

Visalia City Council Agenda

For the regular meeting of: MONDAY, August 4, 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.

4:00 p.m.

NEW EMPLOYEE INTRODUCTIONS

Michael Allen will introduce new employees to the IS Division - Bob Craine and John Howison, Office Systems Analysts

WORK SESSION AND ACTION ITEMS (as described)

Public Comment on Work Session and Closed Session Items

4:05 p.m.

1. Youth presentation on teen pregnancy and teen violence (Jason Lefaive, 1st Assembly of God Church).

4:15 p.m.

2. Presentation from students who have returned from Miki City Sister City.

4:30 p.m.

3. Presentation by the San Joaquin Valley Air Pollution Control District regarding proposed green waste regulations and a general update on District activities.

4:45 p.m.

4. Presentation and discussion of Alternate Sites for the new SPCA Facility and referral to Committee to make recommendations on the preferred location.

5:15 p.m.

5. Status report on Civic Center area planning

Convene as Visalia City Council and Redevelopment Agency

6. RDA CONSENT CALENDAR -

Authorization to amend agreement with AmeriNational Community Services, Inc. to include loan servicing and loan underwriting services in relation to the new Redevelopment funded Lincoln Oval Washington School Neighborhood Program loans for five (5) years.

Adjourn as City Council and Redevelopment Agency and remain seated as Visalia City Council

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)

7. Conference with Real Property Negotiators (G.C. §54956.8)
Property: 313-315 Giddings (APN: 093-263-006; 093-263-005)
Under Negotiation: Status of negotiations; terms and conditions of purchase
Negotiating Parties for City: Steve Salomon, Michael Olmos, Ricardo Noguera, Colleen Carlson
Negotiating Parties for Seller: Jim Phillips, Mike Bishop
8. Conference with Real Property Negotiators (G.C. §54956.8)
Property: 500 S. Santa Fe (APN:097-121-019)
Under Negotiation: Price, terms and conditions of potential purchase, update re previously authorized negotiations
Negotiating Parties: Steve Salomon, Andrew Benelli, Colleen Carlson; Magdy Maksy and Nagwa Maksy Co-Trustees
9. Conference with Real Property Negotiators (G.C. §54956.8)
Property: 220 N. Santa Fe (APN: 094-204-040)
Under Negotiation: terms and conditions
Negotiating Parties for City: Steve Salomon, Michael Olmos, Leslie Caviglia
Negotiating Parties for Owner: Connie Kautz
10. Conference with Real Property Negotiators (G.C. §54956.8)
Property: 320 N. Tipton (APN: 094-240-026)
Under Negotiation: Price, terms and conditions of potential purchase
Negotiating Parties for Seller: Southern California Gas Company
Negotiating Parties for Buyer: Steve Salomon, Michael Olmos, Colleen Carlson
11. Conference with Real Property Negotiators (G.C. §54956.8)
Property: 139 N. Cain Street
Under Negotiation: Authority to negotiate price, terms and conditions of purchase or lease
Negotiating Parties: Steve Salomon, Andrew Benelli; Johnny and Debra McElree (Trs) and Robert and Barbara McElree (Trs)

REGULAR SESSION

7:00 p.m.

PLEDGE OF ALLEGIANCE

INVOCATION – Reverend Tim Ramage, Merge Visalia

SPECIAL PRESENTATIONS/RECOGNITION

CITIZENS REQUESTS - This is the time for members of the public to comment on any matter within the jurisdiction of the Visalia City Council. This is also the public's opportunity to request that a Consent Calendar item be removed from that section and made a regular agenda item for discussion purposes. Comments related to Regular or Public Hearing Items listed on this agenda will be heard at the time the item is discussed or at the time the Public Hearing is opened for comment. The Council Members ask that you keep your comments brief and positive. Creative criticism, presented with appropriate courtesy, is welcome. The Council cannot legally discuss or

take official action on citizen request items that are introduced tonight. In fairness to all who wish to speak tonight, each speaker from the public will be allowed three minutes (speaker timing lights mounted on the lectern will notify you with a flashing red light when your time has expired). Please begin your comments by stating and spelling your name and providing your street name and city.

12. INFORMATION ONLY - Receive Planning Commission Action Agenda of July 28, 2008.

CHANGES TO THE AGENDA/ITEMS TO BE PULLED FOR DISCUSSION

13. 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) Second reading and adoption of Ordinance for Change of Zone No. 2007-10: A request by Jeff Manquen (Jesus Gutierrez, agent) to change the zoning designation on 0.21 acres from R-1-6 (Single-Family Residential, 6,000 sq. ft. minimum lot size) to PA (Professional Administrative/Office) and add 0.21 acres to Design District C. The site is located at 501 South Court Street, on the southwest corner of Court Street and Olive Avenue. (APN: 097-033-002) **Ordinance 2008-05 required.**

c) Second reading and adoption of Ordinance amending Section 17.30.045 A and B regarding the Parking In-lieu Fee Program which would replace the existing five (5) year payment program with a ten (10) year payment program for Parking In-lieu Fees in the Central Business District. **Ordinance 2008-06 required.**

d) Second reading and adoption of Ordinances extending the duration of the East Visalia and Mooney Boulevard Redevelopment Project Areas. **Ordinances 2008-07, 08, 09, and 10 required.**

e) Appointment of Karen Cooper to serve as the City of Visalia's representative on Measure R Citizen's Oversight Committee

f) 1. Withdrawal of Change of Zone No. 2004-14 by the Plaza Land Company LLC, the action was to change the zone from Business Research Park to Professional Administrative Office; and

2. Initiation of General Plan Amendment to change the land use designation from Professional Administrative Office to Business Research Park for property located on the northeast corner of Highway 198 and Plaza Drive. APN 081-020-036.

g) Initiation of an Amendment to the General Plan Circulation Element pertaining to the addition of Burke Street from Houston Avenue continuing south to Tulare Avenue as a collector status street.

h) Authorization to apply for a \$32,000 grant from the San Joaquin Valley Air Pollution Control District (SJVAPCD) REMOVE II program for the painting of bike lanes on Woodland St. between W. Main St. and the Evans Ditch and authorize the City Manager to execute the necessary agreement. (Project No. 3011-00000-720000-0-9923)

- i) Authorize the release of Request for Qualifications (RFQs) for architectural and construction management services for the new public safety facility.
- j) Notice of Completion for Oakwood Ranch subdivision located at the southeast corner of Chinowth Street and Houston Avenue containing 11 Multi-family lots (42 Units)
- k) Notice of Completion for Walnut Village, containing 11 lots and one common lot, located on the south side of Walnut Avenue between Chinowth Street and Linwood Street.
- l) Partial Notice of Completion for Luisi Acres Phase 1, containing 37 lots, located at the northwest corner of the Giddings Street and Ferguson Avenue intersection
- m) *Item removed at the request of staff*
- n) Authorization for the City Manager to continue a consulting contract with Bruce McDermott for \$2,000 a month, and authorization to waive the standard consultant insurance requirements.
- o) Support for Assembly Bills 31, 2176, 2262, 2594, 1033, 2151 and Senate Bill 1357; and opposition to Assembly Bills 983 and 2716.
- p) Adoption of Resolution expressing opposition to state budget decisions which would "borrow" local government, redevelopment, and transportation funds. **Resolution 2008-42 required.**

Hearing
7:30 p.m.

- 14. Hearing to Consider Adoption of Resolution of Necessity to Acquire Real Property by Eminent Domain for property located at 500 Santa Fe Avenue APN 096-121-019 owned by Magdy Maksy and Nagwa Maksy Revocable Trust. **Resolution 2008-43 required.**
- 15. Consider supplemental annexation policies for the City of Visalia; consider a policy pertaining to increasing densities for approved residential subdivision maps.

REPORT ON ACTIONS TAKEN IN CLOSED SESSION

REPORT OF CLOSED SESSION MATTERS FINALIZED BETWEEN COUNCIL MEETINGS

Upcoming Council Meetings

- Monday, August 18, 2008, Work Session 4:00 p.m. Regular Session 7:00 p.m. – Council Chambers, 707 W. Acequia
- Tuesday, September 2, 2008, Work Session 4:00 p.m. Regular Session 7:00 p.m. – Council Chambers, 707 W. Acequia
- Monday, September 15, 2008, Work Session 4:00 p.m. Regular Session 7:00 p.m. – 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.