and lunchtime traffic. Downtown is defined as Murray to Mineral King (North/South) and Ben Maddox to Conyer (East West). Secure bicycle parking is key to encourage bicycling downtown. Staff will work with Downtown Visalia Alliance to address the feasibility of installing additional bike racks to support the program.

After the initial pilot program ends in May 2009, the program will be re-evaluated and brought to the Council for further consideration. Should there be a lack of applications from downtown businesses; the pilot program may be expanded to other anticipated high-use areas.

During the first 12 month pilot period, it is estimated that approximately 100 bicycles will be distributed. This is based on an estimation of at least 10 refurbished bikes per month and factors in a slowdown in participation after October due to weather. While 20 bikes per month are expected to be turned over to the CDC, it is estimated that some bikes will be too worn to be used, and/or will be used for parts.

The Vi-Cycle program success will be determined through a number of monitoring systems. Examples include: the number of participating businesses, number of bicycles distributed, the number of diverted auto trips and miles tracked through a monthly log and the odometer.

If a bike is lost or stolen, the business will be required to reapply in order to receive a new Vi-Cycle. A stenciled number on the bikes will be used for tracking purposes and to deter theft. The distinct green color and logo will identify the bike as a Vi-Cycle program bike. Confiscated or reclaimed bikes should ultimately make their way to the Police Department where they can be identified by the stenciled number and logo.

In addition, it is recommended that 2-4 bikes be provided to the Sequoia Kings Canyon National Park as part of the City's on-going relationship with the Park and alternative transportation programs within the Park.

Outside Support

Organizations currently supporting the Vi-Cycles program:

- California Department of Corrections (CDC) has given verbal commitment to pick up, paint and refurbish; then return all bikes to the City at no charge. Bikes that could not be salvaged would be saved for future spare parts and or recycled as scrap material.
- Jeff Barnes Brain Injury Organization has donated 50 bicycle helmets State law mandates any person under the age of 18 must wear a properly fitted and fastened bicycle helmet.
- Southern Sierra Cyclists has offered to provide bicycle safety training for businesses participating in the program.

Economics

The pilot project will be funded from the Natural Resource Conservation Division budget. Covering the cost of paint, odometers, wire baskets and any required safety supplies, i.e. (additional reflectors, tires, etc.). Following the pilot program launch, the Vi-Cycle project will be re-evaluated, actual costs assessed and funding options outlined. It is possible that the funds generated from the sale of the bikes, grants, donations, and/or fund raising activities may cover most of the cost.

Safety

Distribution will not occur until all of a bike's functions are restored and tuned. Every bike will initially have solid tires, inner tubes, and reflectors. Maintenance and safety checks will be the responsibility of the participating business. Vi-Cycle program brochures will be distributed to all participating businesses, offering safety information and a list of local bicycle resources.

Bike helmets will be at the discretion of the business participant and should follow established state laws. However, there are organizations that provide free Bike helmets to the community including the Visalia Police Department and the Jeff Barnes Brain Injury Organization. Donated bike helmets will be distributed upon request as long as donated supplies are available.

Looking Forward

Future goals of the program include expanding the number of program bikes past the 100 anticipated for the first year pilot program through donation, bike drives; and developing joint partnerships with businesses so that bikes for employees would be standard for their fleet. Upon completion of the Vi-Cycle pilot program, additional bikes can be incorporated into strategic areas throughout the community with high rider ship potential, i.e. (Visalia Industrial Park, the community campus, C.O.S., et cetera).

Environmental Impact

Geographically, Visalia faces unique air quality problems. According to the American Lung Association we rank 9th in metropolitan areas most polluted by short-term particle pollution and 2nd in year-round particle pollution. The majority of our air pollution is attributable to emissions from to automobiles.

The effectiveness of the Vi-Cycle project will be based on the amount car trips reduced and the resulting pollution it eliminates. Emission reductions result from the decrease in emissions associated with auto trips replaced by bicycle trips for commute purposes. If every bike is used

to commute at least 1 mile a day instead of driving a car, the program would reduce annual auto trips by 18,000 miles annually. (100 bikes * 180 days (May to October) * 1 mile/day)

According to the Nationwide Personal Transportation Survey, 25 percent of all trips are made within a mile of the home, 40 percent of all trips are within two miles of the home, and 50 percent of the working population commutes five miles or less to work. Yet more than 82 percent of trips five miles or less are made by personal motor vehicle.

60 percent of the pollution created by automobile emissions occurs within the first few minutes of operation, before pollution control devices can work effectively. Since "cold starts" create high levels of emissions, shorter car trips are more polluting on a per-mile basis than longer trips.

[63% of all trips in the US are 5 miles or less – USDOT]

The Vi-cycle program will provide a reliable, clean, and affordable mode of transportation. It will help create a sustainable local community, and encourage active and healthy citizens.

Prior Council/Board Actions:

- Council approved the initial work program for the Natural Resources Conservation Department presented to Council on October 15, 2007

Committee/Commission Review and Actions:

Alternatives:

- Do not authorize development and implementation of the "Vi-Cycle" pilot project

Attachments:

- 2008-09 Vi-Cycle Budget

Recommended Motion (and Alternative Motions if expected):
1. Motion to authorize implementation of the "Vi-Cycle" program to recycle reclaimed bicycles and use them for a public purpose.

Environmental Assessment Status

CEQA Review: NA

NEPA Review: NA

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)*

2008-2009 Community Vi-Cycle Startup and Operating Budget

Start-up for 2008 and post pilot projected budget

EXPENSES

Item	Pilot launch	Description	Notes
Bike accessories	\$1,599 for odometers (\$15.99 a piece) 250.00 –purchase of wire basket and reflectors \$1,000 for 50 helmets to cover for duration of year project	Reflectors and safety equip., odometers, wire baskets	Safety equipment (50 bike helmets) donated by Jeff Barnes Brain Injury Org. for pilot project.
Printing & Pub.	\$48.00 in-house flyer /application development at \$0.08 per color copy for initial pilot project	500 safety brochures; 500 Resource brochures; 500 flyers; ads in local newspapers and other forms of media,	Printing and publicity are essential to making sure the program is successful in the beginning.
Equipment	\$0 One bicycle rack donated from CSET. \$150 Green paint for pilot project (100 bikes) Additional paint for logo/stencil \$50 for 100 bikes	Bicycle racks costs between \$534 and \$853 installed, depending on design and capacity Paint (Green) \$150 and stencil \$50.00 The bikes will need uniform color to distinguish the bike as a Vi-Cycle. Logo stencil will distinguish the bike along with an assigned number for tracking.	At this point, we have over 12 bikes in good condition, and a fabricated bike rack for placement
Total Operating Expense	\$3,097		

INCOME

Cosponsors	Business, Individuals, Organizations	\$250 per month anticipated from sales of the bike – 10 bikes per month totaling 100 bikes.	
In Kind and cash	\$1,000 –Helmet donation from Jeff Barnes Brain Injury Foundation at \$20 each x 50 \$500 – donated green paint from Andy's Auto Paint 250 per month equaling \$3,000 annually from sale of bikes	Donations, grants, drives, campaigns to support Vi-Cycles Program.	Helmets, bike racks, paint, advertising
Grants	\$0		
Total Income received	\$4,500		

**City of Visalia
Agenda Item Transmittal**

Meeting Date: May 05, 2008

Agenda Item Number (Assigned by City Clerk): 2

Agenda Item Wording: Review, discuss and direct staff on the Implementation of the Lincoln Oval and Washington School Neighborhood Homeownership (LOWSNH) Program; use of Redevelopment Funds for down payment assistance.

Deadline for Action: N/A

Submitting Department: Housing & Economic Development

Contact Name and Phone Number: Ricardo Noguera, Housing & Economic Development Director (4190); Tim Burns, Neighborhood Preservation Manager (4172); Rhonda Haynes, Housing Specialist (4460)

Department Recommendation: That the City Council review, discuss and direct staff on the following:

- 1) Authorize Staff to establish program guidelines and down payment financing, matching down payment funds up to \$40,000 per home; and
- 2) Authorize the establishment of an interest rate of two-percent (2%) per annum; and
- 3) Authorize program guidelines to establish monthly repayment of loan (principal and interest); and
- 4) Authorize use of Redevelopment Funds, in the amount of \$250,000 for the Lincoln Oval and Washington School Neighborhood Homeownership Program annually; and
- 5) Staff to obtain a cost estimate from AmeriNational Community Services, Inc. to include the underwriting, loan servicing, maintenance and monitoring of the (LOWSNH) Program loans and bring back to Council for authorization to amend the existing contract to include the services and costs; and
- 6) Authorize the City Manager and City Attorney to make minor adjustments to the agreements, program guidelines, and policies & procedures; and
- 7) Authorize the Housing Loan Review Committee to make the final loan recommendation; and
- 8) Authorize the Housing & Economic Development Director and the Neighborhood Preservation Manager as additional signers to execute loan documents in the name of the City of Visalia.

Summary/background:

This program is available to market rate homebuyers. Staff is bringing forward the Lincoln Oval and Washington School Neighborhood Homeownership Program to provide 2nd mortgage financing with a match of down payment up to \$40,000 at a 2% interest rate, for a loan term of

For action by:

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

For placement on which agenda:

XX Work Session
 Closed Session

Regular Session:

Consent Calendar
 Regular Item
 Public Hearing

Est. Time (Min.) 20 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.

30 years, to increase homeownership within the Oval Park and Washington School areas for families above 80% of the median income. Existing City programs provide homeownership opportunities for families below 80% of the median.

Boundaries of the Neighborhood's

Staff introduced the vision of this program initially at the Council Retreat in January 2008, formerly referred to as the Historic Home Loan Program. On April 7, 2008, Council directed staff to focus resources toward two specific neighborhoods within the City that have low owner occupancy rates (Oval Park and Washington School Neighborhoods).

- o Washington School Area: Watson to Santa Fe and Noble to Tulare
- o Oval Park Area: Houston to Murray Street and Willis to Santa Fe

The specific intent of the Lincoln Oval and Washington School Neighborhood Homeownership (LOWSNH) Program is to boost owner occupancy rates in these two neighborhoods of Visalia. These two neighborhoods are within walking distance of downtown. Maps of the boundaries are identified as Exhibit "B-1" through "B-3" attached.

Staff is requesting the Redevelopment Agency Board authorize the City Manager to allocate \$250,000 in Redevelopment funds to assist families with their down payment. Staff will report to Council the success of the program annually and request additional funds as needed.

Lincoln Oval and Washington School Neighborhood Homeowner Program Key Terms:

Staff is recommending that the City's program (2nd mortgage loan) be utilized in conjunction with a 30 year fixed rate first mortgage loan, such as FHA or Conventional type mortgages. The City's loan will be a lien against the property in second position. The maximum loan to borrower is the matching funds of the first mortgage down payment and may not exceed \$40,000. The interest rate established is two-percent (2%) simple interest.

Debt to Income Ratios

Families with income levels above 80% of the Median Family Income (MFI) are allowed to account for housing costs up to 35% of the actual household income. Those expenses include principal and interest, property taxes and assessments, insurance, and reasonable allowances for utilities. The monthly housing cost should be an average of estimated costs for the next 12 months. With this information the affordability is determined.

Loan Repayment

Repayment of the principal and interest is required on a monthly basis for the 30 year term. If the borrower sells the home, or refinances the first mortgage, the remaining principal and interest would be due and payable at closing. The funds received (principal and interest) would be reinvested into the neighborhood for a new borrower, to continue owner occupancy of the residential area.

Event property is rented or leased

Maintaining and encouraging owner occupancy is the goal of the program, therefore, if the borrower rents the property the interest rate will be increased to eight percent (8%) simple interest per annum for the remaining term of the loan. To monitor this activity, AmeriNational Community Services will conduct their annual monitoring of the property.

Attached as Exhibit "A" is the program fact sheet that references the program guidelines.

Loan Underwriting, Servicing and Monitoring

In November 2007, Council approved the extension of its Loan Servicing contract with AmeriNational Community Services, Inc. AmeriNational has been providing services to governmental agencies since 1975 and specifically the City of Visalia since 1995. AmeriNational currently underwrites, services, maintains compliance with taxes and insurance and monitors the ownership of the City's two homebuyer programs funded by both Federal HOME funds and State, Prop 1C CalHome funds and also two Federal (CDBG and HOME funded) housing rehabilitation programs.

Staff requests that the established agreement with AmeriNational be amended to include the processing, underwriting, loan document preparation, servicing and monitoring of the new Program. The costs of these services are roughly estimated to between \$12,000 to \$15,000; however, Staff requests Council to allow Staff to move forward with obtaining an accurate estimated cost from AmeriNational for these services and bring back to Council a cost and recommendation.

Authorizations

City Staff request that the City Manager and City Attorney have the authority to make the appropriate changes. Additionally, Staff requests that the City Manager and City Attorney have the authorization to make the appropriate changes to the contract between the City of Visalia, and Amerinational Community Services, Inc.

Loan Approval

Staff is recommending that upon AmeriNational's underwriter review of the loan application, and qualifications, that the final loan recommendation be conducted by the City's Housing Loan Review Committee. The Committee consists of five departmental staff members (Planning, Building, Engineering, Administration and Finance). In addition to the committee members is a Housing and Economic Development Staff member and designated Building Inspector.

The City Manager is the authorized and the responsible party for signing loan documents. To assist in expediting escrow closing and provide a second designee, Staff suggests that the City Manager authorize the Housing & Economic Development Director and the Neighborhood Preservation Manager the ability to sign loan recording documents.

Prior Council/Board Actions: None

Committee/Commission Review and Actions:

Alternatives: None

Attachments:

Exhibit "A"- Program Fact Sheet referencing program guidelines

Exhibit "B-1" through "B-3"- Boundaries of Washington Area and Oval Area Maps

Recommended Motion (and Alternative Motions if expected): That the City Council review, discuss and direct staff on the following:

- 1) Authorize Staff to establish program guidelines and down payment financing, matching (equivalency) down payment up to \$40,000 per home;
- 2) Authorize the establishment of an interest rate of two-percent (2%) per annum; and
- 3) Authorize program guidelines to establish monthly repayment of loan (principal and interest)
- 4) Authorize use of Redevelopment Funds, in the amount of \$250,000 for the Lincoln Oval and Washington School Neighborhood Homeownership Program annually; and
- 5) Staff to obtain a cost estimate from AmeriNational Community Services, Inc. to include the underwriting, loan servicing, maintenance and monitoring of the (LOWSNH) loans and bring back to Council for authorization to amend the existing contract to include the services and costs; and
- 6) Authorize the City Manager and City Attorney to make minor adjustments to the agreements, program guidelines, and policies & procedures; and
- 7) Authorize the Housing Loan Review Committee to make the final loan recommendation; and
- 8) Authorize the Housing & Economic Development Director and the Neighborhood Preservation Manager as additional signers to execute loan documents in the name of the City of Visalia all documents required.

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:

Exhibit "A"

**CITY OF VISALIA
LOWSNH PROGRAM
(Lincoln Oval & Washington School Neighborhood Homeownership)
May 2008**

Program Information:

- *Home must be located in the boundaries of Washington School and Oval Area, as identified on the boundary map;
- *Borrower must not have owned a home in the last 3 years;
- *Borrowers are not eligible if they have participated in another City program
- *Maximum sales price may not exceed appraisal and housing cost for area;
- *Maximum loan to match down payment and not to exceed \$40,000;
- *City Loan is recorded in 2nd position on property
- *Interest Rate accrued at 2%, simple interest; 30-year term;
- *Payments required on a monthly basis for a 30 year term
- *To participate, Family Income must be above 80% of the Median Family Income (MFI)
- *First Mortgage must be a fixed rate mortgage front end ratio shall be 35%
- *First Mortgage and AmeriNational Community Services, Inc. underwriting guidelines apply;
- *Good Credit, Derogatory credit information must be approved by the first mortgage underwriter and if more than 3 derogatory credit over the last three (3) years remarks, explanation required.
- *No bankruptcies with the past two (2) years
- *Family must attend homeowner counseling session;
- *Lenders, Realtors & Title Companies must attend a program certification workshop to participate in the City's program;
- *Home must be owner occupied. City will complete an annual inspection of the premises;
- *Home must pass City Building Code Inspection;
- *Historic Home notification is required, if within the Historic Home District or on the Local Register
- *If the home is rented the interest rate will be increased to eight percent (8%) simple interest per annum.
- *See Program guidelines for more specific details

Loan Processing Information:

1. Fax an application to the Housing & Economic Development Department, Attn: Rhonda Haynes, City assigns a project # (Buyer has property in escrow) (Must have address of the home)
2. Lender has 60 day reservation to obtain both 1st mortgage and City's 2nd mortgage approval
3. Underwriter for the City is AmeriNational Community Services, Inc., Downey, California
4. Lender must submit a full package to AmeriNational and a copy to City, See Program Guidelines for packaging details
5. Submit all additional requested information or documentation, requested by AmeriNational directly to City
6. AmeriNational Community Services underwriter will review package and make a recommendation to City. The Final Loan Recommendation is made by the City of Visalia's Loan Review Committee.
7. All loan documents are e-mailed or overnight mailed by AmeriNational Community Services to the Escrow Company
8. Funds are wired by AmeriNational Community Services to the Escrow Company, after all loan conditions are met and completed.

To obtain an application package contact:

City of Visalia Website at: www.ci.visalia.ca.us;
City of Visalia Housing & Economic Development Department
Attn: Rhonda Haynes
315 East Acequia
Visalia, CA 93291
Phone: (559) 713 4460
Fax: (559) 713-4811



Exhibit "B-1"
Washington Area Boundary Map

Washington Area Boundary: The boundary identified is bound by Watson to Santa Fe and Noble to Tulare.

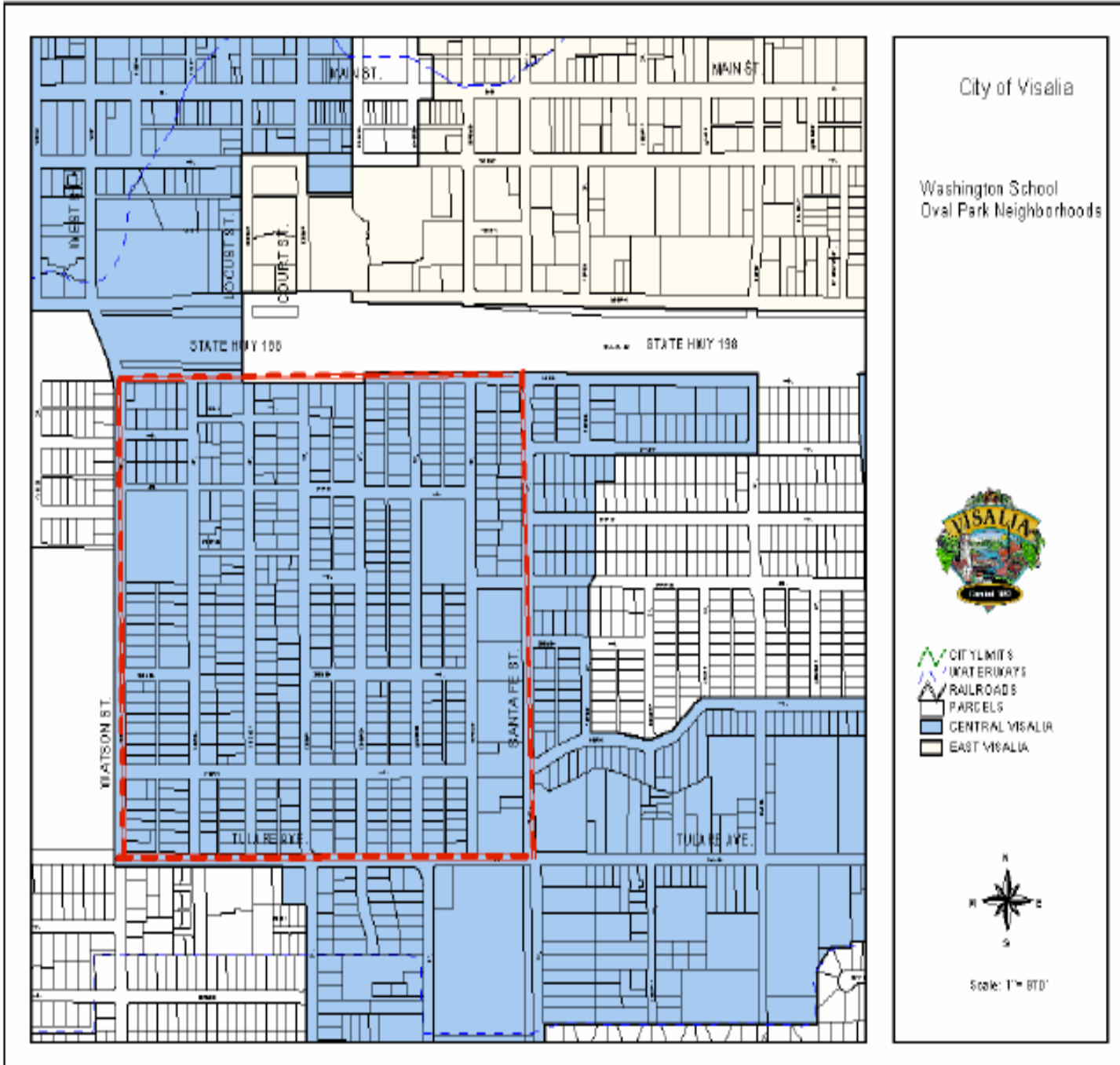


Exhibit "B-2"
Oval Area Boundary Map

Oval Area Boundary: The boundary identified is bound by Houston to Murray Street and Willis to Santa Fe.

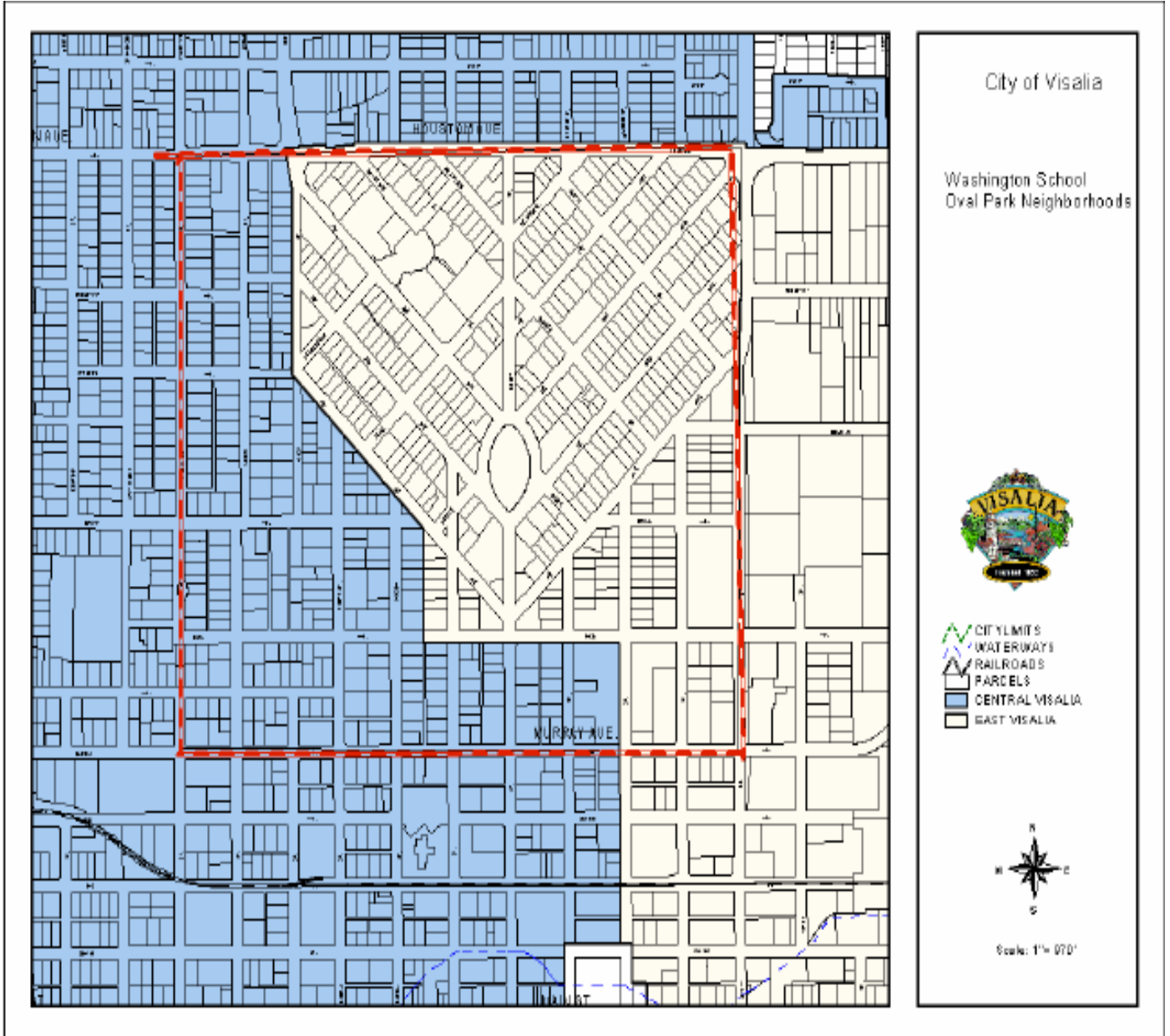


Exhibit "B-3"
Boundaries Map attached folded

ACTION

PLANNING COMMISSION AGENDA

CHAIRPERSON:
Vincent Salinas



VICE CHAIRPERSON:
Lawrence Segrue

COMMISSIONERS PRESENT: Sam Logan, Adam Peck, Larry Segrue, Terese Lane

MONDAY APRIL 24, 2008; 7:00 P.M., CITY HALL WEST, 707 WEST ACEQUIA, VISALIA CA

- | | |
|---|---|
| 7:00 TO 7:00 | 1. THE PLEDGE OF ALLEGIANCE |
| 7:01 TO 7:01
No one spoke | 2. CITIZEN'S REQUESTS - The Commission requests that a 5-minute time limit be observed for requests. Please note that issues raised under Citizen's Requests are informational only and the Commission will not take action at this time. |
| 7:01 TO 7:01
No comments | 3. CITY PLANNER AGENDA COMMENTS |
| 7:01 TO 7:02 | 4. CHANGES TO THE AGENDA – In item #6 the wording in the location was changed from north to south |
| 7:02 TO 7:02 | 5. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda. |
| | <ul style="list-style-type: none"> • No Items on the Consent Calendar |
| 7:02 TO 7:21
Approved as recommended (Lane, Peck) 3-0-1 Salinas absent, Logan abstained
Open: 7:07
Close: 7:14 | 6. PUBLIC HEARING – Presented by Teresa Nickell

Parcel Map No. 2008-04: A request by Romanazzi, et. al. to divide 21,313 sq. ft. (.49-acre) acre into two multi-family residential lots in the R-M-2 (multi-family residential, minimum 3,000 sq. ft. of lot area per unit) zone. The site is located on the north side of Tulare Ave., approximately 250 ft. east of Grant St. APN:096-182-005 |
| 7:21 TO 7:55

Approved as recommended (Logan, Peck) 4-0 Salinas absent
Open: 7:34
Close: 7:47 | 7. PUBLIC HEARING –Presented by Teresa Nickell

Conditional Use Permit No. 2008-14: A request by Christian Church Homes of Northern California to develop a 43-unit affordable housing complex for seniors on 2.6 acres in the R-M-2 (Multi-family Residential - 3,000 sq. ft. of lot area per unit) zone. The site is located at 1120 East Tulare Avenue, approximately 750 west of Ben Maddox Way. (APN: 097-160-012) |

7:55 TO 8:09

8. PUBLIC HEARING –Presented by Paul Bernal

Approved as recommended (Peck, Lane) 3-0-1 Salinas absent, Logan abstained

Tentative Parcel Map No. 2008-05: A request by Dwayne and Debbie Patton to divide 1.15 acres into three parcels in the C-S (Service Commercial) zone. The site is located on the northwest corner of Douglas Ave. and Burke St. APN: 094-120-052

Open: 8:00
Close: 8:05

8:09 TO 8:26

9. PUBLIC HEARING –Presented by Paul Bernal

Approved as recommended (Logan, Peck) 4-0 Salinas absent

Conditional Use Permit No. 2008-13: A request by CZ Wick (Thom Black, Agent) to amend CUP No. 90-10 to expand the size of an existing nursing and rehabilitation facility on 3.98-acres by adding a 25,223 sq. ft. lot with a 1,660 sq. ft. building in the R-M-3 (high density residential, 1,500 sq. ft. of lot area per unit) and R-1-6 (Single-family residential, 6,000 sq. ft. of lot area per unit) zones. The site is located at 1915 E. Houston Ave. The entire project site includes 1905, 1927, 1935 and 2009 E. Houston Ave. (APNs: 098-180-027, -013, -014, -023, -028)

Open: 8:20
Close: 8:20

8:26 TO 8:30

10. DIRECTOR’S REPORT/PLANNING COMMISSION DISCUSSION: Principal Planner, Paul Scheibel, informed Commission of a work session with the City Council on May 19.

The Planning Commission meeting may end no later than 11:00 P.M. Any unfinished business may be continued to a future date and time to be determined by the Commission at this meeting. The Planning Commission routinely visits the project sites listed on the agenda.

For the hearing impaired, if signing is desired, please call (559) 713-4359 twenty-four (24) hours in advance of the scheduled meeting time to request these services. For the visually impaired, if enlarged print or Braille copy is desired, please call (559) 713-4359 for this assistance in advance of the meeting and such services will be provided as soon as possible following the meeting.

**HE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, MAY 12, 2008
CITY HALL COUNCIL CHAMBERS, 707 WEST ACEQUIA**

8:30 To 8:30

Motion to Adjourn (Segrue, Peck) 4-0 Salinas absent

**City of Visalia
Agenda Item Transmittal**

Meeting Date: May 5, 2008

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

Agenda Item Wording: Request for additional funds for The Loop, Visalia's Youth Transportation System.

Deadline for Action: N/A

Submitting Department: Parks & Recreation

Contact Name and Phone Number:

Jeannie Greenwood, 713-4042

Department Recommendation:

Authorize the appropriation of \$30,000 in unappropriated general fund reserves to provide necessary funds to support The Loop for the remainder of the 2007-2008 fiscal year and direct staff to include a request in the amount of \$116,233 in the 2008-2010 budget to continue Loop operations.

Background Information:

In May, 2006, Visalia leaders formed the "Gang Intervention Task Force Committee" to discuss ways to take action against gangs. The Visalia City Council took a stand against Gangs by committing \$100,000 of General Fund money to work towards gang prevention and intervention.

This committee consisted of community leaders from Visalia and Tulare County such as the City of Visalia Mayor, Superintendent of Visalia Unified School District, Tulare County Sheriff, Tulare County Chief of Probation, Tulare County Superintendent of Schools, City of Visalia Parks and Recreation Director, Visalia Police Chief, Tulare County District Attorney, members of the faith based community and many more.

The original goals of the committee were simple: work together as a group; commit to meet regularly; strengthen partnerships; educate each other; reach out to the community to discover the community's needs; and continue to identify specific goals.

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.

The meetings that followed brought in many organizations to educate the committee about the programs and services offered to keep kids away from gangs. Each group was also asked what was needed to help keep children from going into gangs. Time and time again, groups stated that children needed a safe way to get to programs and facilities.

The need for a youth transportation system was identified and a sub-committee was formed to discuss options and devise a plan. Members from the Police Department, Parks and Recreation, County Board of Supervisors, local youth centers and Transit met and devised a youth bus system called The Loop (Local Organization Outreach Program).

On April 2, 2007, Police Chief Bob Carden approached City Council and asked that \$100,000 be appropriated to establish a Youth Transportation System on a trial basis to address the needs of youth in our community. This amount would allow the bus to operate on a trial period from May 1, 2007 through December 31, 2007. Chief also asked for authorization to enter into a contractual agreement with MV Transit to provide bus transportation services for youth within the City of Visalia.

Once funding was received, the City of Visalia Transit Division worked to secure a bus for the program. It was decided that we would lease a 16 passenger bus and purchase a wrap that would identify this bus as a fun and safe place for kids. A local artist designed a program logo and the bus wrap and began creating fliers, posters and cards for marketing. A local faith based organization called "Reaching Youth" pledged a significant amount of money to go towards the cost of the bus wrap.

Our marketing program began. A coordinated effort with the Visalia Police Department, Visalia Unified School District and the Visalia Transit Division allowed for students and parents to see the new Loop bus at their school site at the release of school. Students were brought to the bus by classroom where the Youth Service Officer talked to them about the bus, they even had the opportunity to climb aboard and check it out. Fliers and registration forms were distributed at all schools and Recreation facilities in our target area.

The Loop began the first day of summer break in 2007. Hours of operation were 12:00 p.m. to 8:00 p.m. Monday through Friday and 12:00 p.m. – 4:00 p.m. on Saturday. Our average daily participation during the summer was over 120 riders. The Loop bus continues to operate six days a week throughout the school year. Ridership during the school year fluctuates due to after school sports and other after school program opportunities. Our daily average September through March is 26 students per day. Spring break picked up with over 40 riders per day. The Transportation Sub-Committee continues to meet to evaluate the program and make adjustments to service times, days of operation and route options as needed.

On Friday, April 4, 2008, The City of Visalia received the California Parks and Recreation Society, District VII Outstanding Program Award for The Loop. This award is for an agency or organization, which has developed a unique and innovative program that has benefited the community, improved the quality of life locally, and demonstrates the mission of parks and recreation.

Although the “trial period” ended December 31, 2007, the Loop continues to operate. The Loop is a successful program serving the transportation needs of Visalia’s youth. Staff is recommending that Council appropriate an additional \$30,000 in un-appropriated general fund reserves to sustain this program through the end of the fiscal year. The Parks and Recreation Department will be submitting a request for funding in its bi-annual budget to continue this program for the next two fiscal years.

Prior Council/Board Actions:

Committee/Commission Review and Actions: On April 2, 2007, City Council approved utilizing the \$100,000 set aside for youth intervention purposes to move forward to establish a Youth Transportation Route in the City of Visalia through a contractual agreement with the City of Visalia Transit Department.

Attachments:

Recommended Motion (and Alternative Motions if expected):

Authorize the appropriation of \$30,000 in unappropriated general fund reserves to provide necessary funds to support The Loop for the remainder of the 2007-2008 fiscal year and direct staff to include a request in the amount of \$116,233 in the 2008-2010 budget to continue Loop operations.

<p><i>Environmental Assessment Status</i></p> <p>CEQA Review:</p> <p>NEPA Review:</p>

<p>Tracking Information: <i>(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)</i></p>
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Copies of this report have been provided to:

City of Visalia Agenda Item Transmittal

Meeting Date: May 5, 2008

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

Agenda Item Wordings: Authorize the re-structure of the Visalia Youth Committee from a formal City Committee to an advisory group that will continue to support Recreation Division staff.

Deadline for Action: N/A

Submitting Department: Parks & Recreation

Contact Name and Phone Number:

Jeannie Greenwood, 713-4042

Department Recommendation:

Authorize the re-structure of the Visalia Youth Committee from a formal City Committee to an advisory group that will continue to support Recreation Division staff.

Background Information:

The Parks and Recreation Department has worked with the Visalia Youth Committee since 1995. This Committee was formed to give teens an opportunity to become involved in community issues relating to Visalia's youth. This Committee is an advisory board to the City Council and is coordinated by a staff representative in the Parks and Recreation Department.

The Parks and Recreation Department is seeking authorization to re-structure this committee to be an advisory committee to Recreation Division staff rather than a "formal" council appointed committee.

The Parks and Recreation Department and the Visalia Youth Committee are working with CSET's Jr. Leadership program to engage more youth and share resources and training opportunities. In this re-structure, the Visalia Youth Committee will remain a select committee appointed by the Parks and Recreation Director. This group will meet one day per month to discuss community issues relating to Visalia's youth and to assist in the planning of programs and activities to further serve the teen population in Visalia. The Visalia Youth Committee will meet an additional day per month with CSET's Jr. Leadership Program to plan service projects, special events and accomplish sub-committee level planning.

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.

This re-structure will expand the number of youth involved as staff would be able to recruit students and have them attend meetings and participate in the planning of new teen programs and events without the formality of being appointed by the Citizens Advisory Committee and City Council. We would then be able to hold meetings regardless of a quorum and in a less formal manner.

Prior Council/Board Actions:

Committee/Commission Review and Actions: This item was reviewed by the Citizens Advisory Committee at their April 2, 2008 meeting. The Citizen’s Advisory Committee voted unanimously to recommend to the City Council that: “the Visalia Youth Committee be dropped as a formal committee and become an informal group advisory to the recreation staff.”

Attachments: Minutes of the April 2, 2008 Citizen’s Advisory Committee meeting.

Recommended Motion (and Alternative Motions if expected):

Authorize the re-structure of the Visalia Youth Committee from a formal City Committee to an advisory group that will continue to support Recreation Division staff.

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: May 5th, 2008

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

Agenda Item Wording: Authorize the City Manager to execute a purchase and sale agreement with American Legion, Sierra Post #785 in the amount of \$23,250, for the purpose of acquiring a Public Utility Easement.

Deadline for Action: N/A

Submitting Department: Public Works Department

Contact Name and Phone Number:

Peter Spiro, 713-4256
Andrew Benelli, 713-4340
Steve Salomon 713-4312

Department Recommendation:

City staff is requesting authorization to purchase approximately 9,000 square feet of easement rights on a property located near the northwest corner of Dinuba Boulevard and Ferguson Avenue, APN 090-060-019; the property is owned by American Legion, Sierra Post #785. This easement is needed for a master planned storm drain trunk line.

Department Discussion:

The City's Storm Drain Master Plan indicates that a 48-inch storm drain pipeline needs to be installed in Highland Street between Ferguson Avenue and the existing City basin in Fairview Park. The residential and the commercial developments (i.e. Northside Shopping Center) that were constructed in the last year created the need for installing the proposed storm drain trunk line. Some of the right of way for Highland Street has already been dedicated. However, some right of way through property owned by the American Legion (a non-profit veterans group) still needs to be acquired. City staff is recommending purchasing an easement that has sufficient width to install the storm drain pipeline. Additional right of way would be required in the future to construct Highland Street. The City does not usually purchase right of way for local streets. Generally, developers dedicate right of way and construct local streets and are not compensated by the City. This portion of Highland is unique because of the storm drain trunk line that needs to be installed now. Highland Avenue will probably be constructed in the same alignment as the storm pipeline when the property develops. However, plans for developing this property are not currently moving forward.

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 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.

The American Legion Board Members have agreed to sell the easement to the City. The Agreement includes a provision that requires that the City be reimbursed for the cost of the easement if they ever develop the property and need to connect to the storm drain pipeline. If the property is developed by several different owners, each development will pay based on their share of the easement frontage.

Storm Drain Funds will be used to purchase the easement rights. The full right of way of Highland Street will be dedicated to the City with any future site plan to develop the property. The property east of the Highland alignment is zoned for commercial development and west of Highland is zoned residential medium density. Approximately 2,984 square feet of the easement is in the commercial zoned portion and 5,976 square feet is in the residential portion.

On August 14th, 2007, The Hopper Company prepared a property appraisal that estimated the value of the required easement. The total purchase price of the easement is \$23,250. Staff feels that the estimated value is fair and comparable.

FUNDS SOURCE:

CIP 1221/9796				
Fund #	Fund Description	Funds Used	Funds Available	Required Funds for the Easement
1221	Storm Drainage Improvement Funds	\$7,000	\$545,331	\$23,250.

Prior Council/Board Actions: N/A

Committee/Commission Review and Actions: *None.

Alternatives: Not to authorize the easement rights acquisition.

Attachments: Exhibit A, Property Location Map
 Exhibit B, Property Legal Description
 Exhibit C, Property Legal Exhibit
 Excerpt from Appraisal Report Dated August 2007

Recommended Motion (and Alternative Motions if expected):
 Move to authorize the City Manager to execute a purchase and sale agreement with American Legion Board, Sierra Post #785 in the amount of \$23,250, for the purpose of acquiring a Public Utility Easement.

Financial Impact

Funding Source:* Storm Drainage Master Plan Improvement funds
CIP PROJECT # (1221/9796)

Budget Recap:

Total Estimated cost: \$23,250	New Revenue: \$
Amount Budgeted: \$560,000	Lost Revenue: \$
New funding required: \$ 00.00	New Personnel: \$
Council Policy Change: Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Environmental Assessment Status

CEQA Review:

Required? Yes No

Review and Action: Prior:
Required:

NEPA Review:

Required? Yes No

Review and Action: Prior:
Required:



EXHIBIT "A"
PROPERTY LOCATION

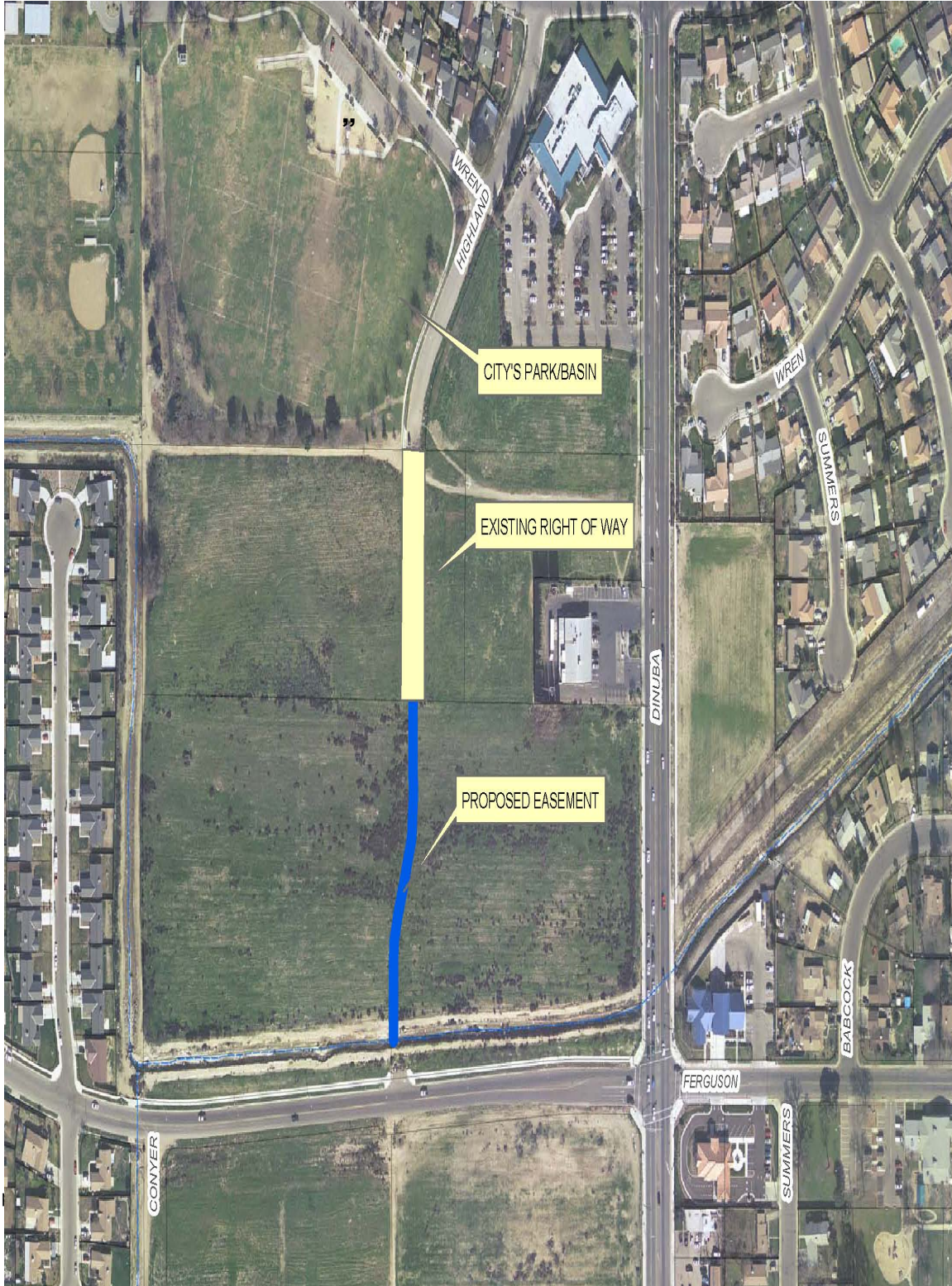


EXHIBIT "B"
Property Legal Description

An Easement for underground public utilities over that portion of Parcel 1 of Parcel Map No. 94 as recorded in Book 1, Page 94 of Tulare County Records and located in the Southeast quarter of the Northeast quarter of Section 19, Township 18 South, Range 25 East, Mount Diablo Base and Meridian, in the City of Visalia, County of Tulare, State of California, more described as follows:

Commencing at the Northeast corner of Parcel 1 of said Parcel Map, Thence
S 89° 10' 59" E, a distance of 554.52 feet along the North line of said parcel to the **True point of beginning**;

Thence, S 00° 48' 32" W, a distance of 265.36 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 310.00 feet;

Thence, southwesterly, along said 310.00 foot radius curve, through a central angle of 10° 29' 02", an arc distance of 56.72 feet;

Thence, S 11° 17' 34" W, a distance of 93.59 feet to the beginning of a tangent curve, concave southeasterly having a radius of 290.00 feet ;

Thence, southwesterly, along said 290.00 foot curve, through a central angle of 6° 12' 07", an arc distance of 31.39 feet to a point on the south line of said parcel and the most south southeasterly corner of easement being described;

Thence, along said south line parcel having a bearing of S 86° 25' 45" W a distance of 20.73 feet to the beginning of a non tangent curve, concave southeasterly, having a radius of 310.00 feet, a radial line through said beginning of non-tangent curve bears S 85° 24' 33" E;

Thence, northeasterly, along said 310 foot radius curve, through a central angle of 6°42'07" an arc distance of 36.26 feet;

Thence, N 11°17'34" E , a distance of 93.95 feet, To a point of a tangent curve, concave northwesterly and having a radius of 290 feet;

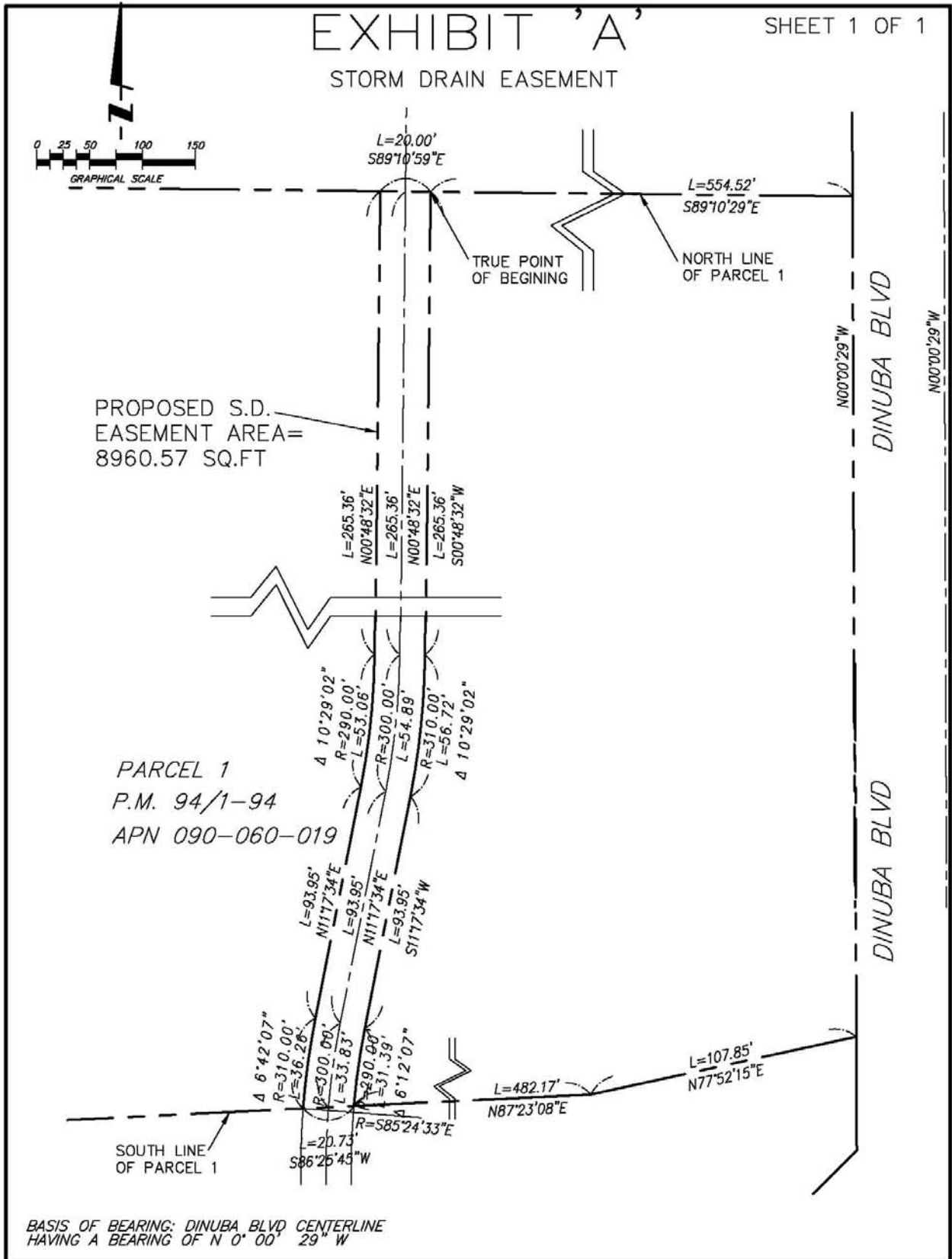
Thence, along said 290 foot curve, through a central angle of 10°29'02" an arc distance of 53.06 feet;

Thence, N 00° 48' 32" E, a distance of 265.36 feet, to a point on the north line of said parcel;

Thence, N 89° 10' 59" W a distance of 20.00 feet along the north line of said parcel to the **True point of beginning**.

EXHIBIT "C"

Property Legal Exhibit



PART OF THE APPRAISAL REPORT DATED AUGUST 2007

VALUE OF EASEMENT INTEREST

Once the value of the fee title interest in the portion of the property to be acquired is determined, the value of just an easement interest can be estimated. Because an easement represents only a partial interest in the property, with all other property rights remaining with the fee owner, the value of the easement is often just a fraction or a percentage of the whole value.

The appropriate percentage or occupancy factor is based on the rights that remain with the property owner. In this instance, the owner will still retain the right to some surface use of the property, so long as no permanent structures are installed, as well as any subsurface rights that do not interfere with the storm drain utility line. Because of this, an occupancy factor of 50% is considered reasonable. This is applied to the full fee value to provide an indicated easement value of \$23,250.

Fee Value of Take Area x Occupancy Factor = Easement Value of Take Area

$$\$46,500 \times 50\% = \$23,250$$

**City of Visalia
Agenda Item Transmittal**

Meeting Date: May 5, 2008

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

Agenda Item Wording: Award contract for 9-1-1 upgrade to AT&T in the amount of \$213,542.32.

Deadline for Action: May 5, 2008

Submitting Department: Police

Contact Name and Phone Number: Stacy Handley 713-4175,
Veronica McDermott 713-4230

Department Recommendation:

Every 5 years the State allocates money to each agency to be used towards a 9-1-1 system replacement or upgrade. In January, The Visalia Police Department became eligible for \$240,000.00 through this 9-1-1 program.

It is the Police Department's recommendation to accept and utilize these funds for a 9-1-1 system upgrade and dispatch room expansion and to award the contract to AT&T.

Summary/background:

During this funding process, three quotes were obtained for the following 9-1-1 systems: Positron Viper (AT&T) - \$213,542.32, VESTA Pallas - \$243,224.61, and Zetron - \$277,953.94. It is the Police Department's recommendation to award the contract to AT&T. Awarding AT&T with the contract would be the most cost effective use for the funding as they provided the lowest quote and demonstrated the best features among the systems viewed.

The acceptance of these funds will allow the Police Department to update the current analog system to digital, provide the agency with "state of the art" 9-1-1 equipment, and expand the dispatch center from five dispatch stations to seven stations.

The AT&T system (Positron Viper) is currently being used by Tulare County Fire and Tulare County Sheriff's Department is potentially looking at this system as well. By having other agencies in the area that have the same or similar systems we will be able to provide agency support in the event of a disaster or major incident.

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.

In 2003, the State 9-1-1 program funds were utilized to upgrade our previous 9-1-1 system to analog and to install ergonomic dispatch consoles. Since then, technology has advanced and more efficient and reliable systems are currently available. The implementation of this project will allow for a much needed upgrade.

Budget:

For the reasons stated above, as well as the fact that the AT&T quote was the lowest bid, it is the Visalia Police Department's recommendation to proceed with the AT&T contract. The following is a breakdown of the expenses:

\$213,542.32 – 9-1-1 equipment (Paid directly by the State to AT&T upon project completion)
\$ 21,097.10 – Dispatch consoles (Paid for by the City and reimbursed upon receipt of payment)
\$ 3,514.00 – Room modification, raised flooring (Paid for by the City and reimbursed upon receipt of payment)

\$238,153.42

Prior Council/Board Actions:

Committee/Commission Review and Actions:

Alternatives: Not moving through with the project will result in a loss of the State 9-1-1 funds.

Attachments:

Recommended Motion (and Alternative Motions if expected): Move to award a contract for the Visalia Police Department 9-1-1 Upgrade to AT&T in the amount of \$213,542.32.

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: May 5, 2008

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

Agenda Item Wording: Request authorization to file a Notice of Completion for Park Place, Unit No. 3, containing 54 lots, located at the Westside of Lovers Lane between K Road and Caldwell Avenue.

Deadline for Action: May 5, 2008

Submitting Department: Public Works Department

Contact Name and Phone Number:

Andrew Benelli 713-4340
David Bruce 713-4188

Department Recommendation:

City staff recommends that City Council give authorization to file a Notice of Completion for the Park Place, Unit No. 3 Subdivision. 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 CENTEX HOMES, a Nevada General Partnership. CENTEX HOMES has submitted a maintenance bond in the amount of \$83,277.00 as required by the Subdivision Map Act to guarantee the improvements against defects for one year.

Summary/background:

Prior Council/Board Actions: Final Map recording was approved at Council meeting of December 19, 2005.

Committee/Commission Review and Actions: The tentative subdivision map for 2005-11 subdivision was approved by Planning Commission on August 11, 2003.

Alternatives: N/A

Attachments: Location sketch and vicinity map.

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.

Recommended Motion (and Alternative Motions if expected):

I hereby authorize filing a Notice of Completion for Park Place, Unit No. 3 Subdivision.

Environmental Assessment Status

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: May 5, 2008

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

Agenda Item Wording: Authorize the Recordation of the Final Map for Tentative Parcel Map 2008-03 located at the NE corner of Crowley Avenue and Neeley Street (1 lot), authorize the City Manager to execute the Reimbursement Agreement, subject to City Attorney approval as to form, for Conditional Use Permit No. 2007-36, and authorize the formation of Landscape and Lighting District No. 08-04 for Conditional Use Permit No. 2007-39. (Resolution Nos. 2008-23 & 2008-24 required.) APN 081-020-067

Deadline for Action: N/A

Submitting Department: Public Works, Engineering

Contact Name and Phone Number:

Andrew Benelli 713-4340
Peter Spiro 713-4256
Adrian Rubalcaba 713-4271

Department Recommendation and Summary:

Final Map for Tentative Parcel Map No. 2008-03

Staff recommends that City Council authorize the recordation of the final map for Tentative Parcel Map 2008-03 containing (1) business Research Park zoned parcel. Parcel Map 2008-03 is a land division of an existing 11.53-acre parcel into a single 3.26-acre parcel with an 8.27-acre remainder parcel. The existing parcel is located on the northwest corner of Plaza Drive and Crowley Street. The Planning Commission approved this Tentative Map on February 25, 2008. Fresno Pacific University is the major tenant to be located on Parcel 1.

Reimbursement Agreement for C.U.P. No. 2007-36

Staff recommends that City Council authorize the City Manager to execute the reimbursement agreement subject to City Attorney approval as to form. In accordance with Resolution No. 2004-117 adopted by City Council on October 18, 2004 the City will reimburse the Developer for improvements made to Arterial or Collector streets and the City will also reimburse for right of way dedications.

Tentative Parcel Map 2008-03 is a land division of the 11.53-acre west campus portion of the Plaza Drive Business Park area, located west of Plaza Drive and creating one parcel for the Fresno Pacific University Campus. The Campus project was conditioned to install

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 N/A
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

improvements alongside its frontage with Crowley Avenue (Collector). This work included curb, gutter, storm drainage master planned improvements, sanitary sewer over-sizing, pavement and asphalt overlay. The following table summarizes the project's revenues and expenditures related to the development impact fee program:

C.U.P. 2007-36, Fresno Pacific University			
Development Impact Fee Component	Revenues	Expenditures	
Total Transportation Impact Fees Paid by Project	\$ 311,498		
Total Construction Cost of City's circulation elements roadway (Crowley Ave Improvement.)		\$100,082	
Total Storm Drain Master Plan Improvements	\$ 11,392	\$ 44,513	
Total Sanitary Sewer Over sizing	\$9,252	\$1,984	

The reimbursement agreement for Tentative Parcel Map 2008-03 was reviewed by the Development Reimbursement Review Committee (DRRC) on April 23, 2008. The DRRC is comprised of staff from the Public Works and Finance Departments. The DRRC reviewed the reimbursement agreement to ensure that the costs are reasonable as compared to the City's costs for comparable capital projects and also compared to a unit construction cost schedule focused on the Visalia construction market prepared for the City by an engineering consultant. .

Landscape & Lighting for C.U.P. No. 2007-39, Plaza Business Park

Staff recommends that City Council adopt Resolution No. 2008-23 Initiating Proceedings for Formation of Assessment District No. 08-04, Plaza Business Park; adopt the Engineer's Report as submitted; and adopt Resolution No. 2008-24 confirming the Engineer's Report, ordering the improvements and levying the annual assessments.

This landscape and lighting district is being formed for all of the area that comprises the proposed Plaza Business Park. The District consists of the Fresno Pacific parcel, the remainder parcel on the west side of Plaza and also the two existing parcels on the east side of Plaza Drive (north and south of Hurley). Only the Fresno Pacific parcel will be assessed at this time. The other parcels will be in the District and will be assessed when the street lights, street trees and other improvements are completed. The assessment will be charged based on parcel size so if the parcels are further divided each of the new parcels will pay a share of the total assessment. This structure will allow the District to operate and be solvent with or without the development of the other parcels.

The City of Visalia has been allowing the developers of subdivisions to form assessment districts under the Landscape and Lighting Act of 1972, and now under Proposition 218, in lieu of using homeowners associations for the maintenance of common features such as landscaping, irrigation systems, street lights, trees on local streets and pavement on local streets. The maintenance of these improvements is a special benefit to the development and enhances the land values to the individual property owners in the district.

The Landscape and Lighting Act allows for the use of summary proceedings when all the affected property owners have given their written consent. This process waives the requirement for a public hearing since the owners of this development have given their written consent to form this district.

Prior Council/Board Actions: The City has been allowing the use of the Landscape and Lighting Act of 1972 for maintaining common area features that are a special benefit and enhance the subdivision.

On September 7, 2004, Council approved the Street Maintenance Assessment Policy establishing guidelines and processes for placing street maintenance costs into assessment districts.

Committee/Commission Review and Actions:

On February 25, 2008, Planning Commission approved Tentative Parcel Map 2008-03. The tentative map will expire on February 25, 2010.

On October 22, 2007, Planning Commission approved Conditional Use Permit No. 2007-36 allowing a two-phased building of a private college classroom for Fresno Pacific University.

On April 23, 2008, the Developer Reimbursement Review Committee reviewed and recommended for approval the reimbursement agreement for the reimbursable public improvements associated with Fresno Pacific University Campus.

Alternatives: N/A

Attachments: Location Map; Owner Disclosure; Final Parcel Map; Resolution Initiating Proceedings; Clerk's Certification; Resolution Ordering the Improvements; Exhibits "A", "B", "C", "D"

City Manager Recommendation:

Recommended Motions (and Alternative Motions if expected):

"I hereby move to authorize the recordation of the Final Map for Tentative Parcel Map 2008-03, and to authorize the City Manager to execute the Reimbursement Agreement associated with Fresno Pacific University Campus.

"I further move to adopt Resolution No. 08-23 Initiating Proceedings for Formation of Assessment District No. 08-04, Plaza Business Park; adopt the Engineer's Report as submitted; and adopt Resolution No. 08-24 confirming the Engineer's Report, ordering the improvements and levying the annual assessments."

Financial Impact

Funding Source:

Account Number: _____ (Call Finance for assistance)

Budget Recap:

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

Copies of this report have been provided to:

Environmental Assessment Status

CEQA Review:

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

NEPA Review:

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

RESOLUTION NO. 08-23

RESOLUTION INITIATING PROCEEDINGS FOR
ASSESSMENT DISTRICT 08-04
PLAZA BUSINESS PARK
(Pursuant to Landscape and Lighting Act of 1972)

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

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

Maintenance of street lights, pavement on local streets, and any other applicable equipment or improvements.
2. The proposed district shall be designated Assessment District No. 08-04, City of Visalia, Tulare County, California, and shall include the land shown on the map designated "Assessment Diagram, Assessment District No. 08-04, City of Visalia, Tulare County, California", which is on file with the City Clerk and is hereby approved and known as "Plaza Business Park".
3. The City Engineer of the City of Visalia is hereby designated engineer for the purpose of these formation proceedings. The City Council hereby directs the Engineer to prepare and file with the City Clerk a report in accordance with Article 4 of Chapter 1 of the Landscape & Lighting Act of 1972.

PASSED AND ADOPTED:

CLERK'S CERTIFICATION TO COUNTY AUDITOR

ASSESSMENT DISTRICT NO. 08-04
PLAZA BUSINESS PARK
(Pursuant to Landscaping & Lighting Act of 1972)

TO THE COUNTY AUDITOR OF THE COUNTY OF TULARE:

I hereby certify that the attached document is a true copy of that certain Engineer's Report, including assessments and assessment diagram, for "Assessment District No. 08-04, City of Visalia, Tulare County, California" confirmed by the City Council of the City of Visalia on the 5th day of May, 2008 by its Resolution No. 08-_____

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

RESOLUTION NO. 08-24

RESOLUTION ORDERING IMPROVEMENTS FOR
ASSESSMENT DISTRICT NO. 08-04
PLAZA BUSINESS PARK
(Pursuant to the Landscape & Lighting Act of 1972)

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The City Council adopted its Resolution Initiating Proceedings for Assessment District No. 08-04, City of Visalia, Tulare County, California, and directed the preparation and filing of the Engineer's Report on the proposed formation.
2. The Engineer for the proceedings has filed an Engineer's Report with the City Clerk.
3. Owners of all land within the boundaries of the proposed landscape and lighting district have filed their consent to the formation of the proposed district, and to the adoption of the Engineer's Report and the levy of the assessments stated therein.
4. The City Council hereby orders the improvements and the formation of the assessment district described in the Resolution Initiating Proceedings and in the Engineer's Report.
5. The City Council hereby confirms the diagram and the assessment contained in the Engineer's Report and levies the assessment for the fiscal year 2008-09.
6. The City Council hereby forwards the following attachments to Tulare County Recorder's Office for recordation:
 - a. Clerk's Certification to County Auditor
 - b. Resolution Initiating Proceedings
 - c. Resolution Ordering Improvements
 - d. Engineer's Report:
 - Exhibit A - Assessment Diagram showing all parcels of real property within the Assessment District
 - Exhibit B - Street Light Location Diagram
 - Exhibit C - Tax Roll Assessment
 - Exhibit D - Engineer's Report

PASSED AND ADOPTED

Exhibit "A"

Assessment Diagram Assessment District No. 08-04 City of Visalia, Tulare County, California

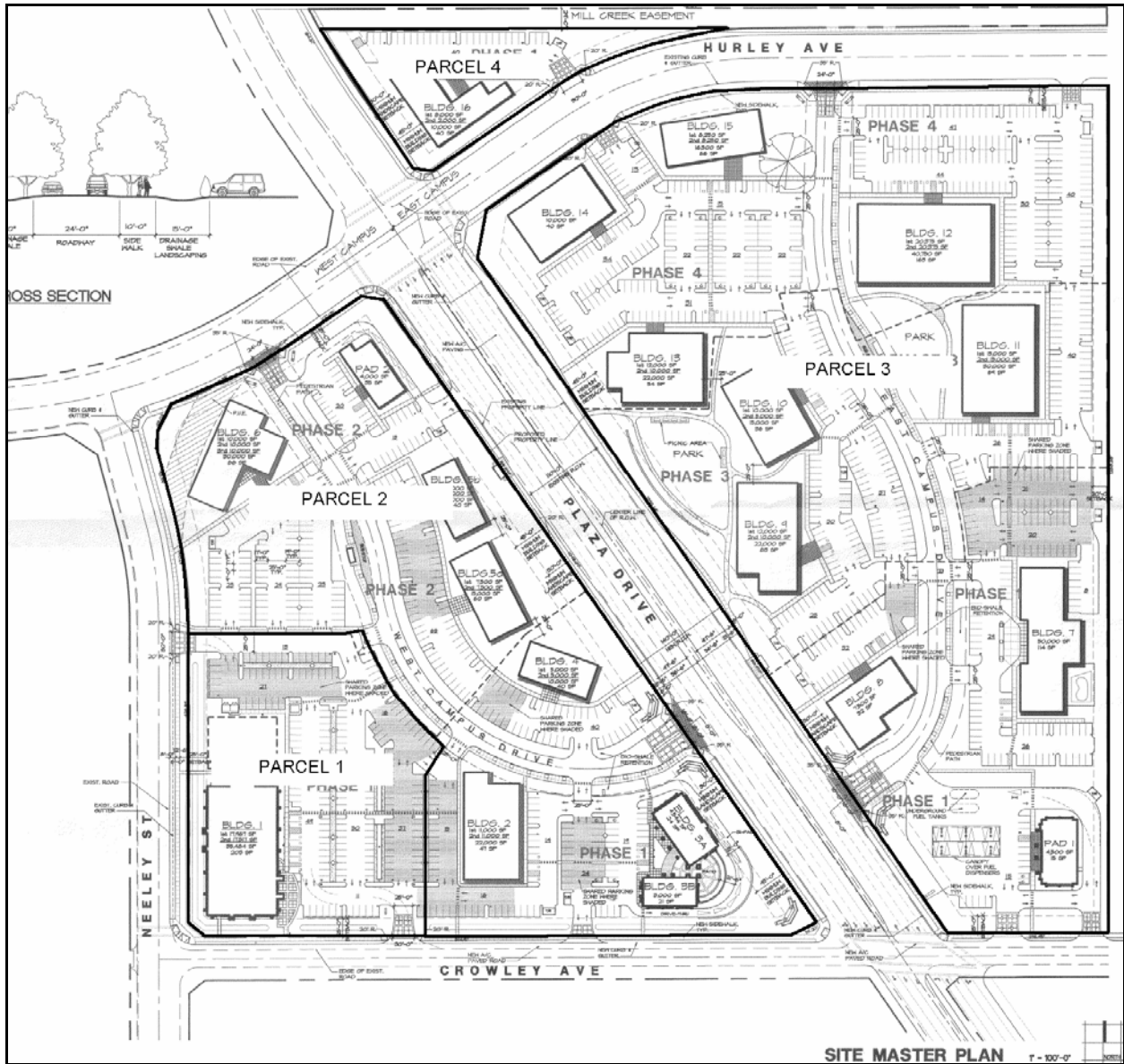
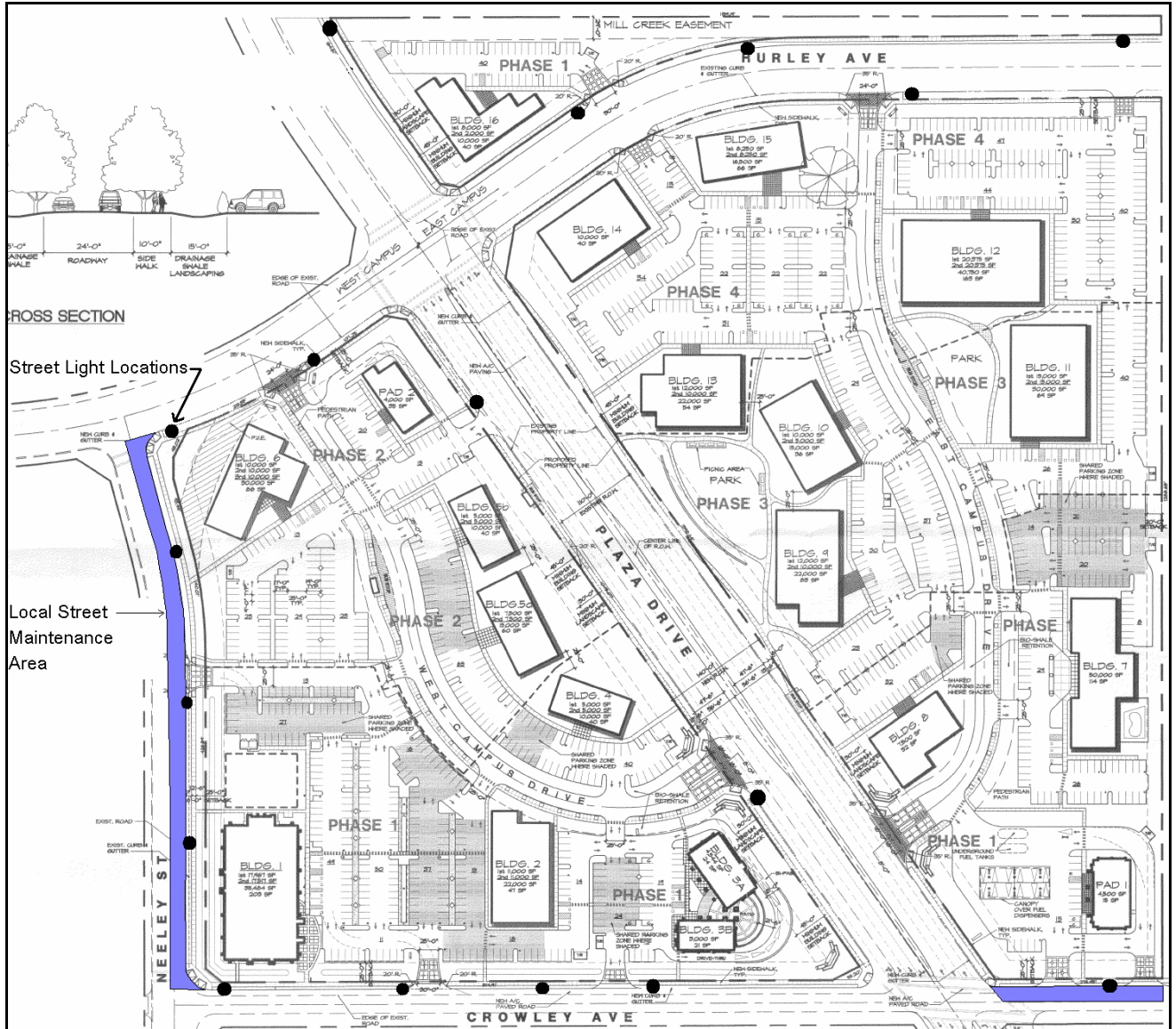


Exhibit "B"

Street Light Locations Assessment District No. 08-04 City of Visalia, Tulare County, California



PLAZA BUSINESS PARK

Exhibit "D"

Engineer's Report
Assessment District No. 08-04
Plaza Business Park
Fiscal Year 2008-09

General Description

This Assessment District (District) is located east and west of Plaza Drive, north of Crowley Avenue. Exhibit "A" is the Assessment Diagram for Assessment District 08-04. This District includes the maintenance of pavement on local streets, street lights and any other applicable equipment or improvements. The total number lots within the district are 20.

Determination of Benefit

The street lights provide safety and visual impressions for the area. In order to preserve the values incorporated within developments and to concurrently have an adequate funding source for the maintenance of all internal local streets within the subdivision, the City Council has determined that street lights and all internal local streets should be included in a maintenance district to ensure satisfactory levels of maintenance.

Method of Apportionment

In order to provide an equitable assessment to all owners within the District, the following method of apportionment has been used. Because of the large variation in size of each building relative to the lot frontage and parcel size, each lot will be apportioned based on its net site square footage. All lots within the District are part of a single business park master plan and will benefit proportionally from the public street lights located around the perimeter. All lots will also benefit proportionally from the adjoining local streets that provide circulation around the business park.

Estimated Costs

The estimated costs to maintain the District includes the costs to maintain street lights, pavement on local streets and any other applicable equipment or improvements. The regular preventive maintenance of pavement on local streets is based on the following schedule: Chip Seal on a 15-year cycle; Overlays on a 10-year cycle; Crack Seal on an 8-year cycle and Reclamite on a 6-year cycle.

Exhibit "D"

Engineer's Report
Assessment District No. 08-04
Plaza Business Park
Fiscal Year 2008-09

The quantities and estimated costs are as follows:

<u>Description</u>	<u>Unit</u>	<u>Amount</u>	<u>Cost per unit</u>	<u>Total Cost</u>
Turf Area	Sq. Ft.	0	\$0.180	\$0.00
Shrub Area	Sq. Ft.	0	\$0.180	\$0.00
Water	Sq. Ft.	0	\$0.050	\$0.00
Electricity	Sq. Ft.	0	\$0.008	\$0.00
Trees In Landscape Lots	Each	0	\$25.00	\$0.00
Trees In Local Street Parkways	Each	121	\$25.00	\$3,025.00
Street Lights	Each	18	\$105.00	\$1,890.00
Chip Seal (15 year cycle)	Sq. Ft.	27,960	\$0.190	\$354.16
Crack Seal (8 year cycle)	Sq. Ft.	27,960	\$0.02933	\$102.52
Reclamite (6 year cycle)	Sq. Ft.	27,960	\$0.0211110	\$98.38
Overlays (10 year cycle)	Sq. Ft.	27,960	\$0.65	\$1,817.40
Project Management Costs	Lots	19	\$18.00	\$342.00
TOTAL				\$7,629.46
10% Reserve Fund				\$762.95
GRAND TOTAL				\$8,392.40
COST PER SQ. FOOT				\$0.00649
<u>West Campus</u>	<u>Sq. Footage</u>			<u>Proportional Assessment</u>
Parcel 1	142,145			\$922.71
Parcel 2	361,700			\$2,347.90
<u>East Campus</u>				
Parcel 3	709,423			\$4,605.07
Parcel 4	79,602			\$516.72
TOTAL	1,292,870			

Annual Cost Increase

This assessment district shall be subject to a maximum annual assessment (A_{max}) for any given year "n" based on the following formula:

$$A_{max} \text{ for any given year "n"} = (\$8,392.40) (1.05)^{(n-1)}$$

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

Exhibit "D"

Engineer's Report
Assessment District No. 08-04
Plaza Business Park
Fiscal Year 2008-09

The actual annual assessment for any given year will be based on the estimated cost of maintaining the improvements in the district plus any prior years' deficit and less any carryover. In no case shall the annual assessment be greater than maximum annual assessment as calculated by the formula above. The maximum annual increase for any given year shall be limited to 10% as long as the annual assessment does not exceed the maximum annual assessment as calculated by the formula above.

The reserve fund shall be maintained at a level of 10% of the estimated annual cost of maintaining the improvements in the district. If the reserve fund falls below 10%, then an amount will be calculated to restore the reserve fund to a level of 10%. This amount will be recognized as a deficit and applied to next year's annual assessment.

Example 1. The estimated year four cost of maintaining the improvements in the district is \$9,147.72 [a 9% increase over the base year estimated cost of \$8,392.40]. The maximum annual assessment for year four is \$9,715.25 [$A_{\max} = (\$8,392.40) (1.05)^{(4-1)}$]. The assessment will be set at \$9,147.72 because it is less than the maximum annual assessment and less than the 10% maximum annual increase.

Example 2. The estimated year four cost of maintaining the improvements in the district is \$9,483.41 [a 7% increase over the previous year assessment and a 13.0% increase over the base year estimated cost of \$8,392.40]. The reserve fund is determined to be at a level of 8% of the estimated year four cost of maintaining the improvements in the district. An amount of \$189.67 will restore the reserve fund to a level of 10%. This amount is recognized as a deficit. The maximum annual assessment for year four is \$9,715.25 [$A_{\max} = (\$8,392.40) (1.05)^{(4-1)}$]. The year four assessment will be set at \$9,483.41 plus the deficit amount of \$189.67 which equals \$9,673.08 [a 9% increase over the previous year assessment] because it is less than the maximum annual assessment and less than the 10% maximum annual increase.

Example 3. The estimated year four cost of maintaining the improvements in the district is \$9,147.72 [a 9% increase over the base year assessment of \$8,392.40] and damage occurred to the masonry wall raising the year five expenses to \$11,160.21 [a 22% increase over the previous year assessment]. The year five assessment will be capped at \$10,062.49 (a 10% increase over the previous year) and below the maximum annual assessment of \$10,201.01 [$A_{\max} = (\$8,392.40) (1.05)^{(5-1)}$]. The difference of \$1,097.72 is recognized as a deficit and will be carried over into future years' assessments until the masonry wall repair expenses are fully paid.

Exhibit "D"

Engineer's Report
Assessment District No. 08-04
Plaza Business Park
Fiscal Year 2008-09

City Engineer Certification

I hereby certify that this report was prepared under my supervision and this report is based on information obtained from the improvement plans of the subject development.

Andrew Benelli
Public Works Director

RCE 50022

Date

**City of Visalia
Agenda Item Transmittal**

Meeting Date: May 05, 2008

Agenda Item Number (Assigned by City Clerk): 8

Agenda Item Wording: Authorize the City Manager to execute the following Affordable Housing Agreements:

- 1) Between the City of Visalia and Visalians Interested In Affordable Housing (VIAH)
- 2) Between the Visalia Redevelopment Agency & Kaweah Management Company;
- 3) Between the City of Visalia; Kaweah Management Company and VIAH

VIAH and Kaweah Management Company will complete a twenty (20) unit affordable housing development consisting of the rehabilitation of eleven (11) existing units and the construction of nine (9) new units.

Property Location: located at the north east corner of South Court Street and East Paradise Avenue. (see Exhibit "A")

Assessor Parcel Numbers: 1526 -1536 South Court Street, APN:097-261-022; 1544 S Court Street and 110 -148 East Paradise; APN's 097-261-037, 038, 039 and 040.

Deadline for Action: May 05, 2008

Submitting Department: Housing & Economic Development Department.

Contact Name and Phone Number: Ricardo Noguera, Housing & Economic Development Director xt: 4190; Rhonda Haynes, Housing Specialist xt 4460

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 _____
(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.

Department Recommendation:

Staff recommends:

1. Authorize \$500,000 of HOME CHDO funds be allocated and expended by VIAH, City's designated CHDO, acting as the Sponsor of the joint project with Kaweah Management Company as gap financing; and
2. Authorize \$500,000 of Redevelopment Low/Mod funds to be allocated and expended as gap financing to assist Kaweah Management Company and to the extent there are Residual Receipts from the Project, KMC shall pay 100% of the Residual Receipts to the City on an annual basis; and
3. Authorize the City Manager to execute the three contracts for this transaction between Visalians Interested In Affordable Housing (VIAH) CHDO & City of Visalia; the Kaweah Management Company and the Community Redevelopment Agency of the City of Visalia; VIAH, Kaweah Management Company and the City of Visalia.

Background

Kaweah and VIAH, desire to work cooperatively, to develop a twenty (20) unit affordable housing project known as the Paradise & Court Development. The project consists of five parcels. Four parcels, facing Paradise, consist of the existing eleven (11) units which are in escrow to be purchased by Kaweah Management Company (KMC) and VIAH. The fifth parcel, facing Court Street, consists of a lot with an existing home, which is being moved and restored by its current owner prior to the close of escrow and remaining vacant land to the east. The fifth parcel is being purchased by KMC and VIAH and the remaining land, east of the home is currently owned by VIAH.

Project Description

Kaweah and VIAH propose to rehabilitate an existing eleven (11) unit multifamily development, and to construct an additional nine (9) units that will be committed to multifamily low-income affordable housing on the Property in accordance to both HOME Investment Partnership Funding and Community Redevelopment Laws. The City is being requested to contribute \$1 million dollars toward the \$4.1 million dollar development project.

Neighborhood Revitalization

This project fulfills the department's neighborhood revitalization efforts, assisting proven developers to acquire and rehabilitate dilapidated rental properties in challenged areas of town and completing infill development. The proposed site is provided as Exhibit "A" and the new nine unit development and the remodeled units are provided as Exhibit "B".

Phases of Development

On April 14, 2008, the Planning Commission unanimously approved the Conditional Use Permit application. The project will be completed in two phases. The first phase is the purchase of the existing eleven (11) units. The existing units will receive extensive interior and exterior modernization such as new high efficiency dual-pac heating & air-conditioning systems, energy saving dual pane windows, new carpet throughout and updated cabinetry, countertops and appliances. The new landscaping will bring out the curb appeal and add privacy for the tenants. KMC will be submitting an application for approximately \$735,000 for 4% tax credit funds for this portion of the project.

The second phase will be the submission of the plans to the California Tax Credit Allocation Committee to compete for 9% tax credits to help with the financial feasibility of the construction of the nine new units. The new units will be approximately 1,220 square feet, 3 bedroom & 2 full baths and a single car attached garage, which will be architecturally consistent with the existing residential units after restoration. A community room will be included as part of the new nine units and will be located in the open space area. The community building will be 650 square feet in floor area with an attached laundry room available to tenants who would require laundry services. The community building will contain a large meeting area (no kitchen) and a restroom. The building will be made available to community groups (such as the Boy Scouts) through the Tulare County Housing Authority (TCHA), who will manage and maintain the property. An open space common area will be provided adjacent to the community building with grass and trees. The rental units will be available to tenants up to the 60% income level, therefore providing housing to families at the lower income levels. For example, a family of 4's income can not exceed 60% of the median income for the Visalia (Tulare County) Area, which is approximately \$32,200 annually.

Role of Visalians Interested In Affordable Housing (VIAH): Each year, the City is required to set-aside a minimum of 15 percent of its HOME allocation for housing development activities to be undertaken by a special type of nonprofit, called a Community Housing Development Organization (CHDO) to assist in the development, expansion or preservation of affordable housing. Visalians Interested In Affordable Housing (VIAH) has been contracted and certified with the City of Visalia, as a designated CHDO since 1999. VIAH and Staff propose to utilize accumulated HOME CHDO funds, in the amount of \$500,000 to assist in the purchase, rehabilitation and gap financing of the Court and Paradise Project. VIAH will be engaged in the development, and ownership.

Role of Kaweah Management Company (KMC): The Kaweah Management Company is a non-profit charitable organization (501 (c) 3) that develops, rehabilitates and manages affordable housing units and projects. The City has partnered with the Kaweah on past affordable housing projects including the 95-unit Kimball Court elderly low income housing project, the Tulare Avenue Transitional Living Center, the mixed income 71-unit Millcreek Project and the 10-unit Robinwood Project. The City of Visalia Redevelopment Agency has proposes to provide Kaweah with \$500,000 in Redevelopment Low-Mod funds for the Project.

Sources of Funds:

The total acquisition, rehabilitation and construction cost is \$3,884,717. The developers propose to obtain a total of \$1 million dollars in funding from the City through HOME CHDO funds in the amount of \$500,000 and Redevelopment Low/Mod funds In the amount of \$500,000. These funds will be used for both acquisition and construction for the project. The developers will also obtain a construction loan while pursuing \$2,237,467 in 9% and 4% tax credit long term financing for the project in June and July 2008. The construction loan will be repaid with the tax credit proceeds, first mortgage (approximately \$658,100) and the General partner contribution of Developer fee. The mortgage interest rate (6.25%) is being estimated at a slightly higher rate to be conservative on what the rates could be a year from now when the final mortgage is being put in place for the property.

Uses of Funds:

Table 1, Paradise & Court Project, Summary of Acquisition and Rehabilitation Costs, is a summary of acquisition and rehabilitation costs. The developer will acquire approximately a 21,794 square footage lot that currently includes a single family dwelling, which will be moved to a new location. The developer will utilize this land to construct nine (9) new three-bedroom units which represents \$128,056 cost per unit. The developer will also purchase the adjacent four parcels with eleven (11) existing two-bedroom rental units for a cost of \$800,000, which represents a cost of \$72,727 per unit and rehabilitate them for a total cost of \$300,000 which represents approximately \$27,273 per unit.

Table 1		
Paradise & Court Project		
Summary of Acquisition & Rehabilitation Costs		
	Cost	Per Unit Cost
Purchase 11 units	\$800,000	\$72,727
Remodel the 11 units	\$300,000	\$27,273
Other costs associated	\$195,725	\$17,793
<i>Total Project Purchase & Remodel of 11 existing units:</i>	<i>\$1,295,725</i>	<i>\$117,793</i>
	Cost	Per Unit Cost
Purchase of lot/w house (to be moved)	\$ 150,000	\$ 16,667
Construction of 9 new units	\$ 1,152,500	\$ 128,056
Other costs associated	\$ 418,927	\$ 46,547
<i>Total Purchase of lot w/house and construction of 9 new units</i>	<i>\$ 1,721,427</i>	<i>\$ 191,270</i>
Total Development and Acquisitions Costs (20 units)	\$ 3,884,717	\$ 194,236

Acquisition includes the payoff of VIAH's CalHfa HELP Funded loan on the vacant land. VIAH purchased the land with State Funds to develop single family housing, whereas this proposed project is for the development of multi-family rental housing and is not an eligible use of the Calhfa HELP Program Funds, which increased the purchase costs. If Redevelopment funds are utilized, prevailing wages apply, there adding to the cost of the project.

Disbursement of Redevelopment Agency and HOME CHDO Funding.

The Finance Division has been consulted and has determined that \$500,000 of HOME CHDO funds is available from Reserved-CHDO 15% set-aside from previous fiscal years. It is important that these HOME CHDO funds are committed and expended by contract by June 30, 2008; the deadline established by HUD to obligate and drawdown the funds. Exhibit "C" provides a detail cost (Sources and Uses) of the project, tax credit calculations, and cash flow analysis.

As indicated in the "Sources of Funds" narrative, the project total cost is \$3,884,717 and the City proposed

Table II				
City Contribution /Disbursement				
Paradise & Court				
<i>Funding:</i>	<i>Amount</i>	<i>Disbursement Timeline</i>	<i>Disbursed To:</i>	<i>Note:</i>
HOME CHDO	\$375,271.98	Upon approval of Request for Release of Funds (est. 05/19/2008)	VIAH	CHDO remainder of 99', 00', 02', 03', 04'
Redevelopment Low/Mod Funds	\$124,728.02	(est. 05/19/2008)	KMC	08/09'
HOME CHDO	\$124,728.02	Certificate of Occupancy	VIAH	CHDO 05', 07'
Redevelopment Low/Mod Funds	\$375,271.98	Certificate of Occupancy	KMC	09/10'

contribution to the project is \$1 million dollars, which represents approximately 26% of the cost to acquire, rehabilitate and construct the units.

As shown in Table II, Paradise & Court Project Funding, the City and Agency recommend providing the initial \$500,000, combination of CHDO HOME funds and Redevelopment Funds at the time the Request for Release of Funds is approved by HUD, expected near the closing of escrow. The remaining funds, both CHDO HOME and Redevelopment funds shall be provided at the time Kaweah has obtained a Certificate of Occupancy for the entire Project, to assist with the rehabilitation and construction of the Project.

To the extent there are Residual Receipts from the Project, Kaweah shall pay 100% of the Residual Receipts to the City on an annual basis. Any payment required under this Note shall be made payable to the Visalia Redevelopment Agency.

Contracts.

Contracts have been drafted for funding, affordability requirements, management, construction and responsibilities of the parties involved. HOME CHDO funds will be utilized for acquisition, rehabilitation and construction of the twenty-unit affordable rental units. HOME CHDO funds require an affordability covenant be attached to the units for a minimum of 20 years. The funds are provided in the form of a loan, without interest, as evidenced in the Promissory Note attached to the contract. The agreement between the City of Visalia and VIAH is attached as Exhibit "D". Redevelopment District Low/Mod Funds will be utilized requiring a minimum 55 year affordability covenant and is referenced in the agreement with Kaweah Management Company. As mentioned previously, to the extent there are Residual Receipts from the Project, the Kaweah Management Company shall pay 100% of the Residual Receipts to the City on an annual basis as indicated within the agreement, attached as Exhibit "E". The third agreement connects VIAH, Kaweah Management Company and the City together in relation to the proposed project such as project management, project ownership, disbursement of funding, project design and other requirements. This agreement is attached as Exhibit "F".

Property Ownership. The Developers, either individually or jointly, currently own, or are in escrow to acquire, the parcels which constitute the Property on which the Project is to be undertaken. They are diligently pursuing acquisition of all of the parcels which constitute the Property prior to the initiation of construction of the Project. Upon completion of the development of the Project, VIAH may convey its interest in the Property to Kaweah, but under no circumstances may VIAH convey its interest in the property to Kaweah or any third party, unless and until it has executed the Declaration of Restrictive Covenants.

Project Management. Upon acquisition of all of the parcels which constitute the Property, The Developers will work cooperatively to develop the Project. They shall serve together as managing general partners with effective control of, and decision making authority over, the Project. Upon completion of the development of the Project on the Property, it is anticipated that Kaweah will serve as the manager of the maintenance and operation of the Project.

Project Design, Use Restrictions and Requirements. The Developers agree that the Project on the Property shall only be used and occupied for rental purposes in compliance with and subject to conditions outlined within the agreements. Staff would like to bring to Council's attention a few of the conditions:

- (a) Prevailing wages. "Kaweah and VIAH are contractually obligated to comply with all applicable State and Federal prevailing wage laws, and to indemnify the Agency against any claims of noncompliance".
- (b) Design Review. Developers are working collectively on the design and construction of the Project. During design, rehabilitation and construction of the Project, VIAH will serve as the Construction Manager for the Project.
- (c) Relocation of existing tenants. This is not applicable since all improvements will be completed while tenants are residing in the respective units.
- (d) Maintenance and Operations. After completion of the Project, Kaweah will serve as the Property and Project manager.

(e) Fair Market Rents. The HUD Fair Market Rents will be utilized. The rents are anticipated to range from \$299 for one of the two bedroom units where the renter's household income levels shall not exceed 30% of the median income level up to \$762 for two of the three bedroom units where the renter's household income levels shall not exceed 60% of the median income level. Detailed estimates are provided below:

<u>No Bedrooms</u>	<u>Median Income Range%</u>	<u>Estimated Rents Range</u>	<u>No. of units</u>
2BR	30% to 60%ami	\$299 to \$662	11 units
3BR	30% to 60%ami	\$342 to \$762	<u>9 units</u>
			20 units

(f) Rental Restrictions. Developers shall meet or exceed the affordability requirements for the HOME and Central Redevelopment Low/Mod funds. Twenty years are required for the HOME funds and 55 years are required by the Redevelopment funds. Developers will enter into agreements with the tenants, to comply

(g) Monitoring of Use of Dwelling Units. Initial tenant income will be determined and each year during the affordability period for the Project, each tenant's annual income will be re-examined in accordance with funding source requirements.

Prior Council/Board Actions: In August of 2005, the City Council adopted a Housing Element Update, identifying housing needs for all income levels in our local population. The number of affordable housing units (from very low income to moderate income) either approved or built between 2001 and 2005 is 623 according to the Housing Element.

Committee/Commission Review and Actions: On April 14, 2008, the Planning Commission reviewed the project. The project required a CUP. A recommendation of approval (5-0) was received.

Alternatives: None

Attachments: Exhibit "A" Site Map
 Exhibit "B" Color renderings
 Exhibit "C" Proforma
 Exhibit "D" VIAH CHDO Agreement
 Exhibit "E" KMC & City Agency Low Mod Agreement
 Exhibit "F" City Agency, VIAH & KMC Agreement

4. Recommended Motion (and Alternative Motions if expected):

That City Council Move to

- 1) Authorize \$500,000 HOME CHDO funds to be allocated and expended by VIAH, City's designated CHDO, acting as the Sponsor of the joint project with Kaweah Management Company as gap financing; and
- 2) Authorize \$500,000 Redevelopment Low/Mod funds to be allocated and expended as gap financing to assist Kaweah Management Company and to the extent there are Residual Receipts from the Project, KMC shall pay 100% of the Residual Receipts to the City on an annual basis; and
- 3) Authorize the City Manager to execute the three contracts for this transaction between Visalians Interested In Affordable Housing (VIAH) CHDO & City of Visalia, the Kaweah Management Company and the Community Redevelopment Agency of the City of Visalia, VIAH, Kaweah Management Company and the City of Visalia.

Environmental Assessment Status

CEQA Review: CEQA Cat Exempt No. 2008-10

NEPA Review: NEPA, Environmental Assessment No. 2008-08, certified on March 4, 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)*

Signatures for all three agreements required: Exhibits D, E & F

Copies of this report have been provided to:

Exhibit "A"

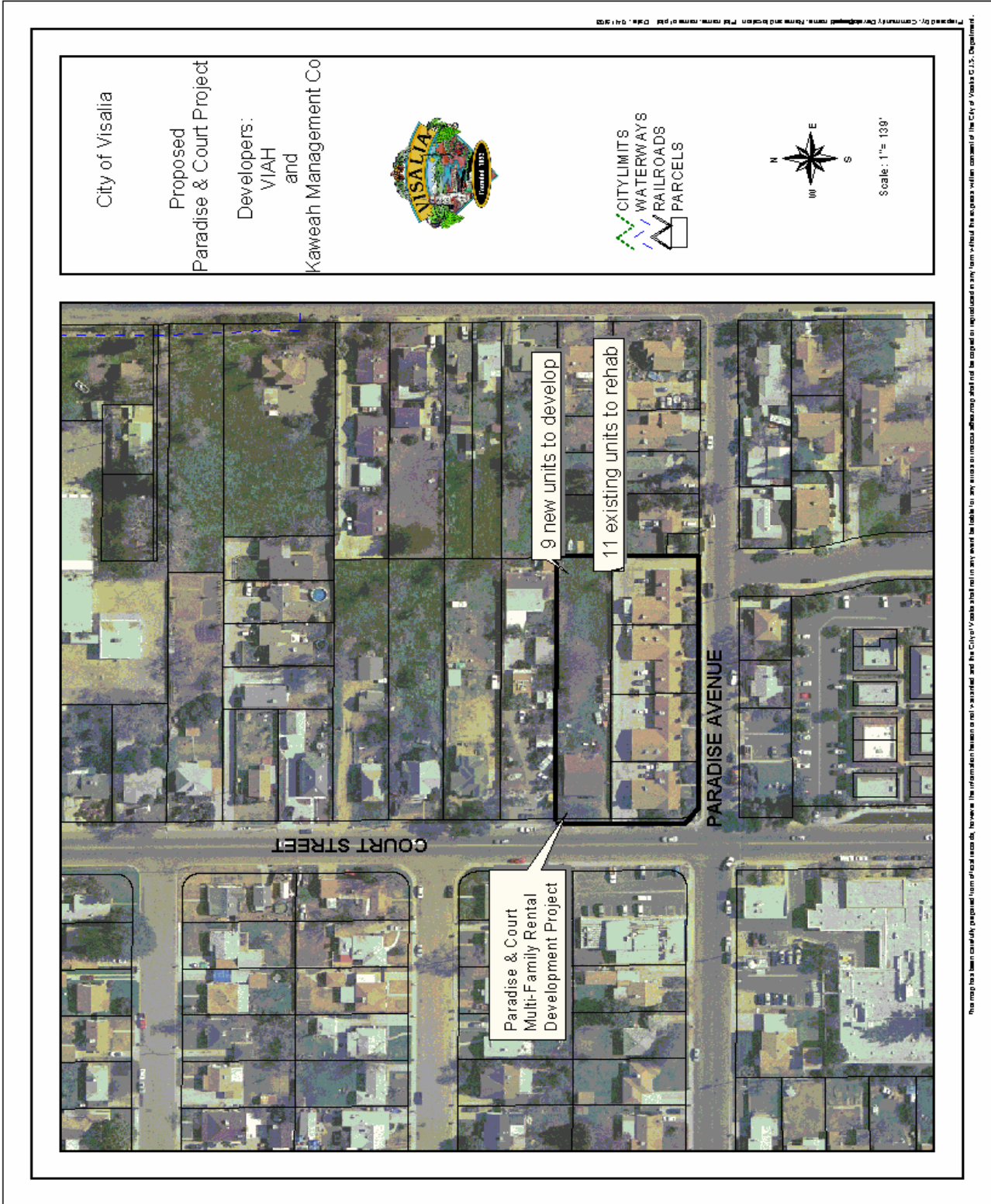
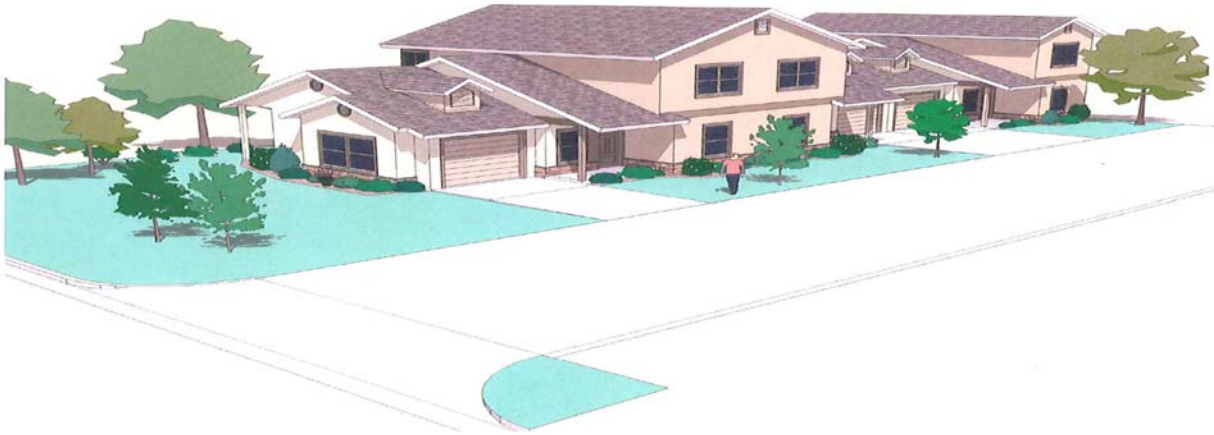


Exhibit "B"

Below:
Elevation of New Nine Units



Below:
Additional elevation of New Nine Units



Below:
Elevation of existing eleven (11) units after rehabilitation



Exhibit "C"

**Court & Paradise
Project Acquisition & Development**

Project Purchase & Remodel	Purchase or Remodel <u>Cost</u>	Cost per Unit <u>11</u>
Purchase of 11 existing units	\$800,000	72,727
Renovation of existing 11 units	\$300,000	27,273
Site work	\$100,000	9,091
Architectural & Engineering	\$23,975	2,180
Title, Escrow, taxes & fees	\$15,000	1,364
Permit fees	\$8,750	795
Contractor Profit & Overhead	\$27,500	2,500
Tax Credit Syndication allocated costs	\$20,500	1,864
Project Acquisition & Renovation	\$1,295,725	117,793
Project Development	Purchase or Remodel <u>Cost</u>	Cost per Unit <u>9</u>
Purchase of Lot with House (House to be Moved)	\$150,000	16,667
Construction Costs 9 new units & Community Center	\$1,152,500	128,056
Architectural & Engineering	\$38,525	4,281
Contractor Profit & Overhead	\$107,500	11,944
Permit fees	\$116,250	12,917
Title & Escrow, taxes & fees	\$23,000	2,556
furnishings	\$10,000	1,111
Construction Loan Interest & fees	\$123,652	13,739
Project Development Costs	\$1,721,427	191,270
Project Development & Renovation Costs Before Soft Costs	\$3,017,152	150,858
Lease-up & Marketing	\$13,750	688
Assumption of CalHFA funds (VIAH)	\$190,000	9,500
Tax Credit & Syndication costs	\$80,900	4,045
Net Developer Fees	\$132,285	6,614
Appraisal, Soils, & other soft costs	\$26,599	1,330
Operating Reserve for Project	\$31,031	1,552
Total Soft costs	\$474,565	23,728
Construction & Other cost contingency	\$213,000	10,650
Additional Cost for Prevailing wage	<u>\$180,000</u>	<u>9,000</u>
Contingency Costs	<u>\$393,000</u>	<u>19,650</u>
Total Development & Acquisition costs	\$3,884,717	194,236
Sources of Funds		
First Mortgage	\$658,100	32,905
Investor Capital Contributions (Tax Credits)	\$2,237,467	111,873
City of Visalia Home & RDA Funds	\$989,050	49,453
General Partner Contribution	<u>\$100</u>	<u>5</u>
Total Sources	\$3,884,717	194,236

Exhibit "D" VIAH CHDO Agreement

Exhibit "E" KMC & City Agency Low Mod Agreement

Exhibit "F" City Agency, VIAH & KMC Agreement

**City of Visalia
Agenda Item Transmittal**

Meeting Date: May 5, 2008

Agenda Item Number (Assigned by City Clerk): 9

Agenda Item Wording: Continued review of select FY 2008/09 & 2009/10 Capital Improvement budgets and future Capital Improvement Program (CIP) requests.

Deadline for Action: June 23, 2008

Submitting Department: Administration/Finance Division

Contact Name and Phone Number:

Eric Frost, 713-4474
Renee Nagel, 713-4375
Melody Murch, 713-4379

Department Recommendation:

That the City Council accepts the third presentation of the City's Capital Improvement Project (CIP) report and provides direction as appropriate. The Council is scheduled to act upon the CIP budget in June.

Discussion:

This is Council's third opportunity to review a portion of the proposed FY 2008-14 Capital Improvement Program (CIP). Please note the order of review for the remaining portions of the Capital Improvement Program has been changed and a fifth meeting date added to Table 3, Capital Funds to be reviewed by Council in future Work Sessions, on page 7.

The Capital Improvement Program presents the 2008/09 and 2009/10 fiscal years for adoption. Four additional years are presented for planning purposes (2010-2014). This additional information allows Council to plan future projects and consider the near term impacts of those decisions. The first two years, however, are proposed for adoption and deserve the greater scrutiny.

It is recommended that Council review and tentatively approve or direct changes to the attached proposed Capital Improvement Program (CIP) budgets for the selected funds. No formal action is required at this time. Staff will return with funds that need to be amended or will make changes to the Capital Improvement Program as Council directs. A final Capital Improvement Program document will be prepared, after the review process is completed, to be adopted with the City's Operating Budget in June.

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 hr.

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.

Staff Response from April 21, 2008 Council Meeting

Council did not request any changes to the proposed CIP budget as presented on April 21st.

Tonight's CIP Funds for discussion:

Table 1: Proposed Funding

Fund Name	Fund #	Proposed 2008-09	Proposed 2009-10
Convention Center	4131	\$-0-	\$-0-
Information Services	5111	709,150	1,527,000
General Fund Designation -Sports Park	0014	1,950,000	-0-
CDBG	1811	150,000	200,000
Mooney RDA	1911	26,700	-0-
Downtown RDA	1921	26,700	-0-
Central RDA	1931	104,700	78,000
Fire Impact Fund	1061	33,000	33,000
Police Sales Tax	1121	217,700	111,000
Fire Sales Tax	1122	54,000	-0-
Civic Center Public Facility Impact Fee	1041	75,000	-0-
Narcotics Forfeiture	6211	63,400	-0-
Assets Forfeiture	6212	125,000	-0-
Total Projects		\$3,535,350	\$1,949,000

Fund Analysis:

Below is a detailed description of the Funds and their revenue sources:

Convention Center, Fund 4131 (Page 9): This fund's revenues come from rental fees at the Convention Center and an annual contribution from the General Fund in the amount of \$300,000 for capital improvements to the facility.

In FY 06/07, an advance of the annual General Fund contribution was authorized to enable the Convention Center to purchase and install telescopic seating in the Exhibit Hall with the understanding future Convention Center capital projects would be delayed until the full cost of the telescopic seating (\$1.5 million) was repaid. In July 2008, the Convention Center began charging an additional \$1.00 fee on tickets sold in the box office for events using the telescopic seating. This fee is expected to generate an additional \$10,000 in revenues each year with the purpose of accelerating the repayment on this investment. The advance is currently projected to be fully repaid in FY 2010/11.

Information Services, Fund 5111 (Pages 10-13): City Departments reimburse this internal services fund for the operation and replacement costs associated with the organization's computer and communications technology, including Geographic Information Systems and Telephone Services.

Information Services proposes 15 capital projects, 12 of which require funding in the 2-year budget. The majority of projects proposed are for scheduled replacements of existing

equipment and software. The largest of these will be the citywide replacement of desktop and laptop computers along with their software in the 2009/10 budget year at an estimated cost of \$812,000. Four additional projects which would not be considered routine replacements are discussed below.

Network Management System \$37,900- This system tracks various computer devices and network equipment providing a "birds-eye" view of overall communications network health. It identifies faults and correlates events within the network to speed the resolution of problems functioning much like a series of gauges on a dashboard. It would save MIS staff time and departmental staff "down time" by reducing the time spent diagnosing the source of system outages

Web-based video integration \$40,600- This combines existing video systems, access control systems at Police precincts, intrusion detection, and fire alarm systems into a common management or monitoring console. The system integrates current video security and facility management software solutions. All future video and facility control systems would be specified to plug into this framework.

Replace Information Services Van \$17,500- This van has been fully depreciated and will be transferred for use in another General Fund division as a replacement for a van which has mileage in excess of 200,000 miles.

Southern Police Precinct Computer Room \$97,400- The City is in the process of eventually leaving City Hall, the main Public Safety Building and City Hall East. Each of these building is a hub site for the City's network. When these moves eventually occur, the current City network will need to be replaced with alternative hub sites. This project is the first move to relocate the City's hubs. This project will equip the room as a backup for the main computer room at City Hall West including installation of fiber optic components, activation of a wireless connection from the existing Southside tower, and network devices needed to make this site operational. This site is critically important in the transition to the new Civic Center complex.

Financial System Replacement \$600,000- The current accounting software package was implemented in 1995 and is no longer actively supported by the provider who considers this software to be outdated. Current software has several modules that do not work properly and staff currently performs time consuming "work arounds" manually to compensate. Staff is currently unable to download data from system in a useful form for analysis and use by managers and Council members.

Sports Park – General Fund Designation, fund 0014 (Page 14): The Community Sports Park Designation was established by Council in FY 98/99 for the land acquisition and construction of community recreational sports parks. Money set aside in this reserve is from General Fund land sales and a portion of year end fund balance as directed by Council.

The only project in the 2-year budget for this fund is the second phase of the Community Sports Park. As noted in the discussion of the Parks Impact Fee fund (1211) on April 21, 2008, construction of Phase 1 of the Sports Park including 10 soccer fields, 2 restroom facilities, a maintenance yard, BMX track, playground and water feature was completed in August of 2007. Phase 2 of the 83 acre park received initial funding for design in 2007/08 from the Parks Impact Fee Fund (1211) and the remainder is requested in this 2-year plan. Phase 2 will construct 4 lighted baseball fields, concession and restroom facilities and additional parking facilities. The new baseball complex will provide additional fields to meet the growing demand from various youth baseball programs and provide additional capacity as these programs grow. If approved

by Council, it is projected this phase of the project could be available to the public by the fall of 2009. The total cost of this phase is \$6.0 million including design and construction. This project is multi-funded between the General Fund Sports Park Reserve (0014) and the Parks Impact Fee Fund (1211).

It is important to note that although the Park Impact Fee fund may have additional resources that could be available for a project such as this, impact fees can only be used to fund approximately 41% of the project, the portion that is attributable to new growth in our planning environment. The remaining resources for the park must come from existing sources. After completion of Phase 2, the Park Impact Fee fund will have paid 41 percent of the project to date.

CDBG (Community Development Block Grant), Fund 1811 (Pages 15-16): The Action Plan including the budget for the use of CDBG funds is a one-year document. As a result the Council has already reviewed and adopted the CDBG capital plan for 2008/09 as a part of the Action Plan approved by Council on April 21, 2008. The remaining budget years included in this item will each be brought back to Council on an annual basis for adoption as part of each individual year's Action Plan. While this funding source has a unique budget process, it has been included here and will be included in the Capital Plan document in the interest of giving a complete picture of all capital projects throughout City.

Redevelopment, Funds 1911, 1921 and 1931 (Pages 17-19):

Each Redevelopment area was formed under Division 24 of the California Health and Safety Code to provide the authority, scope and financial means to address blight in a defined area of the community. The funds receive revenue from tax increment generated within their boundaries. These funds must be spent in accordance with Redevelopment law and the adopted redevelopment plan of each area. The redevelopment funds have 2 proposed projects both of which require funding in the 2-year portion of the budget.

Each redevelopment agency is required to adopt an Implementation Plan which is a document identifying the activities to be completed over the next five years and evaluating those which have been completed over the past five years. This 5-year planning and evaluation document was last completed in 2004 and will be due for its next update by December of 2009. The cost of the Implementation Plan will be divided equally between the three redevelopment areas still actively pursuing projects (Mooney, Downtown and Central).

Public Safety Funds – Public Safety Building:

The public safety building planned for the new Civic Center complex will be funded jointly between the Public Safety Impact funds, Measure T funds and the Civic Center Reserve. As this project takes shape, it will be brought to Council for your direction and for a discussion of the options for funding of the project. As this discussion will happen at a later date, there are no CIP requests for the Public Safety Building included in the Public Safety funds for tonight's discussion. A brief summary of the Public Safety Funds requesting other projects follows.

Fire Impact, Fund 1061 (Page 20): This fund is derived from Public Safety Impact Fees collected at the time of building permit issuance. Funds are to only be used for new facilities, equipment, and not for operation and maintenance. The Fire Impact Fee fund is projected to require a general fund advance to cover its portion of the Northwest Fire Station project. This advance is projected to be repaid in 2016/17. This fund has 1 project which is requesting funding in the 2-year portion of the budget.

Preemption allows Fire vehicles to use on-board equipment to change traffic signals to a green light as they approach signalized intersections, thereby allowing for safer and faster emergency responses. Table 3: Summary of Signalized Intersections in the City of Visalia, shows to date, 49 signalized intersections have been retrofit with preemption systems (33 City and 16 Cal Trans). There is a balance of 105 signalized intersections (72 City and 33 Cal Trans) within the City of Visalia still in need of preemption systems.

Table 3: Summary of Signalized Intersections in the City of Visalia

	City	Cal Trans	Total
Pre-Emption Installed	33	16	49
Still Need Pre-Emption	72	33	105
Total	105	49	154

Funds remaining in the 07/08 budget of \$120,000 will be added to the 08/09 requested amount of \$50,000 and used to install the preemption equipment in an additional 21 intersections at a cost of approximately \$8,000 each. As directed by Council in December of 2005, the Fire department is requesting \$50,000 for six additional signals in each year of the CIP budget. This funding will allow the installation of preemption in 30 additional signals by the year 2013/14. This level of funding (\$50,000 per year), if continued to completion, would accomplish the retrofit of all remaining signals by the year 2023 (15 years). The most crucial intersections (intersections the Fire Department determines will get the most use) will be installed first. All new signals will be installed with the system.

Police Sales Tax (Measure T), Fund 1121 (Page 21): This fund is Police's portion (60%) of the Public Safety Sales Tax revenue from the ¼ cent sales tax increase approved by voters in 2004. Revenues are to be spent on public safety. The only proposed project in this fund is for the purchase of fully equipped marked police vehicles for new Measure T officers. Four new police vehicles are proposed for the 08/09 year and 2 for the 09/10 year.

The original Measure T plan called for financing of the cost for the new North and South Precinct buildings. As these projects have been completed, the Measure T portion has been paid up front from available cash. This has also resulted in lower interest earnings on a smaller cash balance than originally projected. However, this fund is considered to be healthy and will have cash available to contribute to projects according to the Measure T plan.

Fire Sales Tax (Measure T), Fund 1122 (Page 22): This fund is Fire's portion (40%) of the Public Safety Sales Tax revenue from ¼ cent sales tax increase approved by voters in 2004. The Fire Sales Tax Fund has one project which requires funding in the two-year budget. This project is requesting funding for furnishings and classroom audio visual needs for the new Northwest fire station (Station 55).

The balance accumulating in this fund will be required in the future for capital projects such as the Southeast Fire Station and the Public Safety Building at the Civic Center Complex. There will also be an increase in staffing required once these future projects are completed. Plans for the expenditure of these funds will be brought back to Council at a later date.

Civic Center – Public Facility, Fund 1041 (Page 23): This fund is derived from a portion of the Public Facility impact fees collected at the time of building permit issuance. Funds are to be used only for new facilities, and not for operation or maintenance.

This fund has one project requesting funding in the 2-year budget. This project would hire a consultant to prepare the required environment review for the proposed Civic Center Building to

be located at the Civic Center site in East Downtown. This EIR would be completed in conjunction with the Public Safety Building and Civic Center Park EIR's.

Narcotics Forfeiture, Fund 6211 (Page 24): This fund holds in trust assets seized in connection with the sale of illegal drugs. In the event of a conviction, the assets are sold and the money is used by the Police department to promote further drug-related law enforcement handled by the investigations bureau. A percentage (15%) of these funds is restricted for use in training activities. This fund has 3 projects requested, all of which require funding in the 2-year budget.

Assets Forfeiture (Federal), Fund 6212 (Page 25): This fund holds in trust assets seized in connection with the sale of illegal drugs (Federal Offences). In the event of a conviction, the assets are sold and the money is used by the Police department to promote further drug-related law enforcement handled by the investigations bureau. This fund has 1 project which requires funding in the 2-year budget.

Summary:

The City's CIP details a six-year plan for the expenditure of funds and the completion of projects. Information for the years 2010/11 through 2013/14 is provided for informational and planning purposes and will be revised, updated, and adopted in two year increments.

The attached spreadsheets summarize each fund and also provide a detailed list of the proposed projects. The fund title and number are followed by a brief explanation of the revenue source and general purpose of the fund. Each fund summary shows the beginning cash, operating revenue, operating expenditures, proposed CIP expenditures, and ending cash balance for each of the six years. The next section contains a detailed listing of the proposed CIP projects and a map reference for these projects (pages 9-30). The map reference refers to one of 4 maps of the City of Visalia which divides the City into four quadrants along Demaree and Highway 198 as follows:

Map Quadrants

Using Mooney and 198 as Axis Lines

Northwest	Map A (page 26)
Northeast	Map B (page 27)
Southwest	Map C (page 28)
Southeast	Map D (page 29)

The first letter of the map reference refers to a specific map and projects are then numbered sequentially within the map.

Presentation to Council:

Staff has prepared a Power Point presentation to review the Capital Programs of the various funds which follow in pages 9-26. CIP Project Managers will be available to address Council's questions on proposed projects. In order to assist Council in reviewing the proposed CIP projects, staff would recommend the following:

- Staff will present an overview of projects to be discussed.
- Each page will then be individually reviewed and Council will direct which project should be further explained.
- As appropriate, Council will direct certain items to be brought back for further discussion.

Table 3, Capital Funds to be reviewed by Council in future Work Sessions, is a list of CIP Funds that will be reviewed by Council at the one remaining Work Session scheduled for May 19th.

Table 3: Capital Funds to be reviewed by Council in future Work Sessions

<i>Fund #</i>	<i>Fund Title</i>	<i>Fund Manager</i>	<i>Review Date</i>
0012	Motor Vehicle In-Lieu	Adam Ennis	05/19/08
1241	Transportation Impact Fees	Chris Young	05/19/08
1611	Transportation Fund	Adam Ennis	05/19/08
1111	Gas Tax	Eric Bons	05/19/08
1131	Measure R Local	Adam Ennis	05/19/08
1133	Measure R Regional	Adam Ennis	05/19/08
1614	Proposition 1B	Adam Ennis	05/19/08
5011	Fleet Maintenance	Mike Morgantini	06/02/08
5012	Fleet Replacement	Earl Nielsen	06/02/08
0011	General Fund	Eric Frost	06/02/08

Prior Council/Board Actions:

Funds reviewed and tentatively approved by Council at prior meetings (no official action taken):

<i>Fund #</i>	<i>Fund Title</i>	<i>Fund Manager</i>	<i>Review Date</i>
4011	Airport	Mario Cifuentez	04/07/08
4311	Wastewater Treatment Plant	Jim Ross	04/07/08
4411	Solid Waste	Jim Bean	04/07/08
4511	Transit	Monty Cox	04/07/08
1615	Proposition 1B - Transit	Monty Cox	04/07/08
1511	NE Maintenance District	Vince Elizondo	04/07/08
1513	Landscape & Lighting	Vince Elizondo	04/07/08
1711	NE Capital Improvements	Andrew Benelli	04/07/08
1221	Storm Sewer Construction	Doug Damko	04/21/08
1222	Storm Sewer Deficiency	Adam Ennis	04/21/08
1224	Underground Water Recharge	Adam Ennis	04/21/08
4812	Storm Sewer Maintenance	Adam Ennis	04/21/08
1231	Wastewater Trunk line	Adam Ennis	04/21/08
1251	Waterways	Don Stone	04/21/08
1132	Measure R – Bike and Trail	Paul Shepard	04/21/08
1211	Parks & Recreation Facilites	Don Stone	04/21/08

Committee/Commission Review and Actions:

Alternatives:

Attachments:

Recommended Motion (and Alternative Motions if expected)

Environmental Assessment Status

CEQA Review:

NEPA Review:

Copies of this report have been provided to:

**Convention Center Fund - 4131
2008/09 - 2013/14 Capital Improvement Program**

This fund's revenues come from rental fees at the Convention Center and from a contribution from the General Fund. Funds are to be used only for Convention Center projects.

Executive Summary

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Beginning restricted cash available for capital replacement (Balance of General Fund Advance)	(630,100)	(320,100)	(10,100)	(100)	(2,690,100)	(2,380,100)
Annual General Fund contribution for capital replacement	300,000	300,000	300,000	300,000	300,000	300,000
Telescopic Seating Fee (see additional information below)	10,000	10,000	10,000	10,000	10,000	10,000
Capital Expenditures for Convention Center	-	-	(300,000)	(3,000,000)	-	-
Total Resources Available for Convention Center Projects	(320,100)	(10,100)	(100)	(2,690,100)	(2,380,100)	(2,070,100)

Additional Information: In July 2008, the Convention Center began charging an additional \$1.00 fee on tickets sold in the box office for events using the telescopic seating (see telescopic seating above). The purpose of this fee is to accelerate the repayment on this investment.

#	Project Description	Project Manager	Project#	Budget Impact	Map Ref	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
1	Architectural Planning and Renovation: Planning phase will include the hiring of an architect to create the plan and develop bid documents. Project will include carpet, paint, wallpaper, FF&E, courtyards, roof replacements, exterior paint, remodeled entrance, etc. The Convention Center reopened in 1991 and will soon be 20 years old. It is anticipated renovations will be needed at that time to bring the facility more in line with the quality of finishings in the Marriot Hotel.	Wally Roeben	new	--	B51			300,000	3,000,000		
	Total Expenditures					-	-	300,000	3,000,000	-	-

Note:

The Budget Impact column represents the impact the project will have on the operating budget annually in order to maintain the project when completed or purchased.

- No Annual Maintenance Costs
- * Annual Maintenance cost is \$5,000 or less
- ** Annual Maintenance costs is \$5,000 to \$25,000
- *** Annual Maintenance costs is over \$25,000. These projects will be explained in detail in the project description.

**Information Services Fund - 5111
2008/09 - 2013/14 CIP Program**

This fund is made available from City Departments, on a cost reimbursement basis, for internal services provided for the operation and replacement costs associated with the Organization's computer and communications technology, including Geographic Information Systems and Telephone Services.

Executive Summary

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Beginning Cash for Capital Replacement	1,853,900	1,800,000	941,300	846,900	985,600	1,629,800
Additional Allocation per Council						
Hardware/Software Depreciation Funds	655,200	668,300	681,700	695,300	709,200	723,400
Capital Expenditures	(709,150)	(1,527,000)	(776,100)	(556,650)	(65,000)	(877,000)
Total Resources Available for Projects	1,799,950	941,300	846,900	985,550	1,629,800	1,476,200

#	Project Description	Project Manager	Project #	Budget Impact	Map Ref	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
1	Network Management System- Saves MIS staff time and departmental staff "down time" by reducing time spent diagnosing the source of system outages. Tracks various computer devices and network equipment providing a "birds-eye" view of overall communications network health. Identifies faults and correlates events within network to speed resolution of problems. Functions much like a series of gauges on a dashboard. Project cost to be charged through fund 5111 reimbursements from all City departments.	Mike Allen	9222 task new	*	N/A	37,900					
2	Web-based video integration- integration of current video security and facility management software solutions. Combines existing video systems, access control systems at Police precincts, intrusion detection, and fire alarm systems into a common management or monitoring console. All future video and facility control systems will be specified to plug into this framework. Project cost to be charged through fund 5111 reimbursements from all City departments.	Mike Allen	9222 task new	*	N/A	40,600					
3	Southern Police Precinct Computer Room- provision as a backup for main computer room at City Hall. Room was specifically designed for disaster recovery/business continuity site. Fiber optic components, activation of wireless connection from the existing southside tower, and network devices are needed to make this operational. Site is critically important in transition to new Civic Center complex. Project cost to be charged through fund 5111 reimbursements from all City departments.	Mike Allen	new	*	D27	97,400					

#	Project Description	Project Manager	Project #	Budget Impact	Map Ref	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
4	Network Printers Replacement - Scheduled replacement of citywide network printers. Equipment has typically reached the end of its useful life, is fully depreciated, and ready to be replaced once evaluated for its usefulness and need. Printers are on a 5-year replacement cycle, last replaced in early 2004.	Mike Allen	9222 task new	--	N/A	117,500					
5	Replace Information Services Van #155201 - with crew-cab mid-size pickup/hybrid. Rear springs on current vehicle have been damaged by excessive loads. Used for hauling equipment and primarily around-town travel. Vehicle is 15 years old and fully depreciated.	Mike Allen	9223 task new	--	N/A	17,500					
6	Communications Network Replacement - routine replacement funded through information services fund. Equipment has typically reached the end of its useful life, is fully depreciated, and ready to be replaced once evaluated for its usefulness and need. Network equipment has a 7-year replacement cycle, last replaced April 2001. This project will coordinate with the development of the Civic Center.	Mike Allen	9222 task new	--	N/A	149,500		500,000			
7	Additional Disk Storage Space - for the City's storage network. Normal data growth and the requirement to archive more information requires adding storage capacity to the existing storage network. Project cost will be charged through fund 5111 reimbursements from all City departments.	Mike Allen	9222 task new	*	N/A	32,500		32,500			
8	Mobile Data Terminal (MDT) Replacement (Police) - Replace 110 Police MDT's and software. Includes Microsoft Office (current version) and operating system. Industry Standard is 2 - 3 years due to obsolete technology, hardware failure, higher maintenance costs, and employee downtime. <u>Major cost elements:</u> 110 MDT Replacements @ \$1,100 ea = \$121,000 110 MicroSoft Office Upgrades @ \$275 ea = \$30,250	Mike Allen	new	--	N/A	151,250			151,250		
9	Computer/Peripheral Replacement - Routine replacement of various computer and communication systems. Included are PCs, printers, hubs/switches or other equipment..	Mike Allen	9222 task new	--	N/A	65,000	25,000	65,000	65,000	65,000	65,000

#	Project Description	Project Manager	Project #	Budget Impact	Map Ref	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
10	Financial System Replacement- current accounting software was implemented in 1995 and is no longer actively supported by the provider who considers this software to be outdated. Current software has several modules that do not work properly and staff currently performs time consuming "work arounds" manually to compensate. Cannot currently download data from system in a useful form for staff, managers and Council members. Project cost to be charged through fund 5111 reimbursements from all City departments.	Mike Allen / Renee Nagel	9222 task new	--	N/A		600,000				
11	Information Services Strategic Plan Update- last completed in 2002. Document identifies organizational projects and priorities, as well as evaluating overall information service capabilities. Produced in conjunction with consultants.	Mike Allen	new	--	N/A		90,000				
12	Citywide PC, laptop and software replacement- Replace 400+ desktop & laptop hardware/software. Includes operating system and Microsoft Office (current version). PC's and laptops are on a 4-year replacement cycle. Industry Standard is 2 - 3 years due to obsolete technology, hardware failure, higher maintenance costs, and employee downtime. <u>Major Cost Elements:</u> 375 Desktops @ \$950 ea. = \$356,250 70 Workstations @ \$2,650 = \$185,500 420 Microsoft Office Upgrades @ \$275 ea = \$115,500 50 Laptops @ \$1,850 ea = \$92,500 75 MicroSoft Office Pro @ \$350 ea = \$26,250 400 Software Training @90 eac = \$36,000	Mike Allen	9799	--	N/A		812,000				812,000
13	Telephone System and handset replacement- Routine replacement. Equipment has typically reached the end of its useful life, is fully depreciated, and ready to replace once evaluated for its usefulness and need. Telephones have a 10-year replacement cycle. Current equipment placed in service April 2001.	Mike Allen	9222 task new	--	N/A			178,600			
14	PC server storage area network- routine replacement. Equipment has typically reached the end of its useful life, is fully depreciated, and ready to be replaced once evaluated for its usefulness and need. Storage is on a 4-year replacement cycle, last replace in Fall 2007.	Mike Allen	9999	***	N/A				250,000		

#	Project Description	Project Manager	Project #	Budget Impact	Map Ref	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
15	Computer Server Replacement - Scheduled replacement of approximately 30 computer servers. Funded through depreciation already collected in 5111 fund. Equipment has typically reached the end of its useful life, is fully depreciated, and ready to be replaced once evaluated for its usefulness and need. Servers are on a 4-year replacement cycle.	Mike Allen	9222 task new	--	N/A				90,400		
Total Expenses						709,150	1,527,000	776,100	556,650	65,000	877,000

*NOTE: Multi-funded means this is only this fund's portion of the total amount budgeted. Project is funded from multiple sources and is shown in its entirety in the "Multi-Resources Fund 3011".

The Budget Impact column represents the impact the project will have on the operating budget in order to maintain the project when completed or purchased.

- No Maintenance Costs
- * Maintenance cost is \$5,000 or less
- ** Maintenance costs is \$5,000 to \$25,000
- *** Maintenance costs is over \$25,000. These projects will be explained in detail in the project description.

**General Fund Designation (Community Sports Park) - 0014
2008/09 - 20013/14 Capital Improvement Program**

This reserve was established by Council in FY 98/99 for the land acquisition and construction of community recreational sports parks. Money set aside in this reserve is from General Fund land sales and a portion of year end fund balance as directed by Council.

Executive Summary

Resources	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Beginning Cash for Community Sports Parks	2,859,400	945,800	983,600	1,178,900	1,382,100	1,312,600
Interest Earnings	36,400	37,800	45,300	53,200	50,500	(181,500)
Transfer From G.F. - Excess Revenues	-	-	150,000	150,000	150,000	150,000
Transfer From Other Reserves - Land Sale & Contingency						
Capital Expenditures	(1,950,000)	-	-	-	(270,000)	(6,000,000)
Total Resources Available for Projects	945,800	983,600	1,178,900	1,382,100	1,312,600	(4,718,900)

#	Project Description	Project Manager	Project #	Budget Impact	Map Ref	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
1	Riverway Sports Park Phase 2- Develop lighted youth baseball complex with four lighted fields, concession & restroom building, parking, and light two soccer fields and BMX park. (Multi-funded: Project total of \$5.9m funded with Recreation (1211) \$3.27m and Sports Park Reserve \$2m.)	Don Stone	3011/8029	***	B5	1,950,000					
2	Riverway Sports Park Phase 3- The third phase is programmed to include four lighted multi-use softball fields, parking, concession/restroom, a new irrigation well and pump system, Riverway Drive improvements and maintenance yard building. This project cannot move forward until temporary basin is relocated. (Multi-funded: Project total of \$10.4m funded with Recreation (1211) \$4.2m and Sports Park Reserve (0014) \$6.2m.)	Don Stone	3011/new	***	B5					270,000	6,000,000
Total						1,950,000	-	-	-	270,000	6,000,000

*NOTE: Multi-funded means this is only this fund's portion of the total amount budgeted. Project is funded from multiple sources and is shown in its entirety in the "Multi-Resources Fund 3011".

The Budget Impact column represents the impact the project will have on the operating budget annually in order to maintain the project when completed or purchased.

- No Annual Maintenance Costs
- * Annual Maintenance cost is \$5,000 or less
- ** Annual Maintenance costs is \$5,000 to \$25,000
- *** Annual Maintenance costs is over \$25,000. These projects will be explained in detail in the project description.

**Community Development Block Grant Fund - 1811
2008/09 - 2013/14 Capital Improvement Program**

Monies for this fund are provided to the City as an entitlement community thru the Department of Housing and Urban Development (HUD). The CDBG program is authorized under Title 1 of the National Affordable Housing Act. The primary objective of the CDBG program is the development of a viable urban community through the provision of decent housing, a suitable living environment and economic opportunity, principally for low and moderate income persons.

Executive Summary

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Beginning Cash For Capital	(0)	(0)	(0)	(0)	(0)	(0)
Revenue for Capital Projects	150,000	200,000	230,000	200,000	200,000	200,000
Capital Expenses	(150,000)	(200,000)	(230,000)	(200,000)	(200,000)	(200,000)
Total Resources Available for Future Projects	(0)	(0)	(0)	(0)	(0)	(0)

#	Project Description	Project Manager	Project #	Budget Impact	Map Ref	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
1	Oval Park Improvements- City will complete improvements to park including recreational upgrades and safety in order to provide a more wholesome environment for the surrounding community to enjoy. This project is part of the Action Plan for 2008/09. Allocations of future funds (09/10 - 13/14) will be brought to Council for approval as part of each year's Action Plan.	Rhonda Haynes	new	--	B50	60,000					
1	Oval Park & Neighborhood Improvements- These improvements could include Park Improvements as well as infrastructure improvements to the surrounding neighborhood. Project specifics will be brought to Council for approval as part of each year's Action Plan.	Rhonda Haynes	new	--	B50		50,000	50,000	50,000	50,000	50,000
2	Washington Neighborhood Public Improvements- City will complete infrastructure improvements in the neighborhood to address safety and neighborhood enhancements. The project is part of the Action Plan for 2008/09. Allocations of future funds (09/10 - 13/14) will be brought to Council for approval as part of each year's Action Plan.	Rhonda Haynes	new	--	D26	50,000	50,000	50,000	50,000	50,000	50,000
3	ADA Compliance- Annual provision of CDBG funding for the construction of ADA compliant ramps, sidewalks and warning detection panels for the blind in the area of downtown and throughout the city as requested by the disabled community.	Norm Goldstrom	9206	--	N/A	40,000	40,000	40,000	40,000	40,000	40,000
4	Park Improvements: Perform miscellaneous park improvements near low-income areas.	Vince Elizondo	9636	*	N/A		60,000	60,000	60,000	60,000	60,000

#	Project Description	Project Manager	Project #	Budget Impact	Map Ref	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
5	Consolidated Plan- The consolidated Plan covers a timeframe of five years and requires a Strategic Plan, Consultations and a market analysis, including vacant and abandoned properties. The timely completion of interviews, survey's, marketing analysis, etc. to meet the requirements of the new Performance Measurement System will require the assistance of a consultant. This plan will provide a more accurate account of the City's goals in relation to Housing and Urban Development for the next 5 years.	Rhonda Haynes	new	--	N/A			30,000			
Total Expenditures						150,000	200,000	230,000	200,000	200,000	200,000

NOTE: Multi-funded means this is only this fund's portion of the total amount budgeted. Project is funded from multiple sources and is shown in its entirety in the "Multi-Resources Fund 3011".

The Budget Impact column represents the impact the project will have on the operating budget in order to maintain the project when completed

- No Maintenance Costs
- * Maintenance cost is \$5,000 or less
- ** Maintenance costs is \$5,000 to \$25,000
- *** Maintenance costs is over \$25,000. These projects will be explained in detail in the project description.

**Redevelopment District - Mooney Boulevard 1911
2008/09 - 2013/14 Capital Improvement Program**

Monies for this fund are provided through Tax Increment generated in the Central Redevelopment Project Area. The project area is authorized under California Redevelopment Law. The primary objective of the Low/Mod funds is to eliminate blight through con

Executive Summary

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Beginning Cash For Capital	6,326,400	6,369,200	6,441,000	6,515,100	6,591,300	6,666,900
Tax Increment Revenue	2,170,400	2,225,600	2,281,900	2,339,300	2,386,100	2,433,800
Interest Earnings	245,000	247,700	250,600	253,500	256,400	259,300
Operating Expenditures	(2,345,900)	(2,401,500)	(2,458,400)	(2,516,600)	(2,566,900)	(2,618,200)
Capital Expenses	(26,700)	-	-	-	-	-
Total Resources Available for Future Projects	6,369,200	6,441,000	6,515,100	6,591,300	6,666,900	6,741,800

#	Project Description	Project Manager	Project #	Budget Impact	Map Ref	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
1	Implementation Plan Update- Identify and analyze activities to be completed over the next five years and describe those which have been completed over the past five years. The costs of the project will be for payment of a consultant to complete the update along with coordination of community meetings, publications of documents, etc. (Multi-funded: Project total of \$80k funded with Mooney RDA (1911) \$27k Downtwon RDA (1921) \$27k and Central RDA (1931) \$27k.)	Ricardo Noguera	new	--	N/A	26,700					
	Total Expenditures					26,700	-	-	-	-	-

NOTE: Multi-funded means this is only this fund's portion of the total amount budgeted. Project is funded from multiple sources and is shown in its entirety in the "Multi-Resources Fund 3011".

The Budget Impact column represents the impact the project will have on the operating budget in order to maintain the project when completed or purchased.

- No Maintenance Costs
- * Maintenance cost is \$5,000 or less
- ** Maintenance costs is \$5,000 to \$25,000
- *** Maintenance costs is over \$25,000. These projects will be explained in detail in the project description.

**Redevelopment District - Downtown 1921
2008/09 - 2013/14 Capital Improvement Program**

Monies for this fund are provided through Tax Increment generated in the Central Redevelopment Project Area. The project area is authorized under California Redevelopment Law. The primary objective of the Low/Mod funds is to eliminate blight through con

Executive Summary

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Beginning Cash For Capital	1,058,499	1,084,852	1,142,859	1,206,000	1,274,502	1,346,194
Tax Increment Revenue	191,468	195,517	199,646	203,858	207,935	212,094
Interest Earnings	41,700	44,000	46,400	49,000	51,800	54,700
Operating Expenditures	(180,115)	(181,510)	(182,905)	(184,356)	(188,043)	(191,804)
Capital Expenses	(26,700)	-	-	-	-	-
Total Resources Available for Future Projects	1,084,852	1,142,859	1,206,000	1,274,502	1,346,194	1,421,184

#	Project Description	Project Manager	Project #	Budget Impact	Map Ref	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
1	Implementation Plan Update- Identify and analyze activities to be completed over the next five years and describe those which have been completed over the past five years. The costs of the project will be for payment of a consultant to complete the update along with coordination of community meetings, publications of documents, etc. (Multi-funded: Project total of \$80k funded with Mooney RDA (1911) \$27k Downtwon RDA (1921) \$27k and Central RDA (1931) \$27k.)	Ricardo Noguera	new	--	N/A	26,700					
	Total Expenditures					26,700	-	-	-	-	-

NOTE: Multi-funded means this is only this fund's portion of the total amount budgeted. Project is funded from multiple sources and is shown in its entirety in the "Multi-Resources Fund 3011".

The Budget Impact column represents the impact the project will have on the operating budget in order to maintain the project when completed or

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**Redevelopment District - Central 1931
2008/09 - 2013/14 Capital Improvement Program**

Monies for this fund are provided through Tax Increment generated in the Central Redevelopment Project Area. The project area is authorized under California Redevelopment Law. The primary objective of the Low/Mod funds is to eliminate blight through continued growth of industrial, commercial and residential development.

Executive Summary

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Beginning Cash For Capital	1,614,389	2,161,325	2,771,310	3,419,301	4,107,160	4,835,177
Tax Increment Revenue	2,765,649	2,865,744	2,967,840	3,071,979	3,133,419	3,196,087
Interest Earnings	83,100	106,600	131,500	158,000	186,000	215,600
Operating Expenditures	(2,197,113)	(2,284,359)	(2,373,349)	(2,464,120)	(2,513,402)	(2,563,670)
Capital Expenses	(104,700)	(78,000)	(78,000)	(78,000)	(78,000)	(78,000)
Total Resources Available for Future Projects	2,161,325	2,771,310	3,419,301	4,107,160	4,835,177	5,605,193

#	Project Description	Project Manager	Project #	Budget Impact	Map Ref	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
1	Implementation Plan Update- Identify and analyze activities to be completed over the next five years and describe those which have been completed over the past five years. The costs of the project will be for payment of a consultant to complete the update along with coordination of community meetings, publications of documents, etc. (Multi-funded: Project total of \$80k funded with Mooney RDA (1911) \$27k Downtwon RDA (1921) \$27k and Central RDA (1931) \$27k.)	Ricardo Noguera	new		N/A	26,700					
2	Downtown Property Based Improvements District (PBID) Projects. Projects may include street lighting, streetscaping, parking and traffic items. Specific projects are determined by the PBID Board and City Council.	Ruth Martinez	9384	*	N/A	78,000	78,000	78,000	78,000	78,000	78,000
	Total Expenditures					104,700	78,000	78,000	78,000	78,000	78,000

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**Fire Impact Fees - 1061
2008/09 - 2013/14 Capital Improvement Program**

Executive Summary

Resources	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Beginning Cash	(2,957,600)	(2,654,700)	(2,385,300)	(2,092,800)	(1,775,900)	(1,433,300)
Fire Impact Fees	456,000	410,400	422,700	435,400	448,500	462,000
Operating Expenses	(500)	(500)	(500)	(500)	(500)	(500)
Interest Earnings	(119,600)	(107,500)	(96,700)	(85,000)	(72,400)	(58,700)
Capital Expenditures	(33,000)	(33,000)	(33,000)	(33,000)	(33,000)	(33,000)
Total Resources Available for Projects	(2,654,700)	(2,385,300)	(2,092,800)	(1,775,900)	(1,433,300)	(1,063,500)

#	Project Description	Project Manager	Project #	Budget Impact	Map Ref	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
1	Pre-emption System- Install 5 Emergency Vehicle Pre-Emption Systems per year in existing signals. This system allows emergency vehicles to control traffic signals along their route. To date, 43 of the 144 signals in need of retrofit have been completed and an additional 12 have been funded. At the rate of 5 per year, the remaining 89 signals will be completed by 2026. This project will be to retrofit the remaining signals over a period of time. All new signals will be installed with the system.	Charles Norman/ Eric Bons	9531	--	N/A	33,000	33,000	33,000	33,000	33,000	33,000
Total						33,000	33,000	33,000	33,000	33,000	33,000

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- No Annual Maintenance Costs
- * Annual Maintenance cost is \$5,000 or less
- ** Annual Maintenance costs is \$5,000 to \$25,000
- *** Annual Maintenance costs is over \$25,000. These projects will be explained in detail in the project description.

**Measure T - Public Safety Sales Tax Police 60% - 1121
2008/09 - 2013/14 Capital Improvement Program**

Executive Summary

Resources	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Beginning Cash	669,800	901,100	1,035,700	946,100	970,300	995,200
Measure T 1/4 cent sales tax	3,064,400	3,156,300	3,251,000	3,348,500	3,449,000	3,552,500
Operating Expenses	(2,650,100)	(2,950,500)	(3,263,700)	(3,361,600)	(3,462,400)	(3,566,300)
Interest Earnings	34,700	39,800	36,400	37,300	38,300	39,300
Capital Expenditures	(217,700)	(111,000)	(113,300)			-
Total Resources Available for Projects	901,100	1,035,700	946,100	970,300	995,200	1,020,700

#	Project Description	Project Manager	Project #	Budget Impact	Map Ref	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
	Purchase new fully equipped marked police vehicles										
	Budget Year / # requested										
	2008-09 / (4)		9223								
	2009-10 / (2)	Chuck	task	*	N/A						
1	2010-11 / (2)	Hindenburg	new			217,700	111,000	113,300			
	Total					217,700	111,000	113,300	-	-	-

*NOTE: Multi-funded means this is only this fund's portion of the total amount budgeted. Project is funded from multiple sources and is shown in its entirety in the "Multi-Resources Fund 3011".

The Budget Impact column represents the impact the project will have on the operating budget annually in order to maintain the project when completed or purchased.

- No Annual Maintenance Costs
- * Annual Maintenance cost is \$5,000 or less
- ** Annual Maintenance costs is \$5,000 to \$25,000
- *** Annual Maintenance costs is over \$25,000. These projects will be explained in detail in the project description.

**Measure T - Public Safety Sales Tax Fire 40% - 1122
2008/09 - 2013/14 Capital Improvement Program**

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<i>Executive Summary</i>						
Resources	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Beginning Cash	3,851,600	5,214,400	6,725,900	8,253,500	9,882,500	9,747,500
Measure T 1/4 cent sales tax	2,042,900	2,104,200	2,167,300	2,232,300	2,299,300	2,368,300
Operating Expenses	(778,000)	(801,300)	(908,700)	(933,400)	(2,829,600)	(2,914,500)
Interest Earnings	151,900	208,600	269,000	330,100	395,300	389,900
Capital Expenditures	(54,000)	-	-	-	-	-
Total Resources Available for Projects	5,214,400	6,725,900	8,253,500	9,882,500	9,747,500	9,591,200

#	Project Description	Project Manager	Project #	Budget Impact	Map Ref	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
1	Station 55 Furnishings & Classroom needs- Audio visual equipment, desks, and equipment. Operational necessity to open Station 55 in March 2009.	Doyle Sewell	new	--	N/A	54,000					
	Total					54,000	-	-	-	-	-

*NOTE: Multi-funded means this is only this fund's portion of the total amount budgeted. Project is funded from multiple sources and is shown in its entirety in the "Multi-Resources Fund 3011".

The Budget Impact column represents the impact the project will have on the operating budget annually in order to maintain the project when completed or purchased.

- No Annual Maintenance Costs
- * Annual Maintenance cost is \$5,000 or less
- ** Annual Maintenance costs is \$5,000 to \$25,000
- *** Annual Maintenance costs is over \$25,000. These projects will be explained in detail in the project description.

**Civic Center Impact Fee - 1041
2008/09 - 2013/14 Capital Improvement Program**

This fund is derived from a portion of the Public Facility impact fees collected at the time of building permit issuance. Funds are to be used only for new facilities, and not for operation or maintenance.

Executive Summary

Resources	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Beginning Cash for Public Facilities	2,318,300	2,831,100	3,392,600	3,990,000	4,625,100	5,299,800
Public Facility Impact Fees	478,900	431,000	443,900	457,200	470,900	485,000
Interest Earnings	108,900	130,500	153,500	177,900	203,800	231,400
Capital Expenditures	(75,000)	-	-	-	-	-
Total Resources Available for Projects	2,831,100	3,392,600	3,990,000	4,625,100	5,299,800	6,016,200

#	Project Description	Project Manager	Project #	Budget Impact	Map Ref	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
1	Civic Center Environmental Impact Report (EIR)- Hire consultant to prepare the required environment review for the proposed Civic Center Building. To be completed in conjunction with Public Safety Building and Civic Center Park EIR's.	Noguera	new	--	B10	75,000					
	Total					75,000	-	-	-	-	-

*NOTE: Multi-funded means this is only this fund's portion of the total amount budgeted. Project is funded from multiple sources and is shown in its entirety in the "Multi-Resources Fund 3011".

The Budget Impact column represents the impact the project will have on the operating budget annually in order to maintain the project when completed or purchased.

- No Annual Maintenance Costs
- * Annual Maintenance cost is \$5,000 or less
- ** Annual Maintenance costs is \$5,000 to \$25,000
- *** Annual Maintenance costs is over \$25,000. These projects will be explained in detail in the project description.

**Narcotics Forfeiture - 6211
2008/09 - 2013/14 Capital Improvement Program**

This fund holds in trust assets seized in connection with the sale of illegal drugs. In the event of a conviction, the assets are sold and the money is used by the Police department to promote further drug-related law enforcement handled by the investigations bureau. A percentage (15%) of these funds is restricted for use in training activities.

Executive Summary

Resources	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Beginning Cash	155,258	79,958	67,558	54,658	41,258	27,358
Spendable Asset Forfeiture Funds	30,000	30,000	30,000	30,000	30,000	30,000
Interest Earnings	3,100	2,600	2,100	1,600	1,100	500
Operating Expenditures	(45,000)	(45,000)	(45,000)	(45,000)	(45,000)	(45,000)
Capital Expenditures	(63,400)	-	-	-	-	-
Total Resources Available for Projects	79,958	67,558	54,658	41,258	27,358	12,858

#	Project Description	Project Manager	Project #	Budget Impact	Map Ref	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
1	Thermal Imager Kit- hand held heat sensitive device to assist in locating suspects at night or hiding in fields or yards. This equipment will allow officers to search inside buildings, in the fog and in smoke filled environments. The remote viewing capability of this equipment carries tremendous officer safety benefits.	Chris McLain	9222 task new	--	N/A	22,800					
2	Digital Audio/Video recording system - (Body Bug) for use by informants and undercover officers. Current analog equipment is over 6 years old and needs frequent repairs. The new equipment will enhance cases presented in court by providing clear audio and video as well as improving officer and informant safety.	Jeremy Ediger	9222 task new	--	N/A	16,000					
3	Bomb Squad X-ray Imaging equipment- Used to look into packages to determine if the components of an explosive device exist. Quality of image from requested imager is far superior to current x-ray system. Manufacture of film for current 15 year-old equipment is being discontinued.	Steve Phillips/ Chuck Hindenburg	9222 task new	--	N/A	24,600					
Total						63,400	-	-	-	-	-

*NOTE: Multi-funded means this is only this fund's portion of the total amount budgeted. Project is funded from multiple sources and is shown in its entirety in the "Multi-Resources Fund 3011".

The Budget Impact column represents the impact the project will have on the operating budget annually in order to maintain the project when completed or purchased.

- No Annual Maintenance Costs
- * Annual Maintenance cost is \$5,000 or less
- ** Annual Maintenance costs is \$5,000 to \$25,000
- *** Annual Maintenance costs is over \$25,000. These projects will be explained in detail in the project description.

**Federal Asset Forfeiture - 6212
2008/09 - 2013/14 Capital Improvement Program**

This fund holds in trust assets seized in connection with the sale of illegal drugs (Federal offenses). In the event of a conviction, the assets are sold and the money is used by the Police department to promote further drug-related law enforcement handled by the investigations bureau.

Executive Summary

Resources	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Beginning Cash	205,874	73,674	65,174	55,274	43,974	31,174
Spendable Asset Forfeiture Funds	15,000	15,000	15,000	15,000	15,000	15,000
Interest Earnings	2,800	2,500	2,100	1,700	1,200	600
Operating Expenditures	(25,000)	(26,000)	(27,000)	(28,000)	(29,000)	(30,000)
Capital Expenditures	(125,000)	-	-	-	-	-
Total Resources Available for Projects	73,674	65,174	55,274	43,974	31,174	16,774

#	Project Description	Project Manager	Project #	Budget Impact	Map Ref	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
1	Surveillance Van with covert digital monitoring equipment- to replace 1989 3/4 ton van #215912 with mileage of 100,496 (18 years old). Current van was donated to the City.	Jeff Gilbert	9223 task new	--	N/A	125,000					
Total						125,000	-	-	-	-	-

*NOTE: Multi-funded means this is only this fund's portion of the total amount budgeted. Project is funded from multiple sources and is shown in its entirety in the "Multi-Resources Fund 3011".

The Budget Impact column represents the impact the project will have on the operating budget annually in order to maintain the project when completed or purchased.

- No Annual Maintenance Costs
- * Annual Maintenance cost is \$5,000 or less
- ** Annual Maintenance costs is \$5,000 to \$25,000
- *** Annual Maintenance costs is over \$25,000. These projects will be explained in detail in the project description.

Insert Map A

Insert Map B

Insert Map C

Insert Map D