

Visalia City Council Action Agenda

For the REGULAR meeting of: TUESDAY, September 2, 2008

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

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

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.

Track 1

INTRODUCTION OF NEW PROMOTIONS

Fire Chief Mark Nelson introduced Captain Wade Benson and Engineer Chris Ortiz

Track 2

SPECIAL PRESENTATIONS/RECOGNITION

Assistant Police Chief Colleen Mestas introduced Sergeant Bill Blankenship and Investigator Sarah Wray who received Resolutions of Commendation

WORK SESSION AND ACTION ITEMS (as described) 4:10 p.m.

Track 3

Public Comment on Work Session and Closed Session Items -

Item #1
BL/AS 4-0
approved
(Landers -
absent)

1. Consideration of official support for Measure I, a bond measure on the November ballot to support expansion of and technology improvements to the Visalia campus of the College of the Sequoias.

Leslie Caviglia, Deputy City Manager, introduced Bill Scroggins, COS President, and Rev. Harry Wood, Chairman of the COS Measure I Committee. Mr. Scroggins reviewed information on the \$28 million Measure I bond issue and that projects that it will fund. BL/AS 4-0, give official support for Measure I

Track 4

Item #2 -
consensus to
continue to
research
issues and
return with
recommendations

2. Discussion on the status of mobile home parks in Visalia.

Ricardo Noguera, Housing & Economic Development Director and Jim Harbottle, consultant representing the city, presented summary and background information regarding the Visalia Model Lease Program which will sunset on May 16, 2010. The request to come before Council for public discussion came originally from the Mobile Home Task Force with a proposal for implementing a rent control ordinance which is opposed by the park owners. Staff is asking for direction from the Council to determine whether to continue participating in mobile home issues and whether to retain the services of a consultant to complete a study designed to implement a solution and to explore the possibility of assuming responsibility for enforcement of state and local codes in mobile home parks.

The following persons spoke in regards to the mobile home issue:

1. Bruce Stanton, attorney, spoke on behalf of the Mobile Home Task Force and presented a handout to Council summarizing his remarks.
2. Jim Burr, Chairman of the Mobile Home Task Force representing the residents of mobile home parks in Visalia, presented a handout.
3. David Evans, Western Manufactured Housing Communities Association, representing mobile home park owners.
4. Jim Joffey, representing property management company for Sierra Vista Mobile Estates
5. John Bavone, representing property management company for Visalia Mobile Estates
6. Monty Cochran, representing property management for Country Manor
7. Carol Bott, Visalia Real Estate, spoke on behalf of the residents of mobile home park
8. Mary Blanco, resident of Mooney Grove Mobile Manor spoke about the condition of the park she lives in.
9. A letter and attachment were received for the record from Equity Lifestyle Properties, Inc. owner of Royal Oaks Manufactured Home Community

Council discussed using Code Enforcement and bringing local control to the overseeing of mobile home parks, costs of hiring a consultant to look at the issues, and possible funding methods.

Consensus of the Council for staff to continue to research the issues and determine options for the Council to consider and return with recommendations at a future meeting.

Track 5

3. Presentation from the California Public Utilities Commission regarding the process that will be used to conduct the Environmental Impact Report required as part of the proposed Southern California Edison transmission loop project

Mike Olmos, Assistant City Manager gave a brief overview of the SCE proposal. Leslie Caviglia, Deputy City Manager introduced Jensen Uchida, CPUC Project Manager and Jennifer Johnson, Environmental Science Associates, consultant for CPUC. The review process to be used to conduct the EIR was discussed.

Information only - no action taken.

Track 6

4. Present the Market Study for the Visalia Convention Center prepared by HVS International and provide direction regarding the major recommendations in the report.

Item #4
BL/AS 4-0
Approved
(Landers
Absent)

Wally Roeben, Convention Center Manager, introduced Tom Hazinski from HVS International. Mr. Hazinski reviewed the results of the market study that was prepared for the Convention Center. Council approved staff recommendations relating to implementation of the major recommendations as outlined in the report.

Track 11

5. Review 2nd Amendment to the 2007/08 Action Plan, prior to the Public Hearing before City Council on September 15, 2008, reprogramming CDBG and HOME funds; review two program guideline amendments; and review the Draft 2007/08 Program Year Consolidated Annual Performance and Evaluation Report (CAPER) (CDBG & HOME funds).

Item 5 was
heard during
the evening
portion of the
agenda

No action
taken - info
only

Ruth Pena and Rhonda Hayes, Housing & Economic Development Department, presented the information to Council and responded to Council questions. The final CAPER and 2nd Amendment will be brought back to Council at the September 15, 2008 meeting for a public hearing.

CLOSED SESSION

6:00 p.m. (Or, immediately following Work Session)

6. Conference with Real Property Negotiators (G.C. §54956.8)
Property: 300 E. Oak Avenue; APN 094-283-001
Owner: P & B Pence LLC
Under Negotiation: Price and terms of potential purchase
Negotiating Parties: Mike Olmos, Ricardo Noguera, Steve Salomon
7. Conference with Labor Negotiators (GC 54957.6)
Agency designated representatives: Mark Nelson, Eric Frost
Employee Organization: Group G
8. Public Employee Performance Evaluation (GC 54957)
Title: City Manager

Track 7

REGULAR SESSION

7:00 p.m.

PLEDGE OF ALLEGIANCE

INVOCATION - Pastor Steve Harms, Neighborhood Church

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.

Logan Robertson, Grove Avenue, raised her concern about the increase in the speed limit on Center and Houston Streets. Mayor Gamboa said the item will be pulled from consent calendar and discussed separately.
--

9. INFORMATION ITEMS

- a) Great Lakes Air Service from Visalia to Ontario begins September 8, 2008.
- b) Receive Planning Commission Action Agenda for the meeting of August 25, 2008.

Track 8

CHANGES TO THE AGENDA/ITEMS TO BE PULLED FOR DISCUSSION

AB/BL 4-0
(Landers -
Absent)
approve
balance of
consent
calendar

10. 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) Notice of Completion for the 2008 Major Street Overlays Project with the final contract amount of \$1,113,046.37. Project No. 1111-00000-720000-0-0-9225-2008.
- c) Award a construction contract for the Akers Street and Cypress Avenue Intersection Improvement Project to the low bidder JWT General Engineering Inc., in the amount of \$182,116.16. Project # 1614-00000-720000-0-9944-2008.
- d) Authorize the Recordation of the Final Parcel Map for Tentative Parcel Map 2006-19, located on the north side of Hurley Avenue approximately 90' east of Tommy Street (2 lots). APN 085-530-007

AS/GC 4-0
(Landers -
absent)
Approve item
10e with
amendment.

- e) Establish or revise prima facie speed zones at the following locations: Walnut Avenue between Aviation Drive and Road 148; Mill Creek Avenue between Lovers Lane and McAuliff Street; Ben Maddox Way between Caldwell Avenue and the Saint Johns River; Willis Street between Center Avenue and Houston Avenue; and Ferguson Avenue between Shirk Street and Bridge Street. Adopt **Resolution No. 2008-44** amending the Official Speed Zone List of the City of Visalia.

Eric Bons presented the staff recommendations for revising speed zones and answered Council questions. Daniel Hakker, spoke against increasing the speed limit on Willis between Center and Houston and asked Council to keep it at the current 25 mph.

AS/BC 4-0 to approve staff recommendations with the amendment to the resolution that the speed limit on Willis Street from Center to Houston Avenues will remain at 25 mph.

- f) Authorize the City Manager to enter into a professional services agreement with Mendoza & Associates Consulting Engineers for Construction Management and Resident Engineer Services for the construction of the Highway 198 Overcrossing at Santa Fe Street. Project Number 3011-00000-720000-0-9236.

Track 9

11. Status report on Transportation Impact Fees

No action
taken - info
and direction
only.

Andrew Benelli, Doug Damko, Chris Tavarez, Eric Frost, Ken McSheehy presented the report and answered Council questions. Eric Nichols, Willdan Financial Services gave a power point presentation.

The following stakeholders commented on the report:

- 1. Dave Hernandez, Allen Group and Task Force member
- 2. Steven Peck, Mangano Inc. and Task Force member
- 3. Pat Daniels, Administrative Partners (gave written information to Council)
- 4. Jim Claybough, Tulare Economic Development Corporation

Council directed staff to continue working and gathering input on options and come back with more information for one more work session before scheduling the public hearing.

Track 10

No action taken - info only

12. Update on Emergency Preparedness focusing on several existing work programs.

Fire Chief Mark Nelson and Battalion Chief Danny Wristen gave a presentation on emergency preparedness. Information presented included: cooling centers, warming centers, Emergency Operations Center, Flood mitigation, Waterways, Reverse 911.

No action taken - information only.

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	FLYERS, LLC,	APN 096-291-024 (1,936.27 sf portion)	N/W corner Walnut & Central	Right of Way	8/29/08	Andrew Benelli

Upcoming Council Meetings

9:25 p.m. meeting adjourned

- Monday, September 15, 2008, Work Session 4:00 p.m. Regular Session 7:00 p.m. – Council Chambers, 707 W. Acequia
- Monday, October 6, 2008, Work Session 4:00 p.m. Regular Session 7:00 p.m. – Council Chambers, 707 W. Acequia
- Tuesday, October 7, 2008, 6-8 p.m., Joint Meeting Visalia Unified School District, 5000 W. Cypress

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.

Prepared by Donjia Huffmon, Chief Deputy City Clerk