

Regular Meeting Agenda

Visalia City Council



Mayor: Bob Link
Vice Mayor: Amy Shuklian
Council Member: Warren Gubler
Council Member: Mike Lane
Council Member: Steve Nelsen

Monday, May 17, 2010

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

Work Session 4:00 p.m.; Closed Session 6:00 p.m.

Regular Session 7:00 p.m.

4:00 p.m.

UNVEILING OF THE NEW POLICE DEPARTMENT BEARCAT ARMoured VEHICLE

SWEARING IN CEREMONY - Fire Fighter/Paramedics - Kurt Cavender and James Williams

WORK SESSION AND ACTION ITEMS (as described)

1. Overview of Housing and Economic Development Department. **Receive public comment.**
2. Update regarding FEMA's revised Flood Insurance Rate Maps (FIRMs). **Receive public comment.**
3. Authorization to revise the Measure T Plan to plan for a future fire station in the southwest portion of the City and authorization to explore discussions with various property owners for the potential to purchase land for the future fire station. **Receive public comment.**
4. Presentation of a proposal to fund the operations of the proposed Sequoia Shuttle Visitor's Center, authorization to develop a Memorandum of Understanding with the Sequoia Riverlands Trust to lease the building, and authorization to apply for any grants that would fund the construction and/or interpretive features within the Visitor Center. **Receive public comment.**

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

6:00 p.m. CLOSED SESSION (immediately following Work Session)

5. Conference with Legal Counsel – Anticipated Litigation - Significant exposure to litigation pursuant to subdivision (b) of G.C. §54956.9: 2 potential cases
- 5b. Conference with Legal Counsel – Existing Litigation - Subdivision (a) of G.C. §54956.9
Case number: WCAB# ADJ6834876
6. Public Employee Appointment (G.C. §54957)
Title: Community Development Director
7. Public Employee Performance Evaluation (G.C. §54957)
Title: City Attorney
8. Conference with Labor Negotiators (G.C. §54957.6)
Agency designated representatives: Steve Salomon, Eric Frost, Diane Davis, Shelline Bennett
Employee Organization: All employee groups
- 8b. Conference With Real Property Negotiators (G.C. §54956.8)
Property: 440 N. Giddings Street (Leasable Space at Rawhide Ballpark)
Under Negotiation: Authority to negotiate rates, terms and conditions of potential lease
Negotiating Parties: Steve Salomon, Leslie Caviglia, Hyde Commercial, Alex Martinez

7:00 p.m. CALL TO ORDER REGULAR SESSION

PLEDGE OF ALLEGIANCE AND COLOR GUARD – Boy Scouts of America

INVOCATION – Pastor Nathan Whistler, Grace Community Church

SPECIAL PRESENTATIONS/RECOGNITION

- Announce the re-release of the Historic Walking Tour, and present Resolution of Commendation to Jostens Inc. for publishing the brochure - Ed Gubler, author; Phil Traeger and Marilyn Mitchell, Jostens.
- Resolution of Commendation for 100th anniversary of Boy Scouts of America
- Proclaim May 23-29, 2010 National Small Business Week

PUBLIC COMMENTS - *This is the time for citizens to comment on subject matters that are not on the agenda that are within the jurisdiction of the Visalia City Council.*

This is also the time for citizens to comment on items listed on the Consent Calendar or to request an item from the Consent Calendar be pulled for discussion purposes. Comments related to Regular or Public Hearing Items that are listed on this agenda will be heard at the time that item is discussed or at the time the Public Hearing is opened for comment.

In fairness to all who wish to speak tonight, each speaker from the public will be allowed three minutes (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.

9. **CONSENT CALENDAR** - *Consent Calendar items are considered routine and will be enacted in one motion. There will be no separate discussion of these matters unless a request is made and then the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.*
- a) Authorization to read ordinances by title only.
 - b) Appointment of Katie White to the Transit Advisory Committee.
 - c) Request authorization to file a Notice of Completion for public improvements for St. Charles Borromeo Catholic Church for the Diocese of Fresno Education Corporation located at the Southeast corner of Akers Street and Caldwell Avenue.
 - d) Authorize the Mayor to send letters to appropriate state legislators expressing support for California Assembly Bills 1814, and Senate Bill 1258 if amended, and opposition to AB 2003, AB 155, AB 2253 AB 1858 and SB 1174.
 - e) Authorize the application for a Proposition 84 Urban Greening Grant of \$369,977 to develop the Mill Creek riparian area between Stevenson and Johnson Streets. **Resolution 2010-17 required.**
 - f) Authorize CSET to apply for the City for a Prop. 84 Urban Greening for Sustainable Communities grant authorizing the application for \$240,785 of Prop. 84 Urban Greening for Sustainable Communities grant funds to develop 8 acres along the St. John's River along Riggan Ave. **Resolution 2010-18 required.**
 - g) Adoption of a Resolution of Intention to create a Property & Business Improvement District IV for ten (10) years; initiate the election balloting process to complete the formation of the PBID; authorize the City Manager to vote in favor of the formation for City properties within the proposed PBID District; and set July 12, 2010, as the date of public hearing to receive public testimony regarding the formation of PBID IV. **Resolution 2010-19 required.**
 - h) Authorize the Mayor to send a letter to the Board of Supervisors urging them to take the necessary steps to complete actions so that the Tulare County Economic Development Corporation (TCEDC) can gain final approval for its Enterprise Zone designation from the State of California.

Convene as the Capital Improvement Corporation (CIC) Board of Directors

10. **CONSENT CALENDAR**

- a) Resolution dissolving the Capital Improvement Corporation of the City of Visalia (CIC). **CIC Resolution 2010-01 required.**

Adjourn as the Capital Improvement Corporation (CIC) Board of Directors and remain seated as the Visalia City Council.

REGULAR ITEMS AND PUBLIC HEARINGS - *Comments related to Regular Items and Public Hearing Items are limited to three minutes per speaker, for a maximum of 30 minutes per item, unless otherwise extended by the Mayor.*

11. Refer the design and policies relating to the future softball field complex at Riverway Sports Park to the Parks and Recreation Commission and to accept the report on expenditures relating to the adult softball surcharge fee at Plaza Park.

12. Initiate a proposed Zoning Text Amendment (ZTA) to amend portions of Zoning Ordinance Chapter 17.48 pertaining to signage and promotional medium for subdivisions, and refer the ZTA to the Planning Commission for review. *(Continued from April 19, 2010)*
13. Accept report regarding funding of employee costs and pensions.
14. Review select Capital Improvement Program (CIP) budgets (General Fund and Reserves, Public Safety Funds, Northeast Capital, Convention Center, Management Information Systems) for 2010/11 & 2011/12 and amend 2009-10 budget to move Public Safety Building appropriation to Consolidated Dispatch Center Project.

CLOSED SESSION REPORT (if any)

Buyer	Seller	APN Number	Address	Purpose	Closing Date	Project Manager
City of Visalia	Alice I. Roye	APN: 081-020-038 (portion), 081-020-041 (portion), 081-020-040 (whole)	Plaza/Rd 80	Right of way	4/29/2010	Chris Tavarez /Rod Banks
City of Visalia	Charles M. Raibley	094-250-031	435 N. Burke	Contract of Acquisition-Burke at School St. Alignment	4/30/2010	Adam Ennis/ Rod Banks

Upcoming Council Meetings

- Monday, June 7, 2010, 4:00 p.m. Work Session, 7:00 p.m. Regular Session; City Hall Council Chambers 707 W. Acequia.
- Monday, June 21, 2010, 4:00 p.m. Work Session, 7:00 p.m. Regular Session; City Hall Council Chambers 707 W. Acequia.
- Monday, July 12, 2010, 4:00 p.m. Work Session, 7:00 p.m. Special Session; City Hall Council Chambers 707 W. Acequia.

Note: Meeting dates/times are subject to change, check posted agenda for correct details.

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.

The City's newsletter, Inside City Hall, is published after all regular City Council meetings. To self-subscribe, go to http://www.ci.visalia.ca.us/about/inside_city_hall_newsletter.asp. For more information, contact Community Relations Manager Nancy Loliva at nloliva@ci.visalia.ca.us.

Resolution of Commendation Josten's Printing and Publishing, Inc.

WHEREAS, Josten's Printing and Publishing, Inc., has been in business in Visalia since 1963; and

WHEREAS, Josten's recently reprinted the Historic Visalia Walking Trail brochure, which the Company first printed in 2005 in conjunction with an Eagle Scout Project by Edmund W. Gubler, Jr.; and

WHEREAS, this popular brochure is now available again as an educational and entertainment tool for Visalia citizens and visitors alike; and

WHEREAS, the company contributes to the success of many non-profits through their donation of both printed materials and volunteer time; and

WHEREAS, Josten's provides their printing services to organizations throughout the community including the Creative Center Foundation, Boys and Girls Club of Tulare County, Downtown Visalians, the Chamber of Commerce, and many others; and

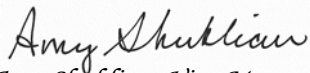
WHEREAS, Josten's donates a most valuable commodity – time – by allowing their staff to participate on community board of directors and in local fund-raisers; and

WHEREAS, Josten's is a significant employer in this community, providing hundreds of skilled jobs to Visalia and Tulare County residents.


NOW, THEREFORE BE IT RESOLVED that the Visalia City Council appreciates Josten's efforts to assist many worthwhile community organizations.

BE IT FURTHER RESOLVED that the Council commends Josten's for being a strong, committed community partner.


Dated: May 17, 2010


Amy Shuklian, Vice-Mayor


Michael Lane, Councilmember


Bob Link, Mayor


E. Warren Gubler, Councilmember


Steven A. Nelsen, Councilmember

*Resolution of Commemoration
100th Anniversary of Boy Scouts of America*

WHEREAS, 2010 is the 100th birthday of the Boy Scouts of America; and

WHEREAS, the 100th year celebration was kicked off on January 1st when 300 Boy Scouts marched beside their float in the Tournament of Roses Parade in Pasadena. The 100th anniversary logo was designed by a 17 year old Eagle Scout from Fresno and will be used throughout the year to highlight this once-in-a century occasion; and


WHEREAS, the Sequoia Council of the Boy Scouts of America serves nearly 10,000 youth in Tulare, Fresno, Madera and Kings Counties by positively impacting the lives of young men throughout the region; and


WHEREAS, scouting is based on life skills education, leadership development, citizenship and values training; and

WHEREAS, Boy Scouts support our community by encouraging civic participation and by setting good examples for the youth of our community. Service projects include food collection and distribution, conservation projects, litter cleanup and community beautification, food service at shelters and military support and appreciation.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Visalia, does hereby commend and recognize the Boy Scouts of America for their 100th Anniversary and for their positive impact in the lives of many youth.

Dated: May 17, 2010


Bob Link, Mayor


Amy Shuklian, Vice-Mayor


E. Warren Gubler, Councilmember


Michael Lane, Councilmember


Steven A. Nelsen, Councilmember

*Proclamation Declaring
National Small Business Week
May 23 – 29, 2010*

WHEREAS, Every year since 1963, the President of the United States has proclaimed National Small Business Week to recognize the contributions of small businesses to the economic well-being of America; and

WHEREAS, in 2010, National Small Business Week will honor the estimated 27.2 million small businesses in America; and

WHEREAS, small businesses are major contributors to the strength of the American economy. More than half of Americans either own or work for a small business; and

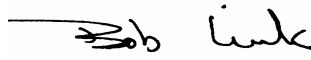
WHEREAS, since 1992, the Central California Small Business Development Center has been assisting the business community in Tulare, Kings, Fresno, and Madera counties; and


WHEREAS, in 2010, the Center has provided free one on one counseling for 140 individuals totaling 461 hours and has helped launch 10 new businesses which created 36 jobs; and


WHEREAS, the Center provides continuous free consulting and mentoring services to the small business community.

NOW, THEREFORE, the City Council of the City of Visalia, does hereby proclaim the week of May 23 – 29, 2010 as National Small Business Week in the City of Visalia and commend the local Small Business Development Center-Tulare Kings for their contribution in the success of mentoring small businesses in our community.

Dated: May 17, 2010


Bob Link, Mayor


Amy Shuklian, Vice-Mayor


Michael Lane, Councilmember


E. Warren Gubler, Councilmember


Steven A. Nelsen, Councilmember

**City of Visalia
Agenda Item Transmittal**

Meeting Date: May 17, 2010

Agenda Item Number (Assigned by City Clerk): 1

Agenda Item Wording: Overview of Housing and Economic Development Department.

Deadline for Action: N/A

Submitting Department: Housing and Economic Development Department

Contact Name and Phone Number: Ricardo Noguera, Housing and Economic Development Director, x4190; Tracy Robertshaw, Code Enforcement Officer, x4187; Rhonda Haynes, Housing Specialist, x4460; Ruth Peña, Financial Analyst, x4327; Nancy Renovato, Senior Administrative Analyst, x4462

Department Recommendation: Accept for informational purposes.

Summary/background: The Housing & Economic Development Department was established in the spring of 2007. The intent of formation of the Department was to combine the resources generated from federal (CDBG/HOME funds) and state (Redevelopment funds) sources with Code Enforcement which focuses on a pro-active process to reduce blighted conditions in the community. By combining Affordable Housing, Economic Development, Redevelopment, and Code Enforcement into one department, the City has been able to strategically address physical and economic conditions throughout the community. One of the key accomplishments to date for this department has been the formation of the SMART (Specific Measurable Achievable Relevant Time-bound) Team. The intent of the SMART Team is to establish collaborations between various City departments in order to maximize impacts on targeted neighborhoods and specific problem properties.

Programs in the Department: The following table lists the programs in the Department. The programs administered can be grouped into five major categories:

1. Affordable Housing
2. Neighborhood Preservation
3. Economic Development
4. Redevelopment
5. Mobile Homes

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.

As shown in the table, General Funded programs represent **11%** of the total department budget.

DEPARTMENT FUNDING FOR MAJOR PROGRAMS		
PROGRAM	FUNDING SOURCE	2009-10 BUDGET
Affordable Housing:		
CDBG	HUD	\$ 1,227,350
HOME	HUD	564,000
CalHome	State of CA Dept of Housing & Community Dev	200,000
RDA Low/Mod ¹	Local Redevelopment 20%	2,211,200
Neighborhood Preservation: ²		
General Code Enforcement	General Fund (Off-set by \$630k in recoverable fees)	270,700
Code Enforcement in Police	General Fund	150,000
Private Vehicle Abatement	State Fund	84,000
Economic Development: ³	General Fund	43,000
Total Funding Available in 2009-10		\$ 4,751,550
% of General Fund over Total Budget		11%
¹ \$1.4M is not available for projects due to County SERAF payment of \$2.2M ² In 2009 \$252,288 has been reimbursed through cost recovery and \$377,391 is pending reimbursement from tax lien payments		

Affordable Housing

Affordable Housing programs receive funding from HUD (CDBG & HOME), the State of California Department of Housing and Community Development (CalHome), and local Redevelopment Low/Mod dollars. In 2009-10, the amount available for housing projects was \$4.2 million, including administration costs.

Neighborhood Preservation

In 2009-10 the General Fund provided \$150,000 as part of a two year \$300,000 advance to support one full-time building inspector in the Code Enforcement in Police program and to address demolition and boarding up of substandard properties which has risen as a result of foreclosures and fires. The program is self-supported with funds from code violation fees.

Private Vehicle Abatement money is derived from the County and is a combination of a population driven formula and the number of vehicles towed. In 2009-10 this program is anticipated to receive \$84,000 which entirely covers the expenditures.

Economic Development

Economic Development activities are supported by the General Fund. Of the expended in 2009-10, \$187,600 was provided to the Tulare County Economic Development Corporation (TCEDC) and \$39,000 was provided to the Visalia Economic Development Corporation as part of a match

to the private sector funds received annually. The TCEDC also receives proportional funding support from all cities within the County. These partner organizations assist the City in the recruitment, expansion and retention of industrial firms.

Redevelopment

Redevelopment Area (RDA) funds receive revenue from tax increment dollars generated in the four redevelopment project areas in the City: East, Downtown, Central, and Mooney Boulevard. The amount available for funding is actually the net of the tax increment and the expenditures of the RDA relating to pass-throughs and other contractual obligations. In 2009-10 the current year net revenues and expenditures available for projects is \$0 due to the State Supplemental Educational Reimbursement Assessment Fund payment of \$2.2M. Presently, only the Central RDA project Area has funds to support projects. The East RDA is reimbursing the General Fund for land acquired in East Downtown; the Mooney Boulevard RDA has a loan to support project assembly, infrastructure support and development along Mooney Boulevard; and the Downtown Project Area is generating very limited funds.

Due to the State's effort to balance the Fiscal Year 2009-10 State Budget, the legislators and the Governor approved budget bill ABX4-26 which authorizes \$2.05 billion from local redevelopment funds, including \$1.7 billion in Fiscal Year 2009-10 and \$350 million in Fiscal Year 2010-11, to be paid to the State Supplemental Educational Reimbursement Assessment Fund. On May 4, 2010, Sacramento Superior Court Judge Lloyd Connelly upheld ABX4-26, the state budget bill which passed in July 2009 as part of the 2009-10 budget that requires redevelopment agencies statewide to transfer \$2.05 billion in local redevelopment funds over the next two years. He also denied the California Redevelopment Association's ("CRA") request for a stay on the transfer of funds to SERAF on May 10th.

Under ABX4-26, the Redevelopment Agency of the City of Visalia is required to make a payment of approximately \$2.6 million by May 10, 2010 and \$435,000 by May 10, 2011. ABX4-26 provides that an agency may use certain funds allocable to the Low/Moderate Income Housing Fund to make such payments, however those amounts are required to be repaid by the end of the fifth fiscal year in which the borrowing occurs or be subject to a 30 percent housing set-aside mandate for the remaining life of the Redevelopment Plans.

In the current economic climate, these funds are being taken when they are needed the most to fund economic development and affordable housing activities in the City. The following are specific projects that may be delayed:

1. Downtown Lighting and Infrastructure Upgrades
2. Acquisition/Development of Multi-Family Affordable Housing Projects

The City is in the process of finalizing its' 2010-15 Implementation Plan for the four redevelopment project areas. This Plan anticipated the State Take and as a result staff is prepared for the \$2.2 million in lost tax increment revenues. However, long-term financing for both infrastructure and affordable housing projects are of concern.

Highlights of the Affordable Housing Division

First Time Homebuyer Program- (HOME) Funded

This program, administered by CSET, provides a loan to qualified borrowers up to a maximum of \$40,000. The funds are provided as a second mortgage, at an interest rate of three-percent (3%). All payments are returned to the City as Program Income.

In Fiscal Year 09/10, the City allocated a total of \$399,000 in HOME funds for the administration of this program. Thus far, two loans have been approved in the amount of \$78,000. It is anticipated that approximately 3 more households will be assisted through this program.

CalHome First Time Homebuyers Program (State Funds) – State CalHome funds in the amount of \$600,000 were awarded to the City in 2006. The CalHome FTHB program assists First Time Homebuyers with down payment assistance as a second mortgage up to \$38,000 at three percent interest.

All payments are returned to the City as Program Income.

Since being awarded, the City has assisted a total of 10 households in the amount of \$379,877 and currently has five (5) applications in progress totaling \$170,460. Due to the State budget crisis, the funding for this program has not been expended as anticipated. In late 2008 the State froze CalHome funding but has again resumed as of December 2009.

Mobile Home Senior Home Assistance & Repair Program – CDBG/Federal Funds - This program, administered by Self-Help Enterprises allows extremely low and low-income senior citizens to make minor repairs to their mobile home. Assistance may include; re-roofing, heating and cooling repairs, handicap access, electrical and plumbing issues.

In Fiscal Year 09/10 the City allocated a total of \$90,000 in CDBG funding to this program. Thus far, there are a total of five applications in progress totaling \$25,000. It is anticipated that the City will assist at least eight (8) more households.

Senior Minor Home Repair Program – CDBG/Federal Funds - In Fiscal Year 09/10 the City allocated a total of \$91,000 to CSET for the administration of the Senior Home Minor Repair Program. The program assists senior citizens with minor repairs in their homes. Examples of services are: Plumbing repairs, cooler/air conditioning repairs, roof repairs, door and window repairs, electrical repairs, appliance repairs, flooring and carpentry repairs. Thus far, the program has expended a total of \$72,609 and has assisted a total of 263 clients and addressed 590 repairs.

Neighborhood Stabilization Program (NSP/CDBG) - On November 3, 2008, Council adopted the Substantial Action Plan Amendment, in the use of a one-time grant from the U.S. Department of Housing and Urban Development (HUD) in the amount of \$2.38 million dollars in Neighborhood Stabilization Program (NSP) funds as a special Community Development Block Grant (CDBG) to address the foreclosure crisis. Under the NSP, the City is acquiring foreclosed properties, rehabilitating and re-selling them to families with incomes ranging from 50 to 120 percent of the Area Median Income (AMI) and to homebuyers and renters earning less than 50% AMI. To date, the City has acquired a total of seventeen (17) houses with NSP funds totaling \$1,823,178. Of these houses, ten (10) have been resold with two additional properties to finalize escrow at the end of May 2010. The City also used NSP funds to acquire a multi-family unit totaling \$165,745 which will be utilized for permanent housing for very low-income households. Rehabilitation is underway

Paradise & Court – RDA/HOME Funds

The City of Visalia in partnership with Tulare County Housing Authority (TCHA) and its non-profit arm; Kaweah Management Company are addressing the needs of the community through rehabilitation and building new affordable housing on infill vacant lots. Thus far, the City has provided a total of \$375,427 in Community Housing Development Organizations (CHDO) HOME funds and a total of \$124,573 in Redevelopment Low Mod funds to assist with the rehabilitation of eleven (11) units with the construction of nine (9) units to take place at the

northeast corner of Paradise and Court Street pending tax credit approval. TCHA continues to pursue Low-Income Housing Tax Credits; however, due to the economic downturn has been unsuccessful. TCHA will pursue Tax Credits again this year for the completion of this project.

Sierra Meadows Project – HOME/Section 202 HUD Funds

Since 2004, the City has been working with Visalia Senior Housing to finance and develop 42 units of senior housing along Tulare Avenue. The City played an instrumental role in the grant application process, which awarded the project a total of \$5,694,000 in Federal Section 202 funds for construction as well as contributing \$2.8 million dollars in HOME funds toward land acquisition and pre-development activities. The project is currently under construction. Visalia Senior Housing is a non-profit agency formed in 1972 and owns three senior developments in Visalia including: Town Meadows located at 115 West Murray; Oak Meadows located at 100 W School Street and The Meadows, located at 3900 W Tulare Avenue.

Neighborhood Preservation

Neighborhood Preservation Code Enforcement Division consists of a Code Enforcement Officer, two full time Building Inspectors, two Code Enforcement Technicians, a Private Vehicle Abatement Officer, Senior Administrative Assistant and an Intern from College of the Sequoias. This Division has focused on troubled neighborhoods, where code violations are a common occurrence. A SMART (Specific Measurable Achievable Relevant Time-bound) Team was established at the direction of City Council. The Team consists of representatives from the majority of departments across the City. The City's Code Enforcement Officer facilitates monthly meetings and semi-annual reports are presented to City Council.

Due to the success of the SMART Team, a Building Inspector was hired in the Fall of 2008 to work specifically with the Police Department to address substandard housing in relationship to search warrants. The Building Inspector and the Police Department have forged a partnership that removes the criminal element as well as holds the property owners accountable for the condition of structures on their properties.

During the period of January through December 2009, approximately \$200,000 has been expended to support the inspector's position, board 127 properties, drain 22 swimming pools and demolish 5 substandard properties throughout the City. During the same period, \$118,292 has been recovered by the City. It is expected by September 2010 that this position will fully support itself through recoverable fees.

To address issues residents face within the CDBG boundaries, an additional Code Enforcement Technician was added to the staff in 2008, utilizing the Community Development Block Grant Program to fund the position.

A Residential Inspection Program was created in 2009 to hold owners of rental properties accountable for substandard conditions. All rental housing properties with repeat substandard violations are placed on the Rental Inspection Program for a period of three (3) years and are required to have annual inspections at the property owner's expense for a period of three years.

In October 2009, a Private Property Vehicle Abatement Officer was added to the staff, utilizing state vehicle registration funds. The officer has been instrumental in the removal of 430 abandoned/inoperative vehicles on private property during his first 3 months of employment. The position does not receive any general fund support.

In 2009, the division received 1,380 complaints and a total of 1,366 cases were resolved. To assure that the Division is not a strain on City resources, cost recovery for staff time is aggressively pursued. All property owners are responsible for reimbursing the City for the staff time necessary to bring properties into compliance. In addition to the \$118,292 that has been reimbursed in 2009, \$377,723 will be placed as a tax lien on properties where the violators have not paid the cost recovery or fines.

Economic Development

New Businesses and Attraction Efforts

Business attraction is a key element of the City's long-term strategy to increase the tax base (sales and property taxes), create jobs, and deliver retail and commercial services to our citizens. Recent attraction efforts and new businesses which have moved to Visalia within the past year have included:

- 1. Macy's-** This long sought after retailer opened its doors in October 2009 to fill the vacated space by Gottschalks earlier in the year. With Macy's arrival, the Visalia Mall quickly filled its remaining spaces and is now 100 percent occupied.
- 2. Vallarta Supermarket-** In mid-summer 2009, due to a bankruptcy, Sportsman's Warehouse closed at Orchard Walk. As a result, the Center lost a major anchor which drew customers from more than 100 miles away. In late Fall 2009, Vallarta; a Los Angeles based Latin grocer announced plans to lease the building and open in late Spring 2010. Vallarta is expected to add a significant draw to Orchard Walk and support the adjacent businesses.
- 3. Plaza Drive Improvements-** The City is pursuing an Economic Development Administration (EDA) Grant for the widening of Plaza Drive between Hurley and Goshen avenues. This represents one segment of the \$36 million widening and improvements underway for Plaza Drive between the Highway 198 Interchange and the County line north of Riggins Avenue.
- 4. Service Spring Corporation-** This light industrial firm expanded its operations from Ohio to establish a West coast presence and currently employs approximately 20 workers in Visalia with plans to grow.

Business Expansion & Retention Efforts

- 1. Fresno Pacific University-** FPU relocated from Noble Street to a new and much larger campus in the Plaza Business Park. The university now occupies 35,000 square feet in a two-story building with expansion potential for another 15,000 square feet.
- 2. Cal-Dairies-** The dairy processor invested more than 100 million dollars in building upgrades last year.
- 3. Serpa Packaging Products-** The Company is in the process of adding 30,000 square feet of space and then expects to hire more employees.
- 4. Bluescope Manufacturing (formerly Butler Manufacturing)-** Over the past year, the company added 115,000 square feet of new space and created ten new jobs.

Redevelopment Activities

The City's primary source of funding to support the development or rehabilitation of affordable housing is Redevelopment low/mod funds. Twenty percent of the gross tax increment is reserved exclusively to support low/mod housing activities. The City has partnered with Tulare County Housing Authority (TCHA) and Habitat for Humanity to produce more than 100 units of for sale and rental units throughout the City over the past three years.

In the past, the City has also used its' non-housing redevelopment funds to acquire land and finance infrastructure such as parking garages.

Recent low/mod redevelopment funded projects include:

Habitat for Humanity

The Agency provides Redevelopment Low-Mod funds in a form of a loan to Habitat for financial assistance in purchasing property to build new homes for very low-income households. In 2009, the Agency provided loan financing totaling \$250,000 for the acquisition and rehabilitation of 4 foreclosed homes.

Encina Project

The Encina Project was approved by the City's Redevelopment Agency to assist with the acquisition and rehabilitation of a triplex in the Downtown Historic area (across the street from the County Library). The Agency provided a loan to Kaweah Management Company (KMC) in an amount of \$340,000 to acquire a triplex in a cooperative effort with the Central Valley Regional Center (CVRC). The rehabilitation was completed in October 2009 and is being utilized as "supportive housing" for persons with developmental disabilities. KMC is currently making payments on this loan.

East Kaweah Multi-Family Development

In September 2009, the Redevelopment Agency approved a loan in the amount of \$480,000 with use of Central Redevelopment Agency Low/mod Funds to Kaweah Management Company (KMC) to support the acquisition, rehabilitation and rental of two foreclosed triplexes located on East Kaweah Avenue (Washington School Neighborhood). Thus far, \$240,000 has been dispersed to KMC and the remainder will be released upon occupancy of units.

Mill Creek Apartments

In September 2004, the City partnered with Kaweah Management Company, to construct a 70 unit multi family rental development, "Mill Creek Parkway Apartments". The project was completed in April 2008. The City contributed \$4.5 million dollars which represented 35% of the total development cost valued at \$12.9 million dollars. The development is located immediately adjacent to the Mill Creek Park providing both recreational and hiking amenities and close to elementary, junior and senior high schools.

Mooney Boulevard Zoning Study

In an effort to stimulate the reuse of antiquated properties and update zoning standards, the City is in the process of undertaking a zoning study to explore opportunities to rezone sections of Mooney Boulevard. This will hopefully lead to spurring the revitalization of the Corridor and

attract retail and commercial uses to vacant spaces. The Agency has provided a total of \$30,000 in funding to support the completion of the study.

Infill Development Opportunities

1. **Former Costco/Homebase-** The City continues to work with property owners and brokers to market these two big boxes totaling more than 200,000 square feet retail uses. The City hopes to land new uses by year's end.
2. **Former Mervyns-** The City continues to work with property owners and brokers to market this 58,000 square foot building as well as others in Sequoia Mall to retail uses. There is currently approximately 130,000 square feet of vacant available space at Sequoia Mall.
3. **Young's Market-** This family-owned market closed its' doors in early March 2010. The family has closed all its stores in the Central Valley due to retirement. The City will work with the property owner and their broker to market the building to eligible supermarkets and retailers. The market is located at the intersection of Walnut and Demaree avenues.
4. **Main Street Promenade-** The Mangano Company demolished the existing building in early May and will commence construction of a mixed-use development in Summer 2010. Staff is working closely with the developer to recruit restaurant and retail uses.
5. **Mineral King Medical Office Site-** The City continues to negotiate with the developer on construction of a medical-oriented office building.

Prior Council/Board Actions: N/A

Committee/Commission Review and Actions: N/A

Alternatives: N/A

Attachments:

Recommended Motion (and Alternative Motions if expected): Accept for informational purposes.

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 17, 2010

Agenda Item Number (Assigned by City Clerk): 2

Agenda Item Wording: Update regarding FEMA's revised Flood Insurance Rate Maps (FIRMs). Receive public comment.

Deadline for Action: N/A

Submitting Department: Community Development Department/
Engineering Division

Contact Name and Phone Number:
Chris Young, City Engineer – 713-4392

Department Recommendation: Staff requests that the City Council accepts this update and provides any comments or direction it deems appropriate.

Summary: Approximately 30% of the parcels within the City of Visalia are located in a Special Floodplain Hazard Area (SFHA) and are subject to paying expensive flood insurance premiums. Council has directed City staff to identify and implement both short term and long term (economically feasible) measures/projects to remove as many parcels as possible from the SFHAs. Staff is proceeding with the following "work plan":

"Short Term Plan" (see details in background information)

- Continue to assist residents with flood zone determinations, letters and exhibit maps enabling them to obtain the lowest flood insurance rate possible or even be removed from the Special Flood Hazard Areas.
- Continue the outreach effort to residents by providing "FEMA Floodplain Updates", insurance information, etc.

"Long Term Plan" (see details in background information)

- Staff is working with our consultant, Northwest Hydraulic Consultants (NHC), to identify potential flood mitigation projects that can be built utilizing a variety of different funding sources. Their report (to be completed within three months) will discuss such options as detention basins, levee improvements, channel improvements, improvements to existing flood control structures, etc. Their report will include a cost/benefit analysis and make specific recommendations.
- Continue to work with the United States Army Corps of Engineers (USACE). Senator Feinstein has proposed an item in the Federal Budget for the potential funding of up to \$7 million toward a potential "Section 205" USACE floodplain mitigation project.

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 _____ N/A
City Atty _____ N/A
(Initials & date required or N/A)

City Mgr _____
(Initials Required)

If report is being re-routed after revisions leave date of initials if no significant change has affected Finance or City Attorney Review.

- Continue to work with FEMA toward obtaining insurance discounts thru the *Community Rating System*. Part of the process is the revision of our storm water ordinance to meet FEMA “guidelines”. Our consultant (URS) is assisting with this effort.
- Continue to work with the Council and our lobbyist to pursue the extension of the *Preferred Risk Program*.

Summary of Accomplishments to Date:

New Since Last Council Update

1. NHC has been hired to perform technical engineering analysis, perform additional hydraulic modeling, and identify potential floodplain mitigation projects.
2. URS has been hired to provide liaison services with FEMA and the USACE toward identifying potential floodplain mitigation projects.
3. Senator Feinstein has proposed an item in the Federal Budget for the potential funding of up to \$7 million toward a potential “Section 205” USACE floodplain mitigation project
4. Two representatives from the USACE visited the City of Visalia on April 19, 2010 to meet with City officials, staff and representatives of the Kaweah Delta Water Conservation District.
5. “FEMA Update” presentation was made by staff at a City of Visalia “Town Hall Meeting” on April 19, 2010

Update on Continuing Efforts

6. In April, the “Local Working Group” received a presentation from NHC followed by a question and answer session.
7. Thousands of residents have been assisted with flood zone determinations/letters and exhibit maps enabling them to obtain the lowest flood insurance rate possible
8. 560 parcels have been removed from the Special Flood Hazard Areas
9. Staff, working with the Council and our lobbyist, continues to pursue the extension of the *Preferred Risk Program*
10. Staff continues to work with FEMA toward obtaining insurance discounts thru the *Community Rating System*

Background Information and Updates (Items #1 thru #5 are “new” since last update):

#1 – Flood Study Consultant (Northwest Hydraulic Consultants) Hired: Northwest Hydraulic Consultants (NHC) recently met with the Local Working Group, participating in a question and answer session and making an initial presentation regarding flood study methodology, discussing both sources of flooding and potential flood mitigation measures/projects (Phase 1 of NHC’s “scope of work”). NHC is proceeding with Phase II of their “scope of work”. These Phase II tasks include the following:

- Assisting the City with an “overall” Cost/Benefit Analysis
- Assisting with the further identification of flood mitigation measures/projects
- Preparing preliminary layouts and hydraulic calculations to assess mitigation measures
- Preparing concept level cost estimates for flood mitigation measures
- Summarizing results in a technical memo or report

As FEMA’s flood study consultant (for the Visalia/Tulare County area), NHC gathered, modeled and produced the technical information used in the flood mapping process. The mapping process took over four years to complete at a cost of several million dollars. Contracting with NHC, and utilizing their existing data, has resulted in a substantial cost savings to the City (hundreds of thousands of dollars).

City staff continues to work closely with NHC toward completing their Phase II tasks. These tasks are scheduled to be completed within three months. NHC’s report will be presented to the Local Working Group for review and comment. NHC’s report, along with the Local Working

Group's comments and recommendations, will be presented to Council within one month of the Group's review.

#2 URS Corporation Hired: On February 19, 2010 Council authorized the hiring of URS. While NHC is providing "analysis, technical and modeling services", URS is providing assistance and facilitation related to interactions, meetings, presentations, etc. to FEMA and the USACE. To date, URS has participated in a presentation to the Local Working Group, acted as a liaison with USACE representatives prior to the Corp's "field trip" to Visalia and has made recommendations to staff regarding potential floodplain mitigation measures.

The "FEMA liaison" from URS has more than 18 years of experience working with the National Flood Insurance Program providing services ranging from the preparation of Flood Insurance Rate Maps to assisting local governments with the implementation of floodplain ordinances. Other engineers with the firm have extensive experience working for the U.S. Army Corps of Engineers. URS has the necessary established relationships with FEMA and the USACE to help move potential projects forward.

#3 Feinstein's Office "Sponsoring" \$7 million for Potential "Section 205" USACE Project

Senator Feinstein has proposed an item in the Federal Budget for the potential funding of up to \$7 million toward a potential "Section 205" USACE floodplain mitigation project. The City's lobbyist, Van Scoyoc Associates (VSA), identified this potential funding source and contacted the Senator's office in Washington D.C. VSA continues to assist the City in its pursuit of "short-term", as well as long-term "solutions" to issues related to FEMA's Flood Insurance Rate Maps (FIRMs)

Congress has delegated certain project authorities to the Corps so that smaller flood control projects would not have to go through the otherwise long and difficult traditional appropriation's path. For the City of Visalia, this means that if the Corps receives initial Federal funding from Congress, they can use the "Section 205" authority to work with the City on a flood control project with a maximum Federal investment of \$7 million. This includes three distinct phases: an *Initial Appraisal Report* completed by the Corps (the first \$100,000 of which is fully paid by the Federal government), a *Feasibility Study* completed by the Corps (which is cost shared 50% Federal and 50% local), and *construction of the recommended project* (which is cost shared 65% Federal and 35% local).

A hypothetical chart is included below to illustrate how a \$7 million Federal investment could provide for a constructed flood control project of a little less than \$10 million total cost. It is possible that the construction of a project could be completed in roughly six years after initial funding is provided by Congress for the Initial Appraisal Report.

Phase of Project	Total Costs	Federal	Non-Federal	Comments
Initial Appraisal Report	\$ 100,000.00	\$ 100,000.00	\$ -	Costs above \$100K cost shared 50/50
Detailed Project Report	\$ 1,200,000.00	\$ 600,000.00	\$ 600,000.00	Cost shared 50/50
Construction	\$ 9,692,307.00	\$ 6,299,999.55	\$ 3,392,307.45	Cost shared 65/35
Total Project Investment	\$10,992,307.00	\$ 6,999,999.55	\$ 3,992,307.45	Max Federal Investment = \$7 million

While this scenario does not solve the City's short-term concerns with rising flood insurance premiums, it is important to consider what can be done to remove as many people as possible from the floodplain on a long term basis. City staff believes that this is the best long-term solution for seeking Federal support for this initiative and we recommend this be the City's top appropriations priority this year.

#4 Meeting with USACE: VSA (the City's lobbyist) spoke with the Corps of Engineers Sacramento District office and alerted them to the City's potential interest in seeking funding for a Section 205 project. On April 19, 2010, meetings were held in Visalia with two "high-ranking" representatives from the USACE (Mike Dietl, Chief of the Flood and Risk Reduction Section and Beth Henderson – Continuing Authorities Program Manager). Listed below is an "agenda" of the day's meetings with Corps personnel.

- Brief pre-tour meeting with staff (basic background information)
- Tour of the Terminus Dam and the Kaweah Water Conservation District's (KWCD) facilities (McKay's Point, St. John's River, Kaweah River, etc.)
- Post-tour meeting with City officials (Mayor Link and Councilmember Nelsen), KWCD personnel, lobbyist (Greg Burns) and City staff
- Presentation by Mike Dietl and Beth Henderson regarding the "Continuing Authorities Program" and "Section 205 Funding"
- Summary/recap meeting with City staff

Although the Corps cannot "officially" start working with the City until funding is approved in the upcoming Federal Budget, they are very willing to work with City staff and guide us thru the process. Staff has already had several follow-up teleconferences with different Corps personnel regarding process and implementation questions so that the City can be "ready" to proceed immediately if the Section 205 funding is approved.

#5 Town Hall Meeting: On April 19, 2010, a City of Visalia "Town Hall Meeting" was held at the Saint Mary's Church Parish Center. Councilmember Steve Nelsen acted as the "moderator" for the meeting. A "FEMA Update" was one of several items presented by staff. The presentation was followed by a brief question and answer session. After the meeting, staff provided basic FEMA related handouts and answered questions from residents on a "one-on-one" basis. Approximately fifty residents attended the meeting.

#6 – Progress of the "Local Working Group": Council approved a staff recommendation to establish a local working group of engineers, and other interested residents that have related knowledge or expertise in this field of study to act as an informal steering committee regarding floodplain related issues. The committee membership includes Mayor Link, Councilmember Nelsen, several engineers/land surveyors, an insurance professional, a developer, a representative of the Kaweah Delta Water Conservation District, a representative of the Tulare County RMA, several Visalia residents, and members of City staff. The committee has met five times and its technical subgroup has met once.

In late June, the City obtained the flood study "data" (and related background information) from FEMA. This information was used by FEMA's consultant (Northwest Hydraulic Consultants or "NHC") to formulate the "new" FIRMs.

At its July meeting, the local working group formed a technical subcommittee with the following responsibilities:

- Perform a cursory review of the flood study background data obtained from FEMA
- Report back to the whole committee (the local working group) with their recommendations

On October 1, 2009 the technical subcommittee's recommendations were presented to the whole committee. Its primary recommendation was for the City to contact FEMA's study consultant (NHC) and request that they perform a presentation of their study work and methodology to the whole committee. As part of this presentation, NHC would participate in a question and answer session with the whole committee. NHC would also be asked to make preliminary recommendations regarding potential "floodwater mitigation projects".

As noted above, NHC made its presentation to the Group in April. A question and answer session followed. The Local working group recommended that NHC proceed with “Phase 2” of its work.

#7 City Staff's Level of Effort: City staff (staff handling phone calls, e-mails, and counter calls regarding the Flood Insurance Rate Maps) has been recently reduced from an initial six members, to four members, as the result of a gradually decreasing demand for information. City staff continues to man a dedicated phone line and e-mail address to answer questions, make flood zone determinations, and to advise property owners and insurance agents regarding the best possible course to take for a given property.

In addition to standard flood zone determinations, City staff continues to receive requests to provide letters indicating whether or not a home is classified as “Post-FIRM” and therefore eligible (under FEMA’s grandfathering rules) to receive a discounted flood insurance rate. These letters, containing building construction dates and historic FIRM information, have been effective in obtaining insurance policies for homeowners at the lowest possible rate.

Over the past 11 months, the City team has made over 4,900 flood zone determinations, prepared over 2,300 letters for individual properties, and created 1,100 exhibit maps in order to help property owners either cancel flood insurance or get them the best possible policy. Presently, we are experiencing approximately 10 phone calls per day and 30 e-mails per month. A majority of these requests come from insurance agents seeking Post-FIRM information on specific properties.

#8 - LOMA/LOMR Filings Update (560 parcels removed): City staff was successful in removing 312 parcels from the Special Floodplain Hazard Area thru FEMA’s “revalidation” process. Since the June 16, 2009 effective date of the new flood maps, there have been an additional 248 existing residential homes changed from the AE Zone to the X Zone designation through the successful filings of LOMAs (Letters of Map Acceptance) or LOMRs (Letters of Map Revision) with FEMA. These were filed by the individual property owners or by the professional land surveyors or engineers that they hired.

#9 - Efforts to Extend the Preferred Risk Program (PRP): Currently, the PRP provides for a substantial discount on the flood insurance rate during the initial one-year period following the implementation of the new FIRMs. Following this initial period, the insurance rate will increase substantially. The Council and staff have continually worked toward having FEMA grant an extension of the PRP for at least an additional year. There have been many formal requests made to FEMA (from cities all around the country) to extend the PRP rate period. The City’s lobbyist (Van Scoyoc Associates, Inc.) is “monitoring” FEMA’s progress toward potential PRP policy changes. Staff will continue to report back to Council on the progress of potential FEMA PRP amendments.

#10 - Community Rating System (CRS) Update: City staff has made contact with FEMA and their consultant that manages the Community Rating System (CRS) program (and met with the consultant several times). The CRS is a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed the minimum National Floodplain Insurance Program (NFIP) requirements. As a result, flood insurance premium rates are discounted to reflect the reduced flood risk resulting from the community actions.

A preliminary review of the City's current flood management practices indicates that we clearly qualify for a 5% discount and may possibly qualify for a 10% discount. The CRS program also requires that the City either update its floodplain ordinance to “meet” certain FEMA requirements or adopt FEMA’s model ordinance. Staff has submitted an “updated” draft

ordinance to FEMA for their review. Once this submission/review process is completed, the updated ordinance will be brought to Council.

City staff will continue to provide regular updates regarding staff's "Short Term Plan" and "Long Term Plan" to meet the direction given by the City Council.

Prior Council/Board Actions:

- December 15, 2003: Authorized the Mayor to send a letter to FEMA requesting that the City's flood maps be updated
- April 19, 2004: Authorized \$100,000 to be submitted to FEMA for the update of the City's flood maps and authorized the City Manager to sign a Cooperating Technical Partners Memorandum of Agreement with FEMA*
- May 4, 2009: Council directed staff to implement the seven recommendations made to the Council regarding FEMA's revise Flood Insurance Study and Flood Insurance Rate Maps
- May 28, 2009: Council voted to support Congressman's Nunes' request to FEMA to extend the period of the Preferred Risk Policies, and to solicit support from Senators Boxer and Feinstein on several issues related to FEMA flood mapping
- June 6, 2009: Council received an update from staff regarding FEMA's revised Flood Insurance Rate Maps (FIRMs)
- September 21, 2009: Council received an update from staff, directed staff to work with our lobbyist on the PRP extension and to submit CRS application.
- January 19, 2010: Council received an update from staff on the recommendations approved by Council regarding FEMA's revised Flood Insurance Rate Maps
- February 1, 2010: Council received an update from staff, authorized staff to hire two consultants (NHC and URS), and authorized the City Manager to pursue up to \$7 million in US army Corps of Engineers – Continuing Authorities Program.

*FEMA Memorandum 34 – "Interim Guidance for Studies Including Levees" was issued on August 22, 2005. This memo outlined FEMA's new levee policy.

Committee/Commission Review and Actions:

Alternatives: N/A

<p>Recommended Motion (and Alternative Motions if expected): Motion that Council accepts this update from staff.</p>

**City of Visalia
Agenda Item Transmittal**

Meeting Date: May 17, 2010

Agenda Item Number (Assigned by City Clerk): 3

Agenda Item Wording: Concurrence in Citizens Advisory Committee approval of revision to Measure T Plan to establish a future fire station in the southwest portion of the city; Authorization to explore discussions with various property owners for the potential to purchase land for a future southwest fire station.

Deadline for Action: May 17, 2010

Submitting Department: Fire Department

Contact Name and Phone Number:
Fire Chief Mark R. Nelson – 713-4218

Department Recommendation: Staff is seeking authorization to revise the Measure T Plan by building a new fire station in the southwest area of the City rather than the southeast as outlined in the original documents. Additionally, staff is seeking authorization to explore discussions with various property owners for the potential purchase of land for a future southwest fire station.

Summary:

The Measure T Plan was developed in 2002 and passed by the voters on March 2, 2004. Eight years have passed since then and changing circumstances in the delivery of fire emergency services have occurred. Because of the changes and emergency response needs, a revision needs to be considered for the Measure T Plan. The Fire Chief brought this recommendation to Council on February 5, 2010 and was directed to seek input from the community regarding the proposed revisions to the plan. Over the last several months, the Fire Chief has hosted several meetings and has had an overwhelming positive response to the proposal and is ready to move forward with the revision of the current plan.

Background:

Since May 1990, the City of Visalia had an Automatic Aid agreement with Tulare County Fire (in which fire services were contracted out to California Department of Forestry – CAL Fire) to assist in improving response times for emergency incidents in the southeast portion of the City.

The Tulare County engine was staffed with one fulltime paid firefighter (additionally, a volunteer firefighter would respond, if available, to the scene in their personal vehicle to assist). A Visalia fire unit was also dispatched at the same time to provide aid. In May 2005, the Tulare County

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.

Fire Department decided to eliminate the permanent staff at Fire Station #9, located at Lovers Lane and Walnut (due to budget cutbacks). When the permanent staff left Station #9, the southeast portion of our community lost an important part of our delivery system. In response to this issue, the City Council authorized the Fire Department to add an additional Engine Company which was placed into service January 21, 2006; this Engine Company was established to improve service to the southeast portion of the City. The newly staffed engine was housed at Fire Station 51 (309 Johnson) until December 2006, while staff worked on finding a location for a temporary fire station in the southeast portion of the City. In March 2006, the City Council had authorized the Fire Department and City Manager to begin discussions with the California Department of Forestry (CAL Fire) to lease space at Station #9. The Lease Agreement was approved by the Visalia City Council on November 1, 2006 and Visalia Fire engine #56 moved into the CAL Fire facility (Lovers Lane and Walnut) December 2006.

On July 1, 2007, Tulare County canceled their contract with CAL Fire and established their own fire department; Tulare County Fire.

The decision by the City Council to lease the CAL Fire property has provided an opportunity to greatly improve the fire protection for our community, especially for the residents and businesses located in the southeast portion of our community.

After reviewing the current fire station locations, calls for service and response time data, the Fire Department has determined there is a significant need for a fire station to be located in the southwest portion of our community (**Attachment A**). The current "Measure T" spending plan calls for the construction of a permanent southeast fire station in the year 2012 (**Attachment B**). We believe the current trends for fire department emergency response show the need in the southwest portion of the community outweighs the need to build a permanent southeast station by 2012. The response data shows that the current leased fire station location of Fire Station #56 (located at Lovers Lane and Walnut) provides for adequate coverage for the southeast portion of the community and will for many years to come. On January 11, 2010, the City Council approved the Lease Extension Agreement with CAL Fire from November 2011 to November 2018.

With the adequate coverage provided by the current location of Fire Station #56, we believe adding seven years to the current lease with the State of California, for a total of 12 years, will allow us to focus our efforts and "Measure T" money on improving the service delivery for southwest Visalia.

This provides time for the Council and community to consider options. It is unlikely a permanent fire station in the southeast will be built to the terms of the current lease.

Needs for the southwest portion of the City

The Fire Department is in need of a fire station in the southwest area of the city. Currently, there are 2000 calls for service that do not meet the standard response time goal of five minutes or less; 1,231 of these calls are for medical aid requests. The general location that would optimize response times is at the intersection of Akers and Tulare.

The Fire Chief and staff have performed a comprehensive evaluation of emergency response models to best meet the needs of the City of Visalia. The need for improvement in the response times is in the southwest area of the city. It is recommended to locate a fire station within a one mile radius of Tulare and Akers.

The fire department met with the city's planners and engineers to evaluate the various properties that would best suit a fire station location. There were a number of properties that would work within the recommended radius.

At the February 5, 2010 City Council Workshop, the Fire Chief was directed by council to seek in put from the community regarding the proposed revisions of the Measure T Plan. The following meetings were held:

03/03/10	Citizens Advisory Committee
03/04/10	Talk of the Town Valley Voice
03/09/10	Chamber of Commerce
03/16/10	Former Measure T members – Station 55
03/19/10	Chamber Presentation at Marie Callender's
04/07/10	Citizens Advisory Committee
04/09/10	Hispanic Chamber of Commerce
04/15/10	Southeast Side of Visalia / Builders Exchange
04/21/10	Kiwanis Club – Jim Koontz
04/21/10	Southwest Area of Visalia / VUSD Boardroom
04/23/10	Lions Club – Club House
04/27/10	Downtown Kiwanis – Café 225

In each meeting, Chief Nelson presented a brief Power Point summary of Measure T's history followed by an analysis of service capability in relationship to the location of each fire station in the city. He pointed out the department has the ability to meet its response time standard in all but the southwest portion of the city. The audience was updated on the status of the department's use of the station at Lovers Lane and Walnut Ave. and that the city would prefer not to build a new station in the southeast part of the city for perhaps another ten years. This decision was made due to the fact the residential development patterns have not occurred as expected when Measure T was first created and the projects list established. Waiting for a few more years will allow the city to ensure the station is positioned properly for maximum coverage.

Additionally, Chief Nelson discussed the need for a new station in the southwest to fill a gap in the response time coverage since the fire station was moved from the airport to the new facility at Shirk Rd. and Ferguson. He explained that the money initially intended for the southeast fire station would be used to construct a less expensive facility in the southwest. Savings from the project would be "banked" for a station to be built later in the southeast. Money being saved from hiring fewer firefighters than allocated in Measure T over the next few years would be added to that amount so there would be sufficient money to build the new station when needed. There may be an option in 2018 to purchase the Cal Fire facility, currently under lease to the city until 2018. That decision would be made at the later date.

In the southwest and southeast area meetings, Assistant City Manager/Community Development Director Mike Olmos presented an overview of residential development in Visalia's southeast area over that past few years and his projection of how that development is likely to occur over the next few years. In summary, the area is not building out as rapidly as anticipated in the Southeast Plan adopted by the city several years ago. He does not expect the pace of residential development to return to its recent level for many years. Consequently, Measure T funds will have time to accumulate for that point in time when a new station needs to be built in that area.

The consensus from all of the meetings was extremely positive; the city should move forward to make the needed revisions to the Measure T Plan.

Process for Measure T Plan amendment

The Measure T Plan states that the plan is to be administered with oversight by the existing Citizens Advisory Committee. Oversight would include review of proposals to amend the plan to account for changed circumstances. As noted above, the CAC was presented with the proposed plan revision and was asked to formally approve the revision to the plan to allow for a new fire station to be established with plan funds in the southwest portion of the City, in light of the unexpected opportunity to lease a new station in the southeast portion of the City. The CAC voted to approve this revision on April 7, 2010. Although not formally required by the Measure T Plan itself, City Council concurrence in this revision is presently being requested.

Fire Department Service Level Impact

With the addition of the new fire station (in this location), the city would have the ability to achieve a 94% response time standard of five minutes or less. Currently, the overall response time standard ability for the city is at 86%.

Recommendation

It is the recommendation of the City Staff that the City Council concur in the CAC approval of the revision to the Measure T Plan to provide for building a new fire station in the southwest area of the city rather than the southeast area as outlined in the original guidelines.

Prior Council/Board Actions:

At the February 5, 2010 City Council workshop: Council authorized the Fire Chief to seek input from the community regarding the proposed revisions to the Measure T Plan.

Committee/Commission Review and Actions:

None

Alternatives:

To not revise the Measure T Plan and implement as currently written.

Attachments:

- A – Maps
- B – Measure T
- C – Staff Report to Council, February 5, 2010

<p>Recommended Motion (and Alternative Motions if expected):</p> <p>Staff recommends Council concur in CAC support for a revision to the Measure T Plan to provide for the building of a fire station in the southwest area of the city rather than the southeast as originally planned in the guidelines and to authorize the City Manager and Fire Chief to explore discussions with various property owners for the potential purchase of land for a future southwest fire station.</p>

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

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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*)

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**City of Visalia
Agenda Item Transmittal**

Meeting Date: May 17, 2010

Agenda Item Number (Assigned by City Clerk): 4

Agenda Item Wording: Presentation of a proposal to fund the operations of the proposed Sequoia Shuttle Visitor Center, authorization to develop a Memorandum of Understanding with the Sequoia Riverlands Trust to lease the building, and authorization to apply for any grants that would fund the construction and/or interpretive features within the Visitor Center.

Deadline for Action: N/A

Submitting Department: Administration

Contact Name and Phone Number: Leslie Caviglia, 713-4317

Department Recommendation

It is recommended that the Council approve the plan to fund the operations of the Sequoia Shuttle Visitor Center, authorize staff to develop a Memorandum of Understanding with the Sequoia Riverlands Trust to lease the building, and authorize staff to apply for any grants that would fund the construction and interpretive activities within the Visitor Center.

Department Discussion

Purpose and Parties:

The purpose of the Sequoia Shuttle Visitor's Center is to help with economic development by encouraging more visitors to come to the area, and to stay longer while they are here. The Visitor's Center would be a destination facility that would be a visual, educational, and informational draw. There is an immense target market that passes through Visalia every year. The Sequoia Kings Canyon National Park attracts more than 1.5 million visitors, the Sequoia National Forest attracts thousands of visitors, the World Wide Ag Expo brings 100,000 visitors to the area, there are approximately 20,000 delegate days in Visalia (number of attendees times the number of days they are in the community), numerous conferences (18 this year at the convention center alone and even more throughout the community), and countless business travelers call on companies in and around Visalia. The Visitors Center would attract people to come into the building, and give the Center staff the opportunity to sell them on staying or returning to the area to explore the many attractions available in the greater Tulare County area.

Of special interest is the opportunity to use the Visitor's Center to promote the Sequoia Shuttle. Using the shuttle encourages the visitor to stay longer in Visalia rather than just passing through on the way to the Park, Forest or other attraction. In addition, it helps improve air quality and traffic congestion in the Park. During the season, visitors can be encouraged to use the Shuttle

For action by:

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

For placement on which agenda:

- Work Session
- Closed Session

Regular Session:

- Consent Calendar
- Regular Item
- Public Hearing

Est. Time (Min.): _____

Review:

Dept. Head LBC 51210

Finance

City Atty

City Mgr

and in the off-season, it can be promoted as a reason to return to Visalia. Long term, it is thought that a series of year-round tour tours, including the National Park, National Forest, preserves, ag, arts, etc., could be offered from the Center.

In addition, the Center would be the focal point from which to encourage visitors worldwide to visit the "Majestic Mountain Loop," – Yosemite, Kings Canyon, and Sequoia National Parks. While generations have enjoyed the "Grand Loop" of Grand Canyon, Brice and Zion, far fewer have realized that they could enjoy three spectacular National Parks in as little as three days!

The Acequia Street location was recommended by a Council-appointed task force for a number of reasons including accessibility from the freeway, proximity to the downtown, cutout parking on Acequia for RV trailers, etc., available vehicular parking at the Center and the parking structure across the street, adjacency to the two hotels and the Convention Center, and land availability.

The Visitors Center has been designed to retain the Convention Center Plaza's for community use, but perhaps with a different feel that would encourage more use of the outside areas for events. The design team studied the current uses at the Center to make sure that events such as home shows could be accommodated. The new design endeavors to make the open space area into two Plazas that will create a better sense of space on a more intimate level. Given the success of the Garden Street Plaza, which is very small but enjoys great success as a venue, it is hoped that the ultimate design of these Plazas will encourage similar usage.

There are at least three organizations that have committed to being housed in the building:

- The Visitors and Convention Bureau (VCVB), a trade association, focuses on selling Visalia as a convention and tourism destination, and to servicing these visitors while here. Visalia hotels and motels currently generate approximately \$1.7 million in transient occupancy tax annually. It is the visitors that generate this tax that are the target market for the visitors center. The CVB will move their operations to the Visitors Center and provide the main staffing for the Center in order to interact more directly with visitors and conventioners.
- Sequoia Riverlands Trust, a non-profit regional land trust that operates in Tulare, Kings, Fresno and Kern Counties. The Trust owns 6 nature preserves, including the Kaweah Oaks Preserve just outside of Visalia, that protect 4,069 acres, and has conservation easements on 15 additional properties that encompass another 2,700 acres. The trust was formed in 2000 when three individual land trusts, which were originally formed in the early 1990's, collaborated to form a single trust. The Trust is interested in leasing the second floor, in assisting with staffing, and expanding their strong volunteer force to include volunteers at the Center.
- McKellar Farms has been an active farming operation in Ivanhoe for more than 90 years. Bob McKellar returned to his boyhood farm after a successful career in public relations and used his skills and experience to expand the operation to include Family Farm Fresh, a local produce delivery service, and Historic Seven Sycamore Ranch, a farm-stay and event site. He is interested in leasing space to offer ag tours from the Visitors Center, and selling produce and other ag-related products at the Center.

Other private ventures would be sought, including a retail establishment that would sell local products out of the Center. As Center staff becomes more familiar with visitor needs and desires, additional vendors will be approached to meet visitor demand. In addition, the Sequoia Natural History Association, the Sequoia Kings Canyon National Park and Sequoia National

Forest have also expressed interest in using the Center for public education and outreach. There will be ample space in the Center to have revolving and permanent exhibits.

An Engineers estimate for the building construction cost was recently completed. It estimates that the cost of all phases of the building, including the Plaza, water feature and Convention Center upgrade, would be approximately \$4.3 million, plus approximately \$340,000 in permits and fees. There is no intention to recommend to the Council that any phase of the construction involve general fund dollars. Instead, staff will not propose issuing bid documents until the proposed construction can be fully paid for by non-general fund revenues such as grants, state bond funds as Prop 1B, or specific transit capital funds including Federal Transit Grants and/or Local Transportation Funds.

Council gave approval earlier this year for staff to apply for a bus and bus facility grant that would pay for the building construction, and for buses for the internal shuttle. However, notice on that grant will not be received until mid-June. Staff continues to research other available funding opportunities for both construction and interpretive exhibit development. Staff recommends that Council give staff approval to apply for any applicable grants, such as the upcoming California Outdoor Education facilities grant, that might assist with either construction or interpretive exhibit development. Council would be notified via a memo of any grant that was being applied for, but it would save time in report development, duplication, etc., if staff did not take a full agenda item for every grant application.

Operations:

At the Council's planning workshop in January, the Council authorized staff to complete the working drawings for the Sequoia Shuttle Visitors Center, to work with the Sequoia Riverlands Trust on potentially leasing the facility, and directed staff to come back with a plan for funding the operation of the facility.

Since that time, further discussions with the Sequoia Riverlands Trust Board of Directors and staff have been held. The cost estimates are based on actual costs either based on current operations at another location, such as the Transit Center, actual estimate from local providers based on a review of the plans, or calculations based on available industry models, such as the energy estimates.

In the preliminary discussions with the Sequoia Riverlands Trust, the discussion was that the Trust would pay a fair market rent for the facility of \$1.25/sq ft for 2,678, (\$3,347/month; \$40,164/yr) with a CPI inflator clause after the first two years. The Trust would be responsible for their own utility costs, maintenance, phone and other related operating costs for the 2,678 square feet they will occupy on the second floor. The building has been designed so the second floor has a separate entrance, and utility meters. In addition, the Trust will provide staffing assistance in the center of approximately, on average, 15-20 hours a week, and will work with the Convention and Visitors Bureau to develop a volunteer program that can assist with and provide a higher level of visitor interaction and support.

Total cost associated with operating the Visitors Center, excluding utilities and janitorial on the second floor, is expected to be \$26,200 annually:

Energy	\$5,000
Phone	\$1,000
Water/sewer/trash	\$1,200
Water Feature Maintenance	\$6,000 (twice a week service)

Insurance	\$5,000
Building Maintenance	\$8,000
Building Repair	\$3,000
Total	<u>\$29,200</u>

These figures were reviewed with the Chamber of Commerce's Government Relations Committee, and they concurred that these cost and revenue projections were realistic estimates.

Income from the lease with the Sequoia Riverlands Trust is anticipated to generate over \$40,000/yr. In addition, there is expected to be other income sources including rental from the McKellar Farms who intends to lease space to operate the tours, a gift shop, and potential advertising income from features outside of Visalia that may wish to market to the visitors coming to the Center. Any income would be accumulated in a separate account to be used for long-term maintenance on the facility.

In addition, the City has not provided the Convention and Visitors Bureau (CVB) with an increase in operating revenues since 2005. Instead, in 2008, the City started providing the CVB with office space and utilities in order to reduce the CVB operating costs. This move saved the CVB \$12,000, which has been used to increase marketing efforts. This move saved the CVB \$12,000/annually. Since the CVB is largely supported by the City, the \$12,000 savings associated with providing this space to the CVB should also be considered.

Also, it should be noted that the Sequoia Shuttle Visitors Center will be a transit facility, with a key purpose being the promotion of the Shuttle to Sequoia Kings County National Park, and facilities for visitors to access while waiting and upon return of the Shuttle. If there are, at some point, costs associated with the facility that cannot be covered by the income, the first source of additional funds would come from the \$17 million transit budget. While it's not the intent, the transit fund could absorb some operating costs if necessary.

Based on the Sequoia Riverlands Trust's interest in being involved with the facility, staff recommends that the Council direct staff to develop a MOU with the Trust to further define the understandings of the lease and operation of the facility.

Prior Council/Board Actions:

February, 2010 – Council agreed that the working drawings could continue as long as an operations plan was brought forward before proceeding with construction.

July, 2009 – Council selected the design for the Sequoia Shuttle Visitor Center and authorized the development of the working drawings.

Committee/Commission Review and Actions: N/A

Attachments:

Exterior Elevation

Water Feature Rendering

Recommended Motion (and Alternative Motions if expected):

I move to approve the operation funding for the proposed Sequoia Shuttle Visitor Center, authorize the develop a Memorandum of Understanding with the Sequoia Riverlands Trust to lease the building, and authorize staff to apply for any grants that would fund the construction and/or interpretive features within the Visitor Center.

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)*

**City of Visalia
Agenda Item Transmittal**

Meeting Date: May 17, 2010

Agenda Item Number (Assigned by City Clerk): 9b

Agenda Item Wording: Appointment of Katie White to the Transit Advisory Committee.

Deadline for Action: May 17, 2010

Submitting Department: Administration Department – Transit Division

Contact Name and Phone Number: Monty Cox, X4591

Department Recommendation

It is recommended that Katie White be appointed to the Transit Advisory Committee.

Summary

The Transit Advisory Committee (TAC) currently has two vacant positions and two vacant alternate positions. The TAC met on May 5, 2010 and recommended that Katie White be appointed to the committee. The appointment of Katie was reviewed by the Citizens Advisory Committee (CAC) and they approved the appointment.

Background

The Transit Advisory Committee makes recommendations regarding the various transit services provided by the City Transit Division. There are nine positions and two alternate positions. During this annual appointment period the following changes were made by Council:

1. Accepted resignation of Philip Jared Cline
2. Appointment of Patsy Chester
3. Re-Appointment of Gerald Squier
4. Re-Appointment of Josh Miller
5. Re-Appointment of Glen Stewart

These changes left two regular vacancies and two alternate vacancies. Katie White is currently employed by Visalia Unified School District as the Transportation Director. In that capacity Ms. White deals with transportation issues very similar to Visalia Transit. In addition, many VUSD students use Visalia Transit on a regular basis; therefore, the City will benefit greatly from the

For action by:

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

For placement on which agenda:

- Work Session
- Closed Session

Regular Session:

- Consent Calendar
- Regular Item
- Public Hearing

Est. Time (Min.): _____

Review:

Dept. Head _____
(Initials & date required)

Finance _____
City Atty _____
(Initials & date required or N/A)

City Mgr _____
(Initials Required)

If report is being re-routed after revisions leave date of initials if no significant change has affected Finance or City Attorney Review.

input Ms. White can provide. Ms. White does live in Exeter; however, City committee policy does allow for residents outside the City to be on committees if they work in Visalia and spend significant time in the City related to their employment. Exeter is in the service area of Visalia Transit and as such there is additional reason to utilize Ms. White on the Transit Advisory Committee.

The transit Advisory Committee and the Citizens Advisory Committee has reviewed this appointment and has requested the Council move forward with this recommendation.

Prior Council/Board Actions:

Committee/Commission Review and Actions:

Alternatives: None.

Attachments: Application for Katie White.

Recommended Motion (and Alternative Motions if expected):
I move to appoint Katie White to the Transit Advisory Committee.

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)*

**City of Visalia
Agenda Item Transmittal**

Meeting Date: May 17th 2010

Agenda Item Number (Assigned by City Clerk): 9c

Agenda Item Wording: Request authorization to file a Notice of Completion for public improvements for St. Charles Borromeo Catholic Church for the Diocese of Fresno Education Corporation (Encroachment Permit E090015) located at the Southeast corner of Akers Street and Caldwell Avenue. (APN 119-070-071)

Deadline for Action: None

Submitting Department: Community Development Department/
Engineering Division

Contact Name and Phone Number:
Adrain Rubalcaba, Assistant Engineer – 713-4271
Chris Young, City Engineer – 713-4392

Department Recommendation:
Staff recommends that Council grants authorization to file a Notice of Completion for St. Charles Borromeo Catholic Church for the Diocese of Fresno Education Corporation (Encroachment Permit E090015).

Summary/Background:
All of the required public improvements related to this commercial project have been completed and are ready for acceptance by the City Engineer. The developer for this commercial project is Diocese of Fresno Education Corporation. Diocese of Fresno Education Corporation has submitted a maintenance bond in the amount of \$79,422.45 as required by the Project Improvements Agreement to guarantee the improvements against defects for one year.

Prior Council/Board Actions:

Committee/Commission Review and Actions: The development plan for this commercial project was approved by the Site Plan Review Committee on 6-17-2009 and was assigned as Site Plan 09-070.

Alternatives: N/A

Attachments: Developer Disclosure Form and Location sketch/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.): 1Min.

Review:

Dept. Head CY 5/7/10
(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 move to authorize the filing of a Notice of Completion for Saint Charles Borromeo Catholic Church located at Akers and Caldwell.

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 17, 2010

Agenda Item Number (Assigned by City Clerk): 9d

Agenda Item Wording: Authorize the Mayor to send letters to appropriate state legislators expressing support for California Assembly Bills 1814, and Senate Bill 1324 and SB 1258 if amended, and opposition to AB 2003, AB 155, AB 2253, AB 1858 and SB 1174.

Deadline for Action: May 17, 2010

Submitting Department: Administration

Contact Name and Phone Number: Nancy Loliva, 713-4535, Michael Olmos, 713-4332.

Department Recommendation: Authorize the Mayor to send letters to appropriate state legislators expressing support for California Assembly Bills 1814, and Senate Bill 1324 and SB 1258 if amended, and opposition to AB 2003, AB 155, AB 2253, AB 1858 and Senate Bill 1174

Summary/Background: The following are major bills currently in the State Legislature which affect cities. Each bill includes a brief description and reasons for support or opposition.

Bills to support:

AB 1814 (Buchanan). Discrimination in employment. Ensures that the Fair Employment and Housing Act (FEHA) does not prohibit an employer from providing health benefits or health care reimbursement plans to retired persons that are altered, reduced, or eliminated when he person becomes eligible for Medicare health benefits. Bridge retiree health benefits are provided by many cities to their employees who retire before they are eligible for Medicare. In response to several federal courts holding that bridge benefits to Medicare plans violated federal Age Discrimination in Employment Act (ADEA), the federal Equal Employment Opportunity Commission issued regulations exempting bridge health benefits from ADEA. The state's FEHA also prevents age discrimination—the reason the courts found that bridge benefits violated ADEA—but does not provide an exemption for bridge benefits. This bill will give employers piece of mind that they are not violating FEHA when opting to provide retirees bridge benefits to Medicare. *Recommended position: Support.*

For action by:

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

For placement on which agenda:

Work Session
 Closed Session

Regular Session:

Consent Calendar
 Regular Item
 Public Hearing

Est. Time (Min.): _____

Review:

Dept. Head _____
(Initials & date required)

Finance _____
City Atty _____
(Initials & date required or N/A)

City Mgr _____
(Initials Required)

If report is being re-routed after revisions leave date of initials if no significant change has affected Finance or City Attorney Review.

SB 1324 Negrete McLeod). Public Records Fees: Commercial Use. Existing law, the California Public Records Act, requires state and local agencies to make public records available upon receipt of a request that reasonably describes an identifiable record not otherwise exempt from disclosure, and upon payment of fees to cover direct costs of duplication, or applicable statutory fees. This bill would authorize an agency to impose a fee, in addition to a fee to cover the direct costs of duplication, to cover the actual cost of staff search and review time, as defined, where the request is made for commercial use, as defined. The City receives numerous requests for documents and this fee would offset the expenses incurred from duplication, staff search and review time. *Recommended position: Support.*

SB 1258 (Kehoe). Emergency Response Initiative. This bill would create a 4.8 percent surcharge on property insurance policies to fund state and local emergency response services, with 31.3 percent designated for cities and counties that are part of the Master Mutual Aid Agreement. The bill as currently drafted does not adequately ensure that the funding designated to assist emergency response agencies will be spent as intended. On behalf of the League of California Cities I am pleased to inform you that the League has taken a Support if Amended position on Senate Bill (SB) 1258, which would establish the Local Government Mutual Aid Enhancement Program. Like Visalia, many cities have been forced to make cuts to fire service in their area, which include establishing brown-outs, where stations are closed specified days, and letting go of fire response staff. Others have faced the difficult decision to shut a station down completely. SB 1258 would provide much needed additional funding and assistance to local emergency response agencies in support of the state's mutual aid system. However, the bill as currently drafted does not adequately ensure that the funding designated to assist emergency response agencies will be spent as intended. Staff recommends amendments be adopted that will make the appropriation from the Emergency Response Fund to these agencies automatic and continuous. In addition, staff recommends a further amendment that would decrease the surcharge by 31.3 percent should revenues intended for local governments be diverted for another purpose. *Recommended position: Support if amended.*

Bills to Oppose:

AB 1858 (Blumenfield). Needle and syringe exchange programs. Permits the State Department of Public Health (DPH) to authorize clinics, health services organizations, community-based organizations, or other like entities to provide needle and syringe exchange services in areas where the DPH determines the potential for the rapid spread of HIV, viral hepatitis, or other deadly diseases capable of being transmitted through contaminated needles – with or without the cooperation of the local jurisdiction. Requires a city, county, or city and county that currently has, or establishes, a needle or syringe exchange program within their jurisdiction to do so in cooperation with the DPH. Authorizing the state DPH to declare an area in need of a needle exchange program and give permission to the clinics to operate them without the approval of the city blatantly undermines the authority and autonomy of that city. Considerations for local fiscal and public safety impacts should be made by the city or county that will directly bear the consequences, for better or worse. The Peace Officers Research Association of California, California Narcotics Officers Association and California Police Chiefs Association all are opposed to this legislation, which would make it much easier to obtain hypodermic syringes from local pharmacies without a prescription. Currently, a pharmacist participating in the Disease Prevention Demonstration Project can sell up to 10 hypodermic syringes to a person 18 years or older without a prescription for the purposes of preventing the spread of disease. This new legislation would eliminate the Disease Prevention Demonstration Project and allow pharmacists to sell up to 30 hypodermic syringes to persons 18 years of age or older. As a result, it would no longer be illegal to possess a hypodermic syringe since this essentially removes the prescription requirement. *Recommended position: Oppose.*

AB 2003 (Mendoza). Legislative Bodies. Contracts and Appointments. Requires that any contract entered into or appointment made by a local agency's legislative body between the time of the close of polls on election day and before the date newly elected officials are sworn in shall not take effect until the legislative body with the newly elected member review and approve the contract or appointment. AB 2003 constrains a city's ability to exercise authority to conduct business from anywhere between one-and-seven months every other year. This bill could prohibit a city or county from carrying out mandated performances previously directed under federal and state law, court orders, local ordinances, charters, voter initiatives, which would include appointing department heads and even entering into collective bargaining agreements. *Recommended position: Oppose.*

AB 155 (Mendoza). Local government: bankruptcy proceedings. Prevents cities from seeking Chapter 9 federal bankruptcy protection without first receiving the permission of the state of California. While this bill has been amended, the City of Visalia still remains opposed. AB 155 will do nothing to address the factors affecting the state's credit rating. Rather, it will insert a state body into what is fundamentally a local decision-making process, and substitute the judgment of that state body for that of the local officials who are elected by a community to manage their city's affairs. *Recommended position: Oppose.*

AB 2253 (Coto). Workers' compensation: cancer presumption. Current law extends the cancer presumption for police and firefighters for a period of three months for every year of service up to five years. This bill extends the presumption for a period of one-year for every year of service up to 15 years. AB 2253 increases, by three times, the period of exposure employers have for these difficult to defend presumption cases. This is an unnecessary expansion in the presumption when all job-related claims remain compensable at any time. *Recommended position: Oppose.*

SB 1174 (Wolk). Land Use: Disadvantaged Unincorporated Communities. Requires cities and counties to amend their general plans to take into consideration island, fringe or legacy unincorporated communities. SB 1174 would also require cities to determine goals and a program of action related to these communities. Unincorporated communities fall under the jurisdiction of the County. The County's General Plan already recognizes these communities exist as hamlets. Counties should set goals and program of action for unincorporated communities within their jurisdiction to facilitate seamless transition into the city. Oftentimes, the infrastructures of these communities are not well-maintained, they have zoning issues, and cities should not take the burden for fixing problems due to a lack of infrastructure maintenance and zoning enforcement for neighborhoods which fall under the jurisdiction of the County. *Recommended position: Oppose.*

Prior Council/Board Actions: N/A

Committee/Commission Review and Actions: NA

Alternatives: None recommended.

Attachments:

Recommended Motion (and Alternative Motions if expected):

I move to authorize the Mayor to send letters to appropriate state legislators expressing support for California Assembly Bills 1814, and Senate Bill 1324 and SB 1258 if amended, and opposition to AB 2003, AB 155, AB 2253, AB 1858 and SB 1174.

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 17, 2010

Agenda Item Number (Assigned by City Clerk): 9e

Agenda Item Wording: Adoption of Resolution No. 2010 - 17 Authorizing the Application of \$369,977 for a "Proposition 84" Urban Greening Grant to Develop the Mill Creek riparian area between Stevenson and Johnson.

Deadline for Action: N/A

Submitting Department: Parks & Recreation

Contact Name and Phone Number: Vincent Elizondo, Director of Parks & Recreation, 713-4367

Recommendation:

Adoption of Resolution No. 2010 – 17 Authorizing the Application of \$369,977 for a "Proposition 84" Urban Greening Grant to Develop the Mill Creek riparian area between Stevenson and Johnson.

Background Information:

Proposition 84 was passed in 2006 by the voters of California, more commonly known as the **Safe Drinking Water, Water Quality and Supply, Flood Control, Riverland Coastal Protection Act of 2006.**

The proposition authorized the Legislature to appropriate \$70 million for urban greening projects. Because of the built-out nature of California's urban areas, the Urban Greening for Sustainable Communities Program provides funds to preserve, enhance, increase or establish community greens areas such as urban forests, open spaces, wetlands, and community spaces.

The City of Visalia has a long history of working with the Urban Tree Foundation to obtain grants to improve the City's Waterways and Trails system. The City is working cooperatively with the Urban Tree Foundation to again apply for a grant under the Proposition 84 Urban Greening Grants program.

The grant is for \$369,977 to develop Mill Creek between Stevenson and Johnson. The north side of the creek will be developed into a trail along the setback that will create a link with the adjacent Mill Creek trail systems to the west and east.

For action by:

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

For placement on:

- 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 grant is also designed to develop the open space on the south side of the trail as an urban green space. This is the site of the current Miki City Park plan approved by the Council several years ago. The Miki City Park project is currently “frozen” due to general fund budgetary constraints. Miki City Park is a multi-funded park project with funding coming from the general fund as well as park development impact fees. The original budget for the park was roughly \$450,000 with \$250,000 coming from the general fund and \$200,000 coming from developer fees.

If the City is successful in obtaining this grant, the concept is the grant will pay for the general fund portion of this project. Park impact fees, as originally budgeted, will also be utilized to fund the balance of this project. It’s important to recognize the grant will only pay for certain portions of the project --- meaning the park impact fees are also important to this project.

Located near Kaweah Delta Hospital, this future park site will be one of the few remaining urban green space areas in this sector of the community, and could prove to be an oasis for future workers and visitors to this section of the community.

Attachments:

- Vicinity Map of the Project Area

Recommended Motion (and Alternative Motions if expected):

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)*

City of Visalia Agenda Item Transmittal

Meeting Date: May 17, 2010

Agenda Item Number (Assigned by City Clerk): 9f

Agenda Item Wording: Authorize CSET to apply for the City for a Prop. 84 Urban Greening for Sustainable Communities grant and adopt resolution No. 2010-18 authorizing the application for \$240,785 of Prop. 84 Urban Greening for Sustainable Communities grant funds to develop 8 acres along the St. John's River along Riggins Ave.

Deadline for Action: N/A

Submitting Department: Parks & Recreation

Contact Name and Phone Number: Paul Shepard, Parks and Recreation, 713-4209

Recommendation: Authorize CSET to apply for the City for a Prop. 84 Urban Greening for Sustainable Communities grant and adopt resolution No. 2010-18 authorizing the application for \$240,785 of Prop. 84 Urban Greening for Sustainable Communities grant funds to develop 8 acres along the St. John's River along Riggins Ave.

Background Information:

California voters passed the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006 (Prop. 84) on November 7, 2006. Prop 84 authorized the appropriation of \$70 million for urban greening projects that reduce energy consumption, conserve water, improve air and water quality, and provide other community benefits. With the built-out nature of California's urban areas, the Urban Greening for Sustainable Communities Program provides funds to preserve, enhance, increase or establish community green areas such as urban forests, open spaces, wetlands and community spaces. The goal is for these greening projects to incrementally create more viable, sustainable communities throughout the State. There are two funding cycles with \$31.5 million available in both 2010-11 and 2011-12.

The proposed grant project is the St. John's Corridor project and consists of 8 acres between Riggins Ave. and the St. John's River (see attached map). The project will rehabilitate 8 acres of barren land with native trees, shrubs and groundcovers. Planting of these species will restore the native Valley Oak Riparian Corridor and rehabilitate a native ecosystem in jeopardy of disappearing as the effects of global warming continue to alter our ecosystem. A decomposed

For action by:

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

For placement on:

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.

granite path will be installed around the project site linking the existing St. John's River Trail to the future sidewalk along Riggin Ave.

Staff is requesting that CSET be authorized to apply for the grant for the City. CSET youth workers would provide a significant portion of the construction labor needed if the grant is successful. The proposed grant amount is \$240,785 and no match is required or proposed.

The City and CSET have a long history of working together on various State grant applications. The City also has a working agreement (approved by the City Council) with CSET to complete the work if the City and CSET are successful in obtaining the grant.

Attachments:

- Vicinity Map

Recommended Motion (and Alternative Motions if expected):

Authorize CSET to apply for the City for a Prop. 84 Urban Greening for Sustainable Communities grant and adopt resolution No. 2010-18 authorizing the application for \$240,785 for Prop. 84 Urban Greening for Sustainable Communities grant to develop 8 acres along the St. John's River along Riggin Ave.

Environmental Assessment Status

CEQA Review: Categorically exempt.

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)*

Resolution No: 2010-18

**RESOLUTION CITY OF VISALIA CITY COUNCIL
APPROVING THE APPLICATION FOR GRANT FUNDS FOR
THE URBAN GREENING GRANT PROGRAM UNDER THE SAFE DRINKING WATER,
WATER
QUALITY AND SUPPLY, FLOOD CONTROL, RIVER AND COASTAL PROTECTION
BOND ACT OF 2006 (PROPOSITION 84)**

WHEREAS, the Legislature and Governor of the State of California have provided funds for the program shown above; and

WHEREAS, the Strategic Growth Council has been delegated the responsibility for the administration of this grant program, establishing necessary procedures; and

WHEREAS, said procedures established by the Strategic Growth Council require a resolution certifying the approval of application(s) by the Applicants governing board before submission of said application(s) to the State; and

WHEREAS, the applicant, if selected, will enter into an agreement with the State of California to carry out the Project

NOW, THEREFORE, BE IT RESOLVED that the City Council:

1. Approves the filing of an application for the St. John's Riparian Corridor project;
2. Certifies that applicant understands the assurances and certification in the application, and
3. Certifies that applicant or title holder will have sufficient funds to operate and maintain the project consistent with the land tenure requirements; or will secure the resources to do so, and
4. Certifies that it will comply with the provisions of Section 1771.8 of the State Labor Code regarding payment of prevailing wages on Projects awarded Proposition 50 Funds, and
5. If applicable, certifies that the project will comply with any laws and regulations including, but not limited to, legal requirements for building codes, health and safety codes, disabled access laws, environmental laws and, that prior to commencement of construction, all applicable permits will have been obtained, and
6. Certifies that applicant will work towards the Governor's State Planning Priorities intended to promote equity, strengthen the economy, protect the environment, and promote public health and safety as included in Government Code Section 65041.1, and
7. Appoints the City Manager , or designee, as agent to conduct all negotiations, execute and submit all documents including, but not limited to applications, agreements, payment requests and so on, which may be necessary for the completion of the aforementioned project(s).

Approved and adopted the 17th day of May 2010. I, the undersigned, hereby certify that the foregoing Resolution Number 2010- was duly adopted by the City Council.

Following Roll Call Vote:

Ayes: _____

Nos: _____

Absent: _____

Clerk/Secretary for the City Council

**City of Visalia
Agenda Item Transmittal**

Meeting Date: May 17, 2010

Agenda Item Number (Assigned by City Clerk): 9g

Agenda Item Wording: Adoption of a Resolution of Intention to create a Property & Business Improvement District IV for ten (10) years; initiate the election balloting process to complete the formation of the PBID; authorize the City Manager to vote in favor of the formation for City properties within the proposed PBID District; and set July 12, 2010, as the date of public hearing to receive public testimony regarding the formation of PBID IV. **Resolution 2010-19 required.**

Deadline for Action: May 17, 2010

Submitting Department: Housing and Economic Development Department

Contact Name and Phone Number: Steve Salomon, City Manager (x4312); Michael Olmos, Assistant City Manager (x4332); Ricardo Noguera, Housing and Economic Development Director (x4190)

Department Recommendation: That the City Council upon receipt of the Management Plan, Assessment Engineer's Report and Proposed District Map:

1. **RESOLUTION.** Adopt a Resolution of Intention to create a Property & Business Improvement District (IV) for ten (10) years;
2. **ELECTION BALLOTING.** Direct the City Clerk's Office, in conjunction with the Downtown Visalia Alliance, to initiate the election balloting process required to complete the formation in accordance with the applicable sections of the Street & Highway Code and Proposition 218;
3. **VOTE TO SUPPORT PBID IV.** Direct the City Manager, on behalf of the City Council, to vote in favor of the formation for those City properties within the proposed PBID IV District at the estimated \$67,303.86 per year assessment rate for ten (10) years and approve the Management Plan and Engineers Report;
4. **PUBLIC HEARING.** Set July 12, 2010 as the date of a Public Hearing to receive public testimony and comments regarding the proposed formation of PBID IV and consideration of a Resolution of Formation.

For action by:

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

For placement on which agenda:

Work Session
 Closed Session

Regular Session:

Consent Calendar
 Regular Item
 Public Hearing

Est. Time (Min.): 5

Review:

Dept. Head _____
(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 above listed actions are required to formally initiate the formation of a Downtown Property-Based Business Improvement District under the California Streets & Highways Code and Proposition 218 Assessment District formation requirements. The proposed fourth PBID has the same boundaries including Zones 1 and 2 and assessment criteria as the original PBIDs I, II and III. The boundaries are as follows:

- Benefit Zone 1:** The core of the downtown generally bounded by Santa Fe on the east, Mineral King, Willow and Acequia on the south, Willis on the west and Center on the north.
- Benefit Zone 2:** Generally bounded by Mineral King to the south, Willis and Conyer to the west, Oak, School and Race on the north, Tipton and Santa Fe on the east.

A map of the proposed PBID boundaries is provided in the Summary Management Plan.

For the proposed fourth round, a new Management Plan and assessment schedule has been prepared and evaluated in the Engineer's Report in accordance with the Streets & Highways Code.

Petitions showing the proposed assessments were submitted to the respective property owners to determine if there was sufficient support for renewing the District for an additional 10 years. Based on the information provided by Downtown Visalians, approximately 51% of the private property owners responded favorably toward the re-formation and assessment. Public entities owning property in the proposed district have also responded positively including the Kaweah Delta Healthcare District and Tulare County and indicated their willingness to participate.

Background

The existing Downtown Property-Based Business Improvement District (the "PBID III") is near sunset of its five (5) year life. Over these past five years, PBID III has installed significant capital improvements, provided increased public safety and cleanup activities within the adopted PBID III boundaries and Downtown Visalia in general. Operating under the authority of the City Council, the Downtown Visalia Alliance has successfully used the assessment funding in addressing a large variety of the downtown district's needs.

Improvements have included:

- ◆ Economic Enhancements: Including: programs and incentives to attract and grow businesses, an in-lieu parking program to remove barriers to downtown development and provide for continued investment in downtown parking, and marketing and promotions to improve downtown's image and invite consumers to downtown.
- ◆ Environmental Enhancements: Including: public safety patrols to support crime prevention and reduce the incidence of nuisance crimes, streetscape and landscape enhancements to make downtown more attractive, graffiti removal to provide a cleaner downtown environment, and general downtown maintenance including sidewalk sweeping and steam cleaning.

PBID IV – PROPOSED BUDGET

The Downtown Visalia has successfully completed the initial petition process required as the first step in forming the PBID for a ten (10) year term. The District will have a ten year life commencing January 1, 2011. After five years, the Downtown Visalians PBID Owners' Association and the downtown property owners will undertake a review of the Management Plan and PBID programs. Any new or increased assessments that are not consistent with the provisions of this Management Plan will require a new mail

ballot process. In accordance with previous City Council direction, the petition process clearly indicated that over 50% of the assessment-based votes of the private property owners within the proposed district are in favor of reforming the district. The petition process also verified that a majority of both private and public property owners' support for the proposed ten (10) year renewal of the assessment district. Funds generated from the proposed fourth term of the assessment district will be used in accordance with the proposed Management Plan. The following is a summary of the major expenditure categories for each year of the ten (10) year term:

Method of Financing: Levy of assessments upon real property that benefit from the proposed improvements and activities.

Budget: Total district assessment budget for its first year of operation is \$370,000. The funds are to be allocated as follows:

ACTIVITY	2011 BUDGET	% OF TOTAL
Economic Enhancements	\$50,000	13.5%
Environmental Enhancements	\$236,000	62.2%
Management and Administration	\$90,000	24.3%
TOTAL	\$370,000	100%

Prior Council/Board Actions:

- April 6, 2009 Council/agency approved \$23,000 loan from Central RDA funds to support PBID III and Ballot for Formation and Expansion of District for 5 additional years
- June 20, 2005 Public Hearing and Balloting
- May 2, 2005 Adoption of Resolution of Intention
- February 22, 2005 – Authorization for petition process

Committee/Commission Review and Actions: N/A

Alternatives: N/A

Attachments:

- Resolution 2010-19
- Downtown Visalia Property-Based Improvement District (PBID) Summary Management Plan (January 2010)
- Letter from William Martin, PBID Chair requesting City Council File Resolution of Intention on May 17th
- Engineer's Report

Recommended Motion (and Alternative Motions if expected):

1. Adopt a Resolution of Intention to create a Property & Business Improvement District (IV) for ten (10) years;
2. Direct the City Clerk's Office, in conjunction with the Downtown Visalia Alliance, to initiate the election balloting process required to complete the formation in accordance with the applicable sections of the Street & Highway Code and Proposition 218.and;
3. Direct the City Manager, on behalf of the City Council, to vote in favor of the formation for those City properties within the proposed PBID IV District at the estimated \$67,303.86 per year assessment rate for ten (10) years and approve the Management Plan;
4. Set July 12, 2010 as the date of a Public Hearing to receive public testimony and comments regarding the proposed formation of PBID IV and consideration of a Resolution of Formation.

Environmental Assessment Status

CEQA Review: N/A

NEPA Review:

Tracking Information: *(Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date)*

Copies of this report have been provided to:

RESOLUTION NO. 2010-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VISALIA TO ADOPT A RESOLUTION OF INTENTION FOR THE ESTABLISHMENT OF A TEN (10) YEAR PROPERTY & BUSINESS IMPROVEMENT DISTRICT FOR DOWNTOWN VISALIA

WHEREAS, the City of Visalia has received a written petition seeking re-formation of the Property and Business improvement District (PBID) for Downtown Visalia, signed by property owners who will pay greater than 50 percent of the assessments proposed to be levied in the proposed; and

WHEREAS, the City Council has decided to initiate proceedings to re-form PBID by the adoption of a resolution expressing its intention to form the PBID; and

WHEREAS, the City Council has determined that is in the public interest to re-form the Downtown Visalia PBID to prevent the erosion of the downtown business area by creating jobs and business opportunities;

WHEREAS, the City Council seeks to have the Downtown Visalia PBID re-formed for a period of ten (10) years; and

WHEREAS, the City Council directs the City Clerk's Office, in conjunction with the Downtown Visalia Alliance, to initiate the balloting process required to complete the formation in accordance with the applicable sections of the Street & Highway Code and Proposition 218; and

WHEREAS, the City Council direct the City Clerk to set July 12, 2010 as the date of a Public Hearing to receive public testimony and comments regarding the proposed formation of the Downtown Visalia PBID to receive public comment, count the ballots of property owners, and consider adoption of a Resolution of Formation for the Downtown Visalia PBID; and

WHEREAS, the City Council has authorized the City Manager on behalf of the City Council to vote in favor of the petition and ballot for the formation of the District and authorization for funding for the City's annual assessment of \$67,303.86 for ten (10) years.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Visalia, County of Tulare, State of California, hereby adopts this Resolution of Intention to initiate the necessary balloting and public hearing proceedings to effectuate the re-formation of the Downtown Visalia PBID, said PBID being described and having the following characteristics:

1. The PBID IV will encompass the central business district of Downtown Visalia bounded roughly by School, Santa Fe, Mineral King and Conyer Streets. There will be two Zones: Benefit Zone 1 will consist of the core of downtown generally bounded by Santa Fe on the east, Mineral King, Willow and Acequia on the south, Willis on the west and Center on the north; Benefit Zone 2 is bounded by Mineral King to the south, Willis and Conyer to the west, and Oak, School and Race to the north and Tipton and Santa Fe to the east.(see attached map in Summary Management Plan).
2. In accordance with the Management Plan, PBID will finance services and improvements that will economically and environmentally enhance the downtown experience. Services will include: economic programs and incentives to attract and expand businesses; an in-lieu parking program to support business development and programs to draw customers to downtown. Environmental

enhancements will include: public safety patrols to deter and combat crime; streetscape and landscape improvements and graffiti removal and sidewalk sweeping and steam cleaning services.

3. This will be achieved through levying assessments on real property (private properties within the district) that benefit from the proposed improvements and activities.
4. There are no bonds to be issued. The total district assessment budget for the first year of operation will be \$370,000. These funds will be collected by the City through assessments levied by Tulare County to property owners.



DOWNTOWN VISALIA ALLIANCE - PBID
Working together to enhance our community.

Loc: 103 N. Court Street
Mail: 110 W. Main Street, Suite D
Visalia, CA 93291

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Martin & Martin Properties
Lloyd Mosley, Vice Chairman
Bothof's Bakery
Susan Mangini, Secretary
Mangini Consulting
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Tami Crawford; The Fresno Bee
Tom Link; Link's Men's and Women's Wear
Vernon Barr; Visalia Community Bank
Michael Williams, Kaweah Delta Medical Center
Steve Salomon, Visalia City Manager
Steve Nelsen, Visalia City Councilman
Phil Cox, Tulare County Supervisor

May 17, 2010

Bob Link, Mayor
City of Visalia
707 W. Acequia Avenue
Visalia, CA. 93291

RE: Resolution of Intention May 17, 2010

Dear Mayor Link and Members of City Council:

On behalf of the Downtown Alliance – Property-Based Improvement District (PBID) we request the City of Visalia file a Resolution of Intention on May 17 to begin proceedings for the passage of a fourth downtown enhancement area. The new PBID will continue the same successful programs of graffiti removal, security, public area maintenance and business development for another 10 years.

The board of directors has gathered signatures on petitions for submission to you equal to approximately 51 percent of the PBID assessments for private property in the 75 square block area. It will be necessary to hold the public hearing and open the ballots at the July 12 council meeting in order to complete the billing to Tulare County in time.

Downtown and the community have reaped the benefits over the past 12 years of the partnership with you. Now the property owners are supporting the continuance of a clean, safe and vibrant city centre. Thank you in advance for your continued support.

Sincerely,

William Martin
PBID Chairman



**Downtown Visalia PBID IV
Actual Timeline**

Month	Date	Topic/Assignment	Comments
2010			
February	1-13	PBID Petition Launch	Prepare Petition Packets, Property Owner Data Sheets
		PBID IV Petition Signing	Property Owners Deliver Petitions for Signature
April	27		
May	17	Present PBID IV Petitions to the City <ul style="list-style-type: none"> ▪ Petitions must be signed by property owners in the district who will pay more than 50% of the assessments proposed to be levied ▪ Circulate Engineers Report for review 	
May	17	Resolution of Intention with City Council	
May	17	Mail Assessment Ballots and Notice	
July	12	- Public Hearing and ballot tabulation with Council - Resolution to Establish District	No sooner than 45 days since date of mailed ballot

**Downtown Visalia Property-Based Improvement District (PBID)
 Summary Management Plan
 January 2010**

Established by a coalition of property and business owners in 1997, the Downtown Visalia Property-Based Business Improvement District (PBID) is a benefit assessment district designed to improve and convey special benefits to properties located within the central business district of Downtown Visalia. The PBID is being renewed for the third time pursuant to the state law; the "Property and Business Improvement District Law of 1994", as amended. As described in this plan, it is proposed that the Downtown Visalia PBID will continue to provide improvements and activities including economic and environmental enhancements above and beyond what the City currently provides.

LOCATION: The Management District will encompass the central business district of Downtown Visalia bounded roughly by School, Santa Fe, Mineral King and Conyer Streets. Property owners within the PBID District have indicated a desire for different levels of service in distinct sub-districts within the overall Management District. These "benefit zones" will contain different levels of service and assessments based on the needs of each zone and will encompass the following areas:

- Benefit Zone 1:** The core of the downtown generally bounded by Santa Fe on the east, Mineral King, Willow and Acequia on the south, Willis on the west and Center on the north.
- Benefit Zone 2:** Generally bounded by Mineral King to the south, Willis and Conyer to the west, Oak, School and Race on the north and Tipton and Santa Fe on the east.

A map of the proposed PBID boundary is provided in this Summary Management Plan.

IMPROVEMENTS AND ACTIVITIES: The PBID will finance services and improvements that will economically and environmentally enhance the downtown experience. Services will include:

- **Economic Enhancements:** Including programs and incentives to attract grow and incubate new businesses, an in-lieu parking program to remove barriers to downtown development and provide for continued investment in downtown parking, and marketing and promotions to improve downtown's image and invite consumers to downtown.
- **Environmental Enhancements:** Including public safety patrols to support crime prevention and reduce the incidence of nuisance crimes, streetscape and landscape enhancements to make downtown more attractive, graffiti removal to provide a cleaner downtown environment, and general downtown maintenance including sidewalk sweeping and steam cleaning.

METHOD OF FINANCING: Levy of assessments upon real property that benefit from the proposed improvements and activities.

BUDGET: Total district assessment budget for its first year of operation is **\$370,000:**

ACTIVITY:	2011 BUDGET:	% OF TOTAL:
Economic Enhancements	\$ 50,000	13.5%
Environmental Enhancements	\$236,000	62.2%
Management and Administration	\$ 90,000	24.3%
TOTAL	\$370,000	100%

ASSESSMENTS: Annual assessments are calculated based upon each property's benefit received from the identified programs and their relative cost. The assessment factors are based on lot square footage, first floor square footage, upper floor square footage and parking square footage. The following table illustrates the first year's assessments:

ASSESSMENTS PER:	ZONE 1	ZONE 2
Lot Square Footage	\$0.041	\$0.014
Parking Square Footage	\$0.041	\$0.014
First Floor Square Footage	\$0.081	\$0.028
Upper Floor Square Footage	\$0.057	\$0.020

CAP: Annual assessments may increase by as much as 5% per year to keep pace with the consumer price index and other program costs. The determination of annual assessment rates will be subject to the review and approval of the PBID Owners Association.

COLLECTION: Assessments will appear as a separate line item on the annual County of Tulare Property Tax bills.

CITY SERVICES: The City of Visalia has established a policy to maintain the level of services currently provided within the District after the District is established. The PBID will not replace any pre-existing City services.

GOVERNANCE: The Downtown Visalia PBID will be governed by an Owners' Association as prescribed by the PBID legislation. The Downtown Visalia PBID Owners' Association will be a new 501(c) 6 non-profit entity which will be representative of stakeholders paying into the PBID and will determine budgets, set assessment rates and monitor service delivery of the PBID. It is recommended that the Downtown Visalia PBID Owners' Association contract for services with Downtown Visalians to eliminate any potential duplication of service and administration, while maximizing leverage with other downtown improvement resources. Annual reports of the PBID Owners' Association will be filed with the Visalia City Council.

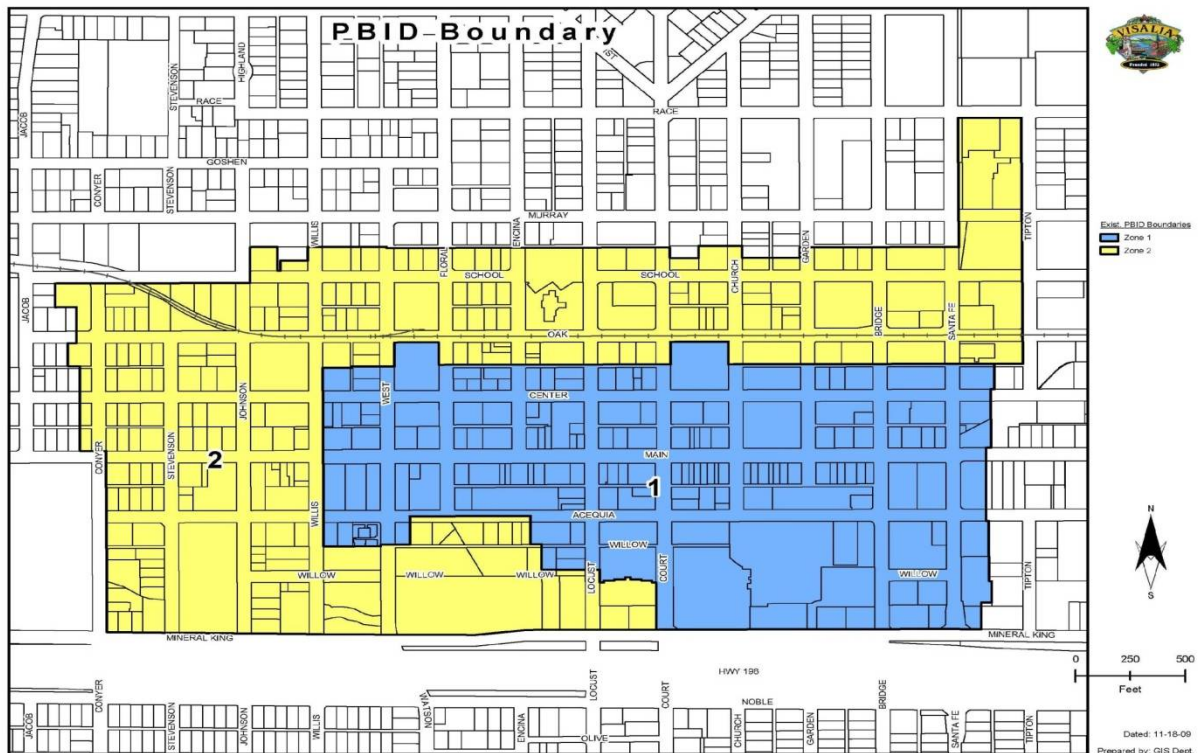
DISTRICT FORMATION: District formation requires submission of petitions signed by property owners in the proposed district who will pay more than 50% of total assessments i.e. petitions must represent more than 50% of the \$370,000 to be assessed. Petitions are then submitted to City Council and a mail ballot is sent to all affected property owners. The majority of ballots returned, as weighted by assessments to be paid, must be in favor of the PBID in order for City Council to approve it.

DURATION: The district will have a ten year life commencing January 1, 2011. After five years, the Downtown Visalia PBID Owners' Association and the downtown property owners will undertake a review of the Management Plan and PBID programs. Any new or increased assessments that are not consistent with the provisions of this Management Plan will require a new mail ballot process.

Why We Need A Property-Based Improvement District (PBID) in Downtown Visalia?

A PBID gives all property owners within the district a participatory process to collectively determine the priorities for services PBID should deliver. The Management Plan outlines the following broad improvement and activity plan for the duration of the district. It is the function of the elected board to determine projects and policies benefiting the membership and monitor the allotment of assessment funds yearly.

1. Economic Enhancements:
 - a. Business Retention and Recruitment
 - b. Image and Marketing
 - c. In-Lieu Parking Program
 - d. Leadership and Policy
2. Environmental Enhancements:
 - a. Enhanced Maintenance, Cleaning and Graffiti Removal
 - b. Public Safety
 - c. Landscape and Streetscape Enhancements
3. Management and Administration



A complete copy of the Downtown Visalia Property-Based Business Improvement District Management Plan is available from Downtown Visalians, 103 North Court Street, Visalia, CA 93291 or by calling 559-732-7737.

Draft

**Downtown Visalia
Property and Business
Improvement District**

Engineer's Report

April 2010

**Prepared for:
City Council
City of Visalia,
Tulare County**

**Prepared by:
Kristin Lowell Inc.
1420 E. Roseville Pkwy #140-342
Roseville, CA 95661
(916) 786-9686**

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CERTIFICATES

The undersigned respectfully submits the enclosed report as directed by the City Council.

Dated:

KRISTIN LOWELL INC.,
Engineer of Work

By _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment, was filed with me on the _____ day of _____, 2010.

DONJIA HUFFMON, Chief Deputy City Clerk, City of
Visalia, Tulare County, California

By _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment, was approved and confirmed by the City Council of the City of Visalia, Tulare County, California, on the _____ day of _____, 2010.

DONJIA HUFFMON, Chief Deputy City Clerk, City of
Visalia, Tulare County, California

By _____

ENGINEER'S STATEMENT

This report is prepared, as directed by the City Council, in relation to the Downtown Visalia Business Improvement District pursuant to Section 3600 *et. seq.* of the California Streets and Highways Code (the "Property and Business Improvement District Law of 1994") and pursuant to the newly adopted Article XIIID Section 4(b) of the California Constitution (Proposition 218).

The Downtown Visalia Business Improvement District (the "PBID") is designed to improve and benefit properties in the Downtown Visalia business area by providing enhanced economic and environmental enhancements. Only properties within the PBID shall receive the direct benefit of the proposed improvements and activities. It is estimated that each property will benefit from the proposed improvements and activities. A detailed description of the improvements and activities to be provided is set forth in Exhibit A.

The duration of the proposed PBID is ten (10) years and an estimated budget for the PBID improvements and activities is set forth in Exhibit B. The budget reflects a potential for an annual increase in the assessment, which may not exceed the annual increase in the consumer price index, but not to exceed 5% in any given year. Funding for the PBID improvements and activities shall be derived from a property based assessment of each parcel in the PBID, subject to any exemptions due to the use of particular parcel. A detailed description of the methodology for determining the benefit assessment for each parcel is set forth in Exhibit C.

This report includes the following attached exhibits:

- EXHIBIT A:** Is a detailed description of the improvements and activities to be provided.
- EXHIBIT B:** The estimate of the cost of the improvements and activities.
- EXHIBIT C:** A statement of the method by which the undersigned determined the amount proposed to be assessed against each parcel, based on benefits to be derived by each parcel, respectively, from the improvements and activities.
- EXHIBIT D:** An assessment roll, showing the amount proposed to be specially assessed against each parcel of real property within this assessment district.

Respectfully submitted,

Terrance E. Lowell, P.E.



EXHIBIT A: DESCRIPTION OF IMPROVEMENTS AND ACTIVITIES

Through a participatory process with business and property owners, the stakeholders collectively determined the priority for services the PBID should deliver. It is recommended that over the ten year life of the PBID these areas be addressed through the following improvement and activity plan.

Economic Enhancements

This activity includes programs and incentives to attract, grow and incubate new businesses, an in-lieu parking program to remove barriers to downtown development and provide for continued investment in downtown parking, and marketing and promotions to improve downtown's image and invite consumers to downtown. As part of the Downtown Visalia PBID Renewal, stakeholders were asked if they felt more or less emphasis should be allocated to existing services provided by the PBID. Three services were identified for more emphasis – all in the area of economic enhancements – including business development, marketing and communications and downtown advocacy. To address these priorities, and to meet the ongoing programming needs of the PBID, four primary economic enhancement activities are proposed:

- 1. Business Retention and Recruitment:** The PBID will provide funds dedicated to business development, including business retention and recruitment programs which will provide a primary one-stop point of contact for all business prospects looking to locate and/or grow in downtown Visalia. Comprehensive marketing information on downtown will be researched, packaged and maintained. Specialized research will identify specific target business groups and niches that are most likely to locate within downtown.
- 2. Image and Marketing:** PBID funds will be used to leverage existing BID marketing dollars to build a strong marketing program as part of an overall effort to economically enhance Downtown Visalia. Image and marketing efforts will aim to support business retention and recruitment efforts as well as encourage both locals and visitors to explore downtown.
- 3. In-Lieu Parking Program:** If economically enhancing downtown is a primary goal of the PBID and encouraging investment is important to downtown's success, then parking must be viewed as a tool to support economic development efforts. Recently, the PBID and City of Visalia came to an agreement that the PBID would annually make a "Parking Enhancement Contribution" of \$25,000 to the City in order to remove change-in-lieu parking fees as a barrier to development. This contribution is anticipated to continue in the PBID renewal.
- 4. Leadership and Policy:** As a respected advocate for the downtown business community, the PBID will ensure that business climate issues are kept in the forefront of civic decision-making.

Environmental Enhancements

This activity includes public safety patrols to support crime prevention and reduce the incidence of nuisance crimes, streetscape and landscape enhancements to make downtown more attractive, graffiti removal to provide a cleaner downtown environment, and general downtown maintenance including sidewalk sweeping and steam cleaning. Three primary program activities are proposed:

- 1. Enhanced Maintenance, Cleaning and Graffiti Removal:** The PBID provides funds for enhanced maintenance and supplemental cleaning of downtown, including sidewalk sweeping and steam cleaning and a zero tolerance policy for graffiti which provides removal within 48 hours of

tagging. These enhanced cleaning services are provided above and beyond those services delivered by the City of Visalia. In the PBID stakeholder survey conducted as part of the PBID renewal, 60% of respondents noted that cleanliness of downtown had become "much better" in the last five years, while nearly 50% of respondents noted that graffiti removal, sidewalk cleaning and litter removal are services that the PBID is "Very Good" at providing.

2. **Public Safety:** The PBID will continue to finance a private safety patrol to provide services throughout downtown in conjunction with the Visalia Police Department. These patrols help provide additional "eyes and ears" for the police.
3. **Landscape and Streetscape Enhancements:** The PBID contributes funds to provide cosmetic improvements to landscape and streetscape throughout downtown Visalia. While downtown has been well maintained, the environment needs continued refreshing and updating. The PBID provides funds for incremental enhancements which can be leveraged over time to be used on items ranging from landscaping and art to updated streetscaping, lighting and infrastructure.

Management and Administration

Like any business, the PBID requires a professional staff to properly manage programs, communicate with stakeholders and provide leadership. This plan anticipates that the day-to-day services financed by the PBID will be managed by Downtown Visalians. PBID funds will be leveraged by BIA funds, as well as revenues from special events, contracts, grants and earned income. Additional administrative costs will include:

- ✓ Tulare County Collection Fee
- ✓ City of Visalia Loan for Renewal Expenses
- ✓ Legal and Professional Services
- ✓ Accounting and Financial Audit
- ✓ Insurance
- ✓ Program support costs included supplies, equipment and rent
- ✓ Other administration costs associated with the overhead and administrative support of programs

EXHIBIT B: ESTIMATE OF COST

2011 Operating Budget

The following table outlines the PBID maximum assessment operating budget for calendar year 2011.

Activity	Budget	% of Total
Economic Enhancements	\$50,000	13.5
Environmental Enhancements	\$230,000	62.2
Management & Administration	\$90,000	24.3
TOTAL	\$370,000	100.0

Budget Notations

1. Assessments will be subject to an annual increase of up to 5% per year as determined by the Owners Association and will vary between 0% and 5% in any given year.

EXHIBIT C: METHOD OF APPORTIONMENT

Background

In 1997, business owners and civic leaders addressed the need to develop an improvement and activity plan for Downtown Visalia through a Property and Business Improvement District ("District"). The District's objective is to enhance Downtown Visalia's image by providing more economic and environmental enhancements. The District is divided into two zones. Zone 1 includes approximately 166 parcels and will receive the majority of the benefits from the improvements and activities and Zone 2 includes approximately 237 parcels and will receive benefits from the improvements and activities but to a lesser degree than those parcels in Zone 1. All the parcels within the District are intended to include all business and retail establishments.

To address these issues the District wants the City of Visalia to renew the Property and Business Improvement District to finance the proposed improvements and activities ("Improvements"). These Improvements will extend or are above those improvements the City of Visalia currently provides; the City will continue to provide its level of service for these improvements to the area. The property owners in the District area will bear the cost of the proposed Improvements through an assessment which will be calculated based on the special benefit each parcel receives from the proposed Improvements.

Special Benefit

The Property and Business Improvement District Law of 1994, as amended, and the State Constitution Article XIIIID require that assessments be levied according to the special benefit each assessed parcel receives from the Improvements. Additional economic and environmental are the activities and services anticipated throughout the PBID. The special benefit to parcels from these proposed PBID Improvements exceeds the total amount of the proposed assessment.

All of the PBID Improvements are provided only within the boundaries of the District and provide no special benefit to the properties outside the District area. The special benefit must affect the assessed property in a way that is particular and distinct from its effect on other parcels and that real property in general and the public at large do not share. The public at large is defined as all members of the public including those that live, work, and shop within the District and not simply transient visitors. A General Benefit is defined as a benefit to properties in the District and in the surrounding community or benefit to the public in general resulting from the improvement, activity or service to be provided by the assessment levied. Inasmuch as all services will be provided to the properties within the District boundaries and no services will be provided outside the District boundaries there are no general benefits.

We determined that the proposed Improvements provide only special benefit to the real property within the district area. Each of the programs is designed to meet the goals of each individual parcel; to improve the economic and environmental elements by increasing building occupancy and lease rates, encouraging new business development and attract ancillary businesses and services, and encourage commerce. A basic premise of commercial business is that increased pedestrian traffic increases the economic return to the property. The increase in pedestrian traffic is likely to encourage commerce whether it be on the first visit or in subsequent visits. All pedestrian traffic is considered to be potential customers who will become the target audience for future patronage of retail and business establishments and services, and the renting of space in commercial and residential buildings. The enhanced PBID Improvements are a special benefit to each parcel because they are intended to increase the pedestrian traffic.

In addition, property owners paying a majority of the proposed assessment signed petitions in favor of the PBID and their respective assessment. A property owner would not agree to the assessment if they did not believe the benefit from the services outweighs the cost of their assessment. This is an additional indicator that the special benefit each parcels receives from the Improvements is greater than each parcel's assessment.

Economic Enhancements

This program, as described in Exhibit A, is intended to retain and attract new business. This is in an effort to enhance the value of the properties and encourage investment dollars. In order to accomplish this, the PBID proposes a myriad of business retention and recruitment, marketing and public relations and in-lieu parking programs. This program is designed to specially benefit only those parcels in the District boundaries by encouraging future investment and commerce. Therefore, it is our opinion that the image and communication programs provide a special benefit to all parcels in the District area.

Environmental Enhancements

This program as described in Exhibit A will provide security and maintenance services along with streetscape improvements above the base level of services provided by the City. The services the security forces and maintenance teams provide and the streetscape improvements are specific to the Downtown Visalia area, thus, each assessed parcel located in the District specially benefits from this enhanced level of service. These services will not be delivered to any parcel outside the PBID boundary and are intended to meet the goals of the PBID as discussed above. Therefore, it is our opinion that there is no general benefit and that the increased level of security and maintenance and streetscape improvements provides a special benefit only to the assessed parcels in the PBID.

Management and Administration

This program as described in Exhibit A is designed to develop public/private partnerships that will enhance the goals and needs of the PBID area all in an effort to increase investment dollars and commerce. The program is geared to increase customers and pedestrian traffic to the area which will improve the commercial desirability of assessed properties within the PBID boundaries. The above benefits are to be provided only to assessed parcels within the PBID boundaries. Therefore, it is our opinion that there is no general benefit and that the advocacy and administration programs provide a special benefit only to the assessed parcels in the PBID.

In addition to the special benefits described above for the four programs the PBID offers, there are also less tangible reasons why these services provide only a special benefit to those properties within the PBID.

1. All improvements and activities to be provided through the PBID are special services and are above and beyond the general level of service the City currently provides.
2. All improvements and activities to be provided through the PBID are designed by the property owners to increase business revenue and provide special benefits that may result in increased rental occupancy rates and annual revenue incomes to the owners of real property within the district.
3. The California State Legislature found that assessments levied for the purpose of providing improvements and promoting activities that benefit real property are not taxes for the general benefit of a city, but are assessments for the improvements and activities which confer special benefits upon the real property for which the improvement and activities are provided. Streets and Highways Code Section 36601 (d).

Assessment Method

The proposed Improvements will provide a higher level of service than the City provides with City funds to those parcels in the District area. Therefore, every parcel in the District that benefits from the Improvements should pay its fair share of the costs based on that parcel's special benefit. The proposed Improvements will provide an attractive streetscape entry to parcels and will increase customer traffic. Since every parcel in the District is either commercial or business related they will all benefit from these Improvements.

The Improvements and their costs are segregated into the two Zones depending on the amount of the estimated Improvements each Zone will receive. For example, the Capital Improvements will primarily benefit those parcels in Zone 1, therefore Zone 1 will pay for the majority of these Improvement costs. The Economic Development costs will benefit all parcels in the District, therefore each Zone's allocation of that portion of the budget is segregated based on each zones pro-rata share of the total lot square footage in the District. The table below shows the Improvement costs allocated between Zone 1 and Zone 2.

EXPENSE	Annual Total	ZONE 1	ZONE 2
Economic Enhancements	\$50,000	\$50,000	\$0
Environmental Enhancements	\$230,000	\$150,000	\$80,000
Administration	\$90,000	\$65,000	\$25,000
TOTAL PBID BUDGET	\$370,000	\$265,000	\$105,000

The assessment method uses weighting factors such as lot square footage in conjunction with total building square footage to apportion the costs of the Improvements to the parcels in the District. The lot square footage and building square footage indicate the parcel's highest and best use of the property. The larger the parcel or building the more business and retail use the parcel can have. Smaller size parcels and buildings benefit to a lesser degree than larger size parcels and buildings. Therefore, each business and retail parcel receives special benefits from the Improvements in relationship to its parcel and its building size.

There are five categories of parcel development with varying square footages that benefit from the Improvements; 1) lot square footage, 2) parking square footage, 3) first floor square footage, and 4) upper floor square footage. These types of square footages benefit differently from the Improvements, and therefore are assigned assessment factors that represent the amount of benefit received. This assessment factor is the variable that indicates to what degree each type of square foot benefits from the Improvements. One square foot on the first floor of a building is the base unit of measure and receives an assessment factor of 1.0. One upper floor square foot receives less benefit from the Improvements than a first floor square foot, therefore receives an assessment factor of 0.70. That factor is calculated based on the difference in rental rates between the first floor and upper floors. Likewise, one square foot of parking or one lot square foot receives less benefit from the Improvements than a first floor square foot, therefore they receive an assessment factor of 0.50.

To calculate the assessment amount per square foot, we divided the total number of assessment factors by the budget amount allocated to Zones 1 and 2. The table below lists the five square footage amounts in Zones 1 and 2, their respective assessment factors, and the assessment amount per square foot for each Zone.

	Square Footage	Assessment Factor	Assessment per Square Foot
<u>ZONE 1</u>			
Total Number of Lot Square Footage	2,531,034	0.50	\$0.0406
Total Number of Parking Square Footage	1,123,531	0.50	\$0.0406
Total Number of First Floor Square Footage	1,055,745	1.00	\$0.0812
Total Number of Upper Floor Square Footage	<u>542,613</u>	0.70	\$0.0569
TOTAL	5,252,924		
<u>ZONE 2</u>			
Total Number of Lot Square Footage	3,480,870	0.50	\$0.0139
Total Number of Parking Square Footage	1,099,200	0.50	\$0.0139
Total Number of First Floor Square Footage	1,141,249	1.00	\$0.0279
Total Number of Upper Floor Square Footage	<u>476,381</u>	0.70	\$0.0195
TOTAL	6,197,700		

Annual Assessment Adjustments

Government Assessments: The Downtown Visalia PBID assumes that the City of Visalia and any other public agency will pay assessments for the special benefits conferred to government property within the boundaries of the PBID. Government properties will fully benefit from PBID services and will pay the same assessment rates as all other properties. Article XIII D of the California Constitution was added in November of 1996 and provides for these assessments.

Maximum Annual Assessment Adjustments: Assessments will be subject to an annual increase of up to 5% per year as determined by the Owners Association and will vary between 0% and 5% in any given year.

Budget Adjustment: Any annual budget surplus or deficit will be rolled into the following year's District budget. The budget will be set accordingly, within the constraints of the management plan to adjust for surpluses or deficits that are carried forward.

Future Development: As a result of continued development, the District may experience the addition or subtraction of assessable commercial footage for parcels included and assessed within the District boundaries. The modification of parcel improvements assessed within the District may then change upwards or downwards the amount of total footage assessment for these parcels. In future years, the assessments for the special benefits bestowed upon the included PBID parcels may change in accordance with the assessment methodology formula listed in the Management District Plan and Engineer's Report provided the assessment rate does not change. If the assessment formula changes, then a Proposition 218 ballot will be required to approve the changes.

EXHIBIT D: ASSESSMENT ROLL

The following table lists every parcel in the District by their respective assessor's parcel number, owner name, and assessment amount.

APN	Owner Name	Site Address	Zone	Parcel Assessment
9433603	225 OAK AVENUE LLC	225 W OAK	2	\$145.85
9319420	ABANDONED	ALLEY	1	\$0.00
9429617	ADCC VISALIA OFFICE PARNTERS LLC	125 S BRIDGE ST	1	\$939.73
9322505	ADENIJI ADEGOKE	901 W CENTER AVE	2	\$91.00
9427306	AGUIAR MANUEL T & LUISA M	402 N GARDEN	2	\$458.20
9318109	AHLSTRAND R MARK	816 W OAK AVE	2	\$155.04
9434107	ALCANTAR FRANCISCO & LOURDES D (TRS)	410 W SCHOOL	2	\$264.51
9428205	ARTS VISALIA	214 E OAK	2	\$241.24
9320123	BARBIS DBA KEDB LLC	805 W ACEQUIA AVE	2	\$885.66
9320308	BARWICK MELVIN C & MARY J	618 W WILLOW	2	\$63.23
9319605	BENSON DOROTHA S (TR)	601 W MAIN	2	\$92.51
9319606	BENSON DOROTHA S (TR)	111 S WILLIS	2	\$83.34
9320612	BERRY JOE F & NANCY C	307 S WILLIS	2	\$980.27
9429612	BEVERLY FABRICS INC	217 E MAIN ST	1	\$701.95
9319310	BFD INVESTMENT CO. LLC	610 W MAIN	2	\$403.85
9429105	BFD INVESTMENT CO. LLC	128 E MAIN	1	\$3,303.56
9319601	BHAGAT VEENA	623 W MAIN	2	\$990.69
9432308	BIANCO JOHN P & SUZANNE M	216 W MAIN	1	\$426.15
9428106	BIANCO PHILIP & MAUREEN	114 E OAK	2	\$216.36
9428101	BIANCO PHILIP S & MAUREEN	316 N COURT	2	\$139.78
9428105	BIANCO PHILIP S & MAUREEN A	120 E OAK	2	\$285.99
9428109	BIANCO PHILIP S & MAUREEN A	112 E OAK	2	\$143.75
9432618	BIANCO PHILLIP S	201 W MAIN	1	\$1,036.98
9433812	BILL & TANYA MILLER FAMILY LTN PTNSP	410 W CENTER	1	\$4,452.08
9429212	BK OF AMER NATL TR & SAV ASSN	212 E MAIN	1	\$5,975.51
9432503	BOOKOUT RALPH W & BETTY S	109 W MAIN	1	\$1,849.14
9432605	BOOKOUT RALPH W & BETTY S	221 W MAIN	1	\$1,368.00
9318106	BROYLES FAMILY LIVING TRUST	808 W. OAK AVE	2	\$151.49
9319505	CALIF FEDERAL SAVINGS & LOAN ASSN	501 W MAIN	1	\$2,128.90
9319506	CALIF FEDERAL SAVINGS & LOAN ASSN	501 W MAIN	1	\$2,908.63
9429610	CALTERRAS	104 S CHURCH ST	1	\$469.62
9430406	CALVIN JERRY & LINDA (TRS)	208 S BRIDGE	1	\$6,618.81
9430109	CAL-WESTERN FARMING CO	200 S COURT	1	\$2,715.11
9318302	CARY ROBERT A & KAREN A	301 N WILLIS	2	\$209.85
9318303	CARY ROBERT A & KAREN A	301 N WILLIS	2	\$289.92
9320613	CASEY TERRY S & VICKY	607 W WILLOW	2	\$46.09
9317507	CELILLO DON G	400 N WILLIS	2	\$513.04
9319111	CELILLO DON G	812 W MAIN	2	\$197.20
9319202	CELILLO DON G (TR)	720 W MAIN	2	\$257.44
9319206	CELILLO DON G (TR)	720 W MAIN	2	\$262.67
9318504	CHAN VICTOR & CAROL	213 N WEST	2	\$267.57
9434405	CH-APOSTOLIC ASMBY FAITH IN CHRIST	100 W SCHOOL AVE	2	\$227.57
9320310	CHERNEY PHILIP H & LORI A	214 S JOHNSON	2	\$60.21
9433604	CH-FIRST PRESBYTERIAN OF VISALIA	215 N LOCUST	2	\$1,130.61
9433605	CH-FIRST PRESBYTERIAN OF VISALIA	209 N LOCUST	1	\$331.69
9433606	CH-FIRST PRESBYTN OF VIS (TR PRES OF S J)	210 W CENTER	1	\$970.07
9428102	CHRISTIAN FAITH FELLOWSHIP	320 N COURT	2	\$229.97
9428103	CHRISTIAN FAITH FELLOWSHIP	SCHOOL ST	2	\$82.56

APN	Owner Name	Site Address	Zone	Parcel Assessment
9432624	CH-VISALIA CHURCH OF RELIGIOUS SCIENCE	117 S LOCUST	1	\$505.66
9323109	CH-VISALIA COMMUNITY COVENANT	900 W OAK AVE	2	\$420.66
9424013	CIENFUEGOS JOSEPHINE	204 N SANTA FE	1	\$1,837.16
9319808	COHN DAVID & CARYL (TR)	816 W ACEQUIA	2	\$183.86
9319707	COPPOLA VIOLA M	719 W MAIN	2	\$485.10
9429602	CORTES GILBERTO & ALICIA (TRS)	309 E MAIN	1	\$453.92
9433201	COUNTRYMAN L KENNETH (TR)	319 W SCHOOL	2	\$183.57
9428206	COX MARY JANE	310 N CHURCH	2	\$260.88
9320609	CRISTALLO LUIGI	314 S JOHNSON	2	\$339.02
9432311	CROSS DOROTHY N	120 N ENCINA	1	\$547.35
9432606	CROSS DOROTHY N	219 W MAIN	1	\$405.52
9432403	CUSENZA EVELYN C (TR SURV TR)	110 W MAIN	1	\$1,874.29
9432509	CUSENZA FAMILY LIMITED PARTNERSHIP	129 W MAIN	1	\$803.16
9432510	CUSENZA FAMILY LIMITED PARTNERSHIP	123 W MAIN	1	\$1,033.29
9432511	CUSENZA FAMILY LIMITED PARTNERSHIP	ALLEY/LOCUST	1	\$14.08
9425038	CUSENZA JASPER & EVELYN	501 E RACE ST	2	\$911.18
9425039	CUSENZA JASPER & EVELYN	501 E RACE ST	2	\$85.04
9320314	DEMAREE SQUARE ASSOCIATES	602 W WILLOW	2	\$392.89
9319412	DIR RODNEY D (TR)	515 W CENTER	1	\$1,185.71
9319416	DOE RUSSELL M	500 W MAIN	1	\$1,975.91
9433706	DON PABLO OF TULARE LLC	213 N ENCINA	2	\$364.94
9429413	DOUBLE LL STEAKHOUSE & SALOON INC	401 E CENTER	1	\$968.66
9319802	DOUGHERTY LISA M	809 W MAIN	2	\$124.61
9428203	DOWNS ELIZABETH A	309 N GARDEN	2	\$144.64
9428204	DOWNS ELIZABETH A	303 N GARDEN	2	\$271.43
9318413	ELITE LIMOUSINE CA GP	316 N WILLIS ST	2	\$314.09
9431206	ELLISON BETTY TAYLOR (TR BYPASS TR ELT)	201 S LOCUST	1	\$989.85
9429609	EQUITABLE HOTELS	120 S CHURCH ST	1	\$3,279.02
9429302	ESTES DONALD R & LYDIA B	324 E MAIN	1	\$1,222.48
9429303	ESTES DONALD R & LYDIA B	320 E MAIN	1	\$715.20
9319803	EVANS EDWARD D & BRENDA K (TRS 2007	805 W MAIN	2	\$134.38
9319804	EVANS EDWARD D & BRENDA K (TRS 2007	801 W MAIN	2	\$205.47
9318404	EVANS WM P & FLORENCE M	501 W SCHOOL	2	\$284.06
9423121	EZELL HUGH L (610)	E MAIN	1	\$68.51
9432623	FAMILIA FLORES INC	115 S LOCUST	1	\$875.46
9428407	FAMILY HEALTHCARE NETWORK	310 N BRIDGE	2	\$657.22
9433505	FARLEY MICHAEL L & DIANE C	108 W CENTER	1	\$369.95
9427305	FISHER INVESTMENT GROUP	312 E SCHOOL AVE	2	\$153.63
9434208	FORD HENRY H & SHIRLEY D	318 W SCHOOL	2	\$249.81
9429812	FOUR CREEKS LODGE 94-IOOF	116 S COURT	1	\$1,433.54
9432202	FRANEY ROGER G & ELINOR M (TRS)	304 W CENTER	1	\$1,988.68
9432204	FRANEY ROGER G & ELINOR M (TRS)	316 W MAIN	1	\$1,022.85
9430509	FRENCH CAMP LLC	333 S SANTA FE ST	1	\$397.23
9433501	GAMEZ JO ANN (SUCC TR KCH & DFH TRUST)	220 N LOCUST	2	\$371.96
9432309	GARCIA INVESTMENTS	220 W MAIN	1	\$962.21
9319314	GHS PROPERTIES	618 W MAIN	2	\$402.33
9434207	GRANGER STEPHEN	306 W SCHOOL	2	\$200.35
9428602	Gregory Commerical Investiments, Inc.	210 N CHURCH	1	\$3,051.53
9318811	GROEN GREGORY D & MARJORIE JOANNE	814 W CENTER	2	\$429.75
9434206	GUTIERREZ JESUS R (TR)	302 W SCHOOL	2	\$166.29
9427208	H2KW	400 N CHURCH	2	\$184.92
9429805	HADEN COMPANY INC	117 E MAIN	1	\$724.89
9317603	HANDLEY EDWARD M & BARBARA E	420 N JOHNSON ST	2	\$612.19
9429601	HARRAH JERALD L	301 E MAIN	1	\$917.63

APN	Owner Name	Site Address	Zone	Parcel Assessment
9432625	HECHT HARVEY & SHIELA (TRS)	126 S FLORAL ST	1	\$805.92
9318702	HERFURTH JAMES R & SHIRLEY	220 N STEVENSON	2	\$250.95
9318703	HERFURTH JAMES R & SHIRLEY	221 N JOHNSON	2	\$228.27
9318802	HILL CLARENCE H	815 W OAK	2	\$219.98
9318803	HILL CLARENCE H	813 W OAK	2	\$219.98
9318804	HILL CLARENCE H	807 W OAK	2	\$219.97
9320315	HILL CLARENCE H	609 W ACEQUIA	2	\$705.15
9433203	HILL CLARENCE H	307 W SCHOOL	2	\$209.14
9433207	HILL CLARENCE H (TR)	314 W OAK	2	\$233.06
9433208	HILL CLARENCE H (TR)	320 W OAK	2	\$270.27
9434105	HURLEY RUSSELL F & JOANNE M	403 N FLORAL	2	\$221.46
9434106	HURLEY RUSSELL F & JOANNE M	406 W SCHOOL	2	\$202.99
9433709	HURST ELSIE	310 W CENTER	1	\$580.39
9433710	HURST ELSIE	316 W CENTER	1	\$478.02
9433712	HURST ELSIE	318 W CENTER	1	\$335.19
9432407	HURZLER LINDA LEVY	117 N COURT	1	\$1,008.27
9434205	HUTTON DONALD L & CATHY A(TRS)	300 W SCHOOL	2	\$134.14
9318403	INKSTER PATRICK J	507 W SCHOOL	2	\$217.96
9322506	JACKSON JOHN KEMPER & LORI ANN	105 N CONYER ST	2	\$90.94
9320616	JOHNSON ROGER A & LYDIA A	308 S JOHNSON	2	\$242.57
9320615	JOHNSON ROGER A & LYDIA A (TRS)	304 S JOHNSON	2	\$211.19
9318701	JV-KC REAL ESTATE PROPERTIES	212 N STEVENSON	2	\$242.78
9318704	JV-KC REAL ESTATE PROPERTIES	215 N JOHNSON	2	\$227.38
9433601	KAESTNER ROBERT C & BERNAYS C (TRS)	210 N ENCINA	2	\$104.88
9431313	KAWEAH DELTA HOSP (26.65%)	100 W WILLOW	2	\$701.23
9320304	KAWEAH DELTA HOSPITAL DISTRICT	601 W ACEQUIA	2	\$274.55
9320309	KAWEAH DELTA HOSPITAL DISTRICT	216 S JOHNSON	2	\$87.41
9320313	KAWEAH DELTA HOSPITAL DISTRICT	213 S WILLIS	2	\$430.97
9320415	KAWEAH DELTA HOSPITAL DISTRICT	509 W WILLOW AVE	2	\$2,311.89
9320614	KAWEAH DELTA HOSPITAL DISTRICT	601 W WILLOW	2	\$134.57
9431114	KAWEAH DELTA HOSPITAL DISTRICT	411 W ACEQUIA	2	\$342.54
9431115	KAWEAH DELTA HOSPITAL DISTRICT	320 W WILLOW	2	\$1,602.98
9431116	KAWEAH DELTA HOSPITAL DISTRICT	300 W MINERAL KING	2	\$9,054.85
9431117	KAWEAH DELTA HOSPITAL DISTRICT	210 W MINERAL KING	2	\$605.05
9431118	KAWEAH DELTA HOSPITAL DISTRICT	200 W MINERAL KING	2	\$855.76
9431201	KAWEAH DELTA HOSPITAL DISTRICT	321 W ACEQUIA	2	\$336.08
9431202	KAWEAH DELTA HOSPITAL DISTRICT	305 W ACEQUIA	2	\$226.00
9431203	KAWEAH DELTA HOSPITAL DISTRICT	303 W ACEQUIA	2	\$227.19
9431204	KAWEAH DELTA HOSPITAL DISTRICT	225 W ACEQUIA	2	\$195.51
9431205	KAWEAH DELTA HOSPITAL DISTRICT	221 W ACEQUIA	2	\$195.51
9431210	KAWEAH DELTA HOSPITAL DISTRICT	216 W WILLOW	2	\$251.64
9431217	KAWEAH DELTA HOSPITAL DISTRICT	222 W WILLOW	2	\$1,188.80
9432704	KAWEAH DELTA HOSPITAL DISTRICT	101 S FLORAL	1	\$3,698.59
new parcel	KAWEAH DELTA HOSPITAL DISTRICT		2	\$5,837.97
9433204	KAWEAH MANAGEMENT COMPANY	301 W SCHOOL	2	\$272.88
9430502	KEENER HAROLD J & RUBY G (TRS)	320 S BRIDGE	1	\$1,761.82
9431207	KELLER DENNIS R & CATHLYN A	215 S LOCUST	1	\$808.69
9432703	KENT MARCIA & STEPHEN F (CO-TRS)	405 W MAIN	1	\$516.42
9432305	KENT MARCIA & STEPHEN F (TRS)	411 W MAIN	1	\$317.60
9319602	KENT STEPHEN F & MARCIA N (TRS)	613 W MAIN	2	\$54.27
9319603	KENT STEPHEN F & MARCIA N (TRS)	617 W MAIN	2	\$180.99
9318119	KITCHEN ERIC ALLEN	734 W OAK AVE	2	\$349.44
9430503	KMK ENTERPRISES	421 E WILLOW	1	\$1,217.49
9430508	KMK ENTERPRISES	410 E MINERAL KING	1	\$2,939.46

APN	Owner Name	Site Address	Zone	Parcel Assessment
9429108	KNOWLES KENNETH K & MARGARET R	112 E MAIN	1	\$271.31
9427104	KOOBATIAN STEVEN D & KAREN B	409 N CHURCH	2	\$395.26
9428201	KOOBATIAN STEVEN D & KARIN (TRS)	320 N CHURCH	2	\$113.41
9429304	KORWOOD ENTERPRISES	300 E MAIN	1	\$700.09
9433702	KRIKORIAN HARRY G & BETTY J (TRS)	315 W OAK	2	\$270.45
9427207	LAI YEE YEN & CHRISTINA YH	401 N GARDEN	2	\$188.68
9318805	LEDFOORD MERL III & DIANE F	207 N STEVENSON	2	\$204.16
9429508	LEE CHE PING & CHUI PING	419 E MAIN	1	\$2,663.76
9318112	LEON DR. ROSEMARY C	306 N CONYER	2	\$357.11
9318711	LEWIS ROBERT LEE (TR)	700 W CENTER	2	\$368.52
9318713	LEWIS ROBERT LEE (TR)	710 W CENTER	2	\$310.25
9429815	LINDSEY CAROL MANNING	129 S CHURCH	1	\$412.76
9318117	LINDT JOHN & MARGARET BRAVER	711 W SCHOOL AVE	2	\$346.70
9429804	LINK ROBERT R & PAMELA S (TRS)	115 E MAIN	1	\$723.71
9429603	LOPES EDDIE J & GERALDINE M	315 E MAIN	1	\$483.89
9429604	LOPES EDDIE J & GERALDINE M	317 E MAIN	1	\$765.67
9432304	LUCIO MARK A & LEE ANN E	111 N LOCUST	1	\$482.30
9318306	LUKE JAMES A III & LINDA A	632 W OAK	2	\$294.91
9429414	LUM HUBERT Y & LILY	417 E CENTER	1	\$1,764.03
9319615	MACKLIN KEVIN A & KAREN L	611 W MAIN	2	\$184.79
9319616	MACKLIN KEVIN A & KAREN L	607 W MAIN	2	\$117.83
9428202	MADRIGAL RITA IRENE	211 E SCHOOL	2	\$400.85
9429409	MANGANO CO INC	406 E MAIN	1	\$298.72
9429410	MANGANO CO INC	410 E MAIN	1	\$707.12
9429411	MANGANO CO INC	420 E MAIN	1	\$286.53
9429412	MANGANO CO INC	456 E MAIN	1	\$708.54
9319807	MANGINI PROPERTIES FAMILY LP	810 W ACEQUIA	2	\$202.42
9432401	MAR ANNE K (TR)	124 W MAIN	1	\$937.08
9319205	MARTELL LONNIE R	706 W MAIN	2	\$220.05
9433707	MARTELL LONNIE R (TR)	209 N ENCINA	1	\$693.98
9433708	MARTELL LONNIE R (TR)	ENCINA/CENTER	1	\$322.59
9433502	MARTIN & MARTIN PROP A LIM PARTNERSHIP	OAK	2	\$260.31
9433503	MARTIN & MARTIN PROP A LIM PARTNERSHIP	219 N COURT	2	\$425.59
9432607	MARTIN & MARTIN PROPERTIES LLC	213 W MAIN	1	\$1,374.55
9319421	MARTIN AND MARTIN PROPERTIES	520 W MAIN	1	\$2,308.68
9429109	MARTIN AND MARTIN PROPERTIES	104 E MAIN	1	\$1,223.25
9432205	MARTIN AND MARTIN PROPERTIES	320 W MAIN	1	\$863.38
9432303	MARTIN AND MARTIN PROPERTIES	208 W MAIN	1	\$3,906.36
9432103	MARTIN MICHAEL A & DARLENE M (CO-TRS)	MAIN/FLORAL	1	\$1,086.77
9433711	MC ALPINE BETTY S	204 N FLORAL	1	\$806.43
9318801	MC CULLOUGH WILLIAM & ESPERANZA	218 N CONYER	2	\$221.07
9319113	MC INTOSH RONALD & CAROLYN	801 W CENTER	2	\$434.72
9319203	MC INTOSH RONALD F & CAROLYN K	121 N JOHNSON	2	\$558.31
9424001	MELTON KEITH & CATHERINE	330 N SANTA FE	2	\$237.30
9318412	MENDOZA MARIO	509 W SCHOOL AVE	2	\$213.03
9318108	METROPOLITAN VOCATIONAL CONSULTANTS	814 W OAK AVE	2	\$169.55
9433704	METZGER KENNETH R (TR)	219 N ENCINA	2	\$132.94
9318410	MILLER DAVID E & BEVERLY M	306 N WILLIS	2	\$76.28
9318407	MILLER NATHANIEL M & EILEEN B	510 W OAK	2	\$146.58
9317509	MINYARD DAVID & LYNN A	500 W. SCHOOL	2	\$84.19
9422106	MISSION LINEN SUPPLY	516 E MINERAL KING	1	\$378.73
9432306	MITCHELL WILLIAM N	202 W MAIN	1	\$317.36
9320409	MITTS THOMAS F MD	205 S WEST	1	\$2,554.17
9429611	MOSLEY LLOYD H & LESLIE A	215 E MAIN ST	1	\$468.31

APN	Owner Name	Site Address	Zone	Parcel Assessment
9429614	MOSLEY LLOYD H & LESLIE A	223 E MAIN ST	1	\$142.31
9429615	MOSLEY LLOYD H & LESLIE A	225 E MAIN ST	1	\$777.44
9429616	MOSLEY LLOYD H & LESLIE A	229 E MAIN ST	1	\$877.52
9431119	MOSS FERN W (TR)	421 W ACEQUIA	1	\$660.00
9423101	MOUREN WILLIAM J & DORIS	E MAIN	1	\$48.12
9423114	MOUREN WILLIAM J & DORIS	500 E MAIN	1	\$1,361.77
9423123	MOUREN WILLIAM J & DORIS	505 E CENTER	1	\$1,392.29
9319201	MOUSSA ZAKY Z	717 W CENTER	2	\$241.14
9319413	MUNO RAYMOND E	505 W CENTER	1	\$544.81
9319414	MUNO RAYMOND E	115 N WEST	1	\$534.20
9319611	NASH JANE HIGGINS TR	600 W ACEQUIA	2	\$1,155.76
9319204	NASH LIMITED PARTNERSHIP	700 W MAIN	2	\$306.64
9319112	NATIONAL BANK OF ARIZONA	800 W MAIN	2	\$454.42
9432512	NEFF RICHARD	112 S LOCUST	1	\$1,758.57
9433107	NEPINSKY DON O & CANDACE K (TRS FAM TR)	330 N WEST	2	\$1,951.59
9422112	NIEDERREITER CARL M & SUSAN (TRS)	320 S SANTA FE ST	1	\$1,473.44
9429806	NOBLE INVESTORS LLC	119 E MAIN	1	\$896.19
9319809	OLNEY VERA-NELL G (TR)	820 W ACEQUIA	2	\$187.54
9323202	OMMEN TERRY L & LARAIN J	215 N CONYER ST	2	\$186.67
9433202	OMMEN TERRY L & LARAIN J	309 W SCHOOL	2	\$259.40
9319501	OZOUNIAN ANN (TR)	517 W MAIN	1	\$2,823.80
9432502	OWENS BENJAMIN S & PATRICIA (TRS)	115 W MAIN	1	\$895.89
9428301	P & B PENCE LLC	300 E OAK	2	\$1,558.98
9431214	PACIFIC BELL	217 W ACEQUIA	1	\$5,222.00
9320602	PANTERA RICHARD JR MD & JAN K	617 W WILLOW	2	\$287.14
9428104	PARKER WILLIAM P (TR)	319 N CHURCH	2	\$407.93
9322406	PATINO ALEXANDER N & MARIE L (TRS)	902 W CENTER AVE	2	\$93.26
9319419	PERRY DANIEL M & PATRICIA A (TRS)	118 N WILLIS	1	\$691.83
9318115	PETERS JOHN & SUZETTE		2	\$82.27
9318118	PETERS JOHN & SUZETTE	316 N STEVENSON ST	2	\$635.65
9432604	PETERSEN MARGARET E (TR)	301 W MAIN	1	\$352.44
9430207	PETERSON EDWARD F & ORA K (TRS FAM TR)	300 E MINERAL KING	1	\$2,092.36
9430208	PETERSON EDWARD F & ORA K (TRS FAM TR)	300 E MINERAL KING	1	\$1,327.82
9318101	PETRIK WILLIAM F JR	320 N CONYER	2	\$256.34
9428514	PILE PARTNERS #1 LLC	222 N GARDEN ST	2	\$224.29
9320301	PILLSBURY CONNIE JONES	210 S JOHNSON	2	\$323.81
9434406	PINE MANOR RECOVERY HOME GUILD INC	120 W SCHOOL	2	\$571.57
9428603	PIPERIS ANDREW G & JANICE E	207 E OAK	2	\$1,020.11
9318107	PRICE & PRICE OPTOMETRISTS	812 W OAK AVE	2	\$172.57
9429807	PRYOR BONNEL F & GOLDA M	123 E MAIN	1	\$461.74
9429808	PRYOR BONNEL F & GOLDA M	105 S CHURCH	1	\$1,208.50
9318601	R H C ASSOCIATES	600 W CENTER	2	\$2,120.07
9318807	RAIBLEY CHARLES W	806 W CENTER	2	\$146.37
9432402	RANSBERGER WILLIAM RAY & JUDITH LEE	116 W MAIN	1	\$1,374.39
9428404	REID, JIMMIE & PAULA	310 N BRIDGE	2	\$1,282.94
9318114	RICO CHARLES L, JR.	301 N STEVENSON	2	\$274.51
9318409	ROCHA MARIO	300 N WILLIS	2	\$171.44
9427304	RODRIGUEZ ARMANDO & JULIA MELEND	314 E SCHOOL AVE	2	\$156.59
9429801	ROEBEN EUGENE W & FRANCIS L (TRS)	101 S COURT	1	\$826.18
9320401	RUSSELL T MITTS INC	535 W ACEQUIA	1	\$703.82
9320402	RUSSELL T MITTS INC	515 W ACEQUIA	1	\$840.49
9319301	SA SUZANNE & LESLIE	120 N JOHNSON	2	\$316.43
9429106	SAN JOAQUIN VALLEY INVESTMENT GRP LLC	116 E MAIN	1	\$1,211.18
9318116	SANDERS WILLIAM D & PEGGY D (TRS)	309 N JOHNSON ST	2	\$357.13

APN	Owner Name	Site Address	Zone	Parcel Assessment
9320413	SCHMITT EMIL A & DONNA B (TRS)	520 W MINERAL KING	2	\$343.08
9319207	SCHNEIDER GERALD M & NANCY L	100 N. STEVENSON	2	\$244.35
9429107	SCIACCA SAM A & MARLENE (TR)	114 E MAIN	1	\$432.51
9433705	SEBERT SHAWN & DOROTHY	221 N ENCINA	2	\$75.11
9429613	SEQUOIA BREWING COMPANY	219 E MAIN ST	1	\$277.02
9319806	SETTIMI NED E & SUZANNE (CO-TRS)	806 W ACEQUIA	2	\$119.66
9319805	SETTIMI NED E & SUZANNE E (CO-TRS)	800 W ACEQUIA	2	\$159.54
9319705	SHANES ERNIE B	720 W ACEQUIA	2	\$151.99
9423519	SHARMA DINESH & DIANNE I (TRS)	501 E MAIN	1	\$2,851.49
9318411	SHARP DONALD P	303 N WEST	2	\$419.45
9433504	SHEKLIAN ROSE (SURV TR)	201 N COURT	1	\$836.99
9429816	SHIRK JENNIFER CONN	115 S CHURCH	1	\$860.63
9433205	SIERRA ELK LLC	301 N ENCINA	2	\$246.64
9433206	SIERRA ELK LLC	308 W OAK	2	\$173.24
9319706	SIMONIAN THOMAS & CYNTHIA	114 S STEVENSON	2	\$72.39
9432307	SIMONS JAMES F (SCSR TR GG TR)	212 W MAIN	1	\$565.96
9430405	SMITH AUTO PARTS INC	419 E ACEQUIA	1	\$352.30
9431111	SOLLMAN REGINA	219 S FLORAL	2	\$73.32
9431112	SOLLMAN REGINA	401 W ACEQUIA	2	\$232.68
9433703	SORENSEN ERIC	309 W OAK	2	\$90.29
9318810	SPRAGUE KEITH M & DARLENE M	822 W CENTER	2	\$181.62
9433701	STORY WALTER R & PEGGY S	210 N FLORAL	2	\$282.60
9433602	SULLIVAN J PATRICK & CHRISTINE	214 N ENCINA	2	\$60.71
9428509	SUMIDA KAMIO J & TAKAKO J (TRS)	310 E CENTER	1	\$1,340.88
9428501	SUMIDA ROY Y & LINDA H (TRS)	308 E CENTER	1	\$872.43
9428510	SUMIDA ROY Y & LINDA H (TRS)	308 E CENTER	1	\$1,048.59
9429802	TABIBIAN SOSSI	107 E MAIN	1	\$589.23
9433607	TAYLOR BROS	206 N ENCINA	1	\$610.00
9432701	TDS INVESTMENTS LLC	421 W MAIN	1	\$1,867.67
9432515	THE ATKINS FAMILY LTD PARTNERSHIP	111 S COURT	1	\$907.27
9429306	THREE TEN CENTER STREET LLC	130 N GARDEN	1	\$3,261.68
9429307	THREE TEN CENTER STREET LLC	130 N GARDEN	1	\$675.75
9318408	TMSTERS CRMRY EMPS & DRVRS UN #517	512 W OAK	2	\$195.50
9431310	TOSCO TRUST 2000 F-UNION OIL CO.	100 W MINERAL KING	2	\$468.69
9431313	TRAYNOR JOHN & JOYCE (19.19%)	100 W WILLOW	2	\$504.94
9431208	TRAYNOR JOHN S & ETHEL J	202 W WILLOW	1	\$2,775.08
9431209	TRAYNOR JOHN S & ETHEL J	W WILLOW	1	\$661.53
9429606	TROY KORSGADEN	333 E MAIN	1	\$1,042.02
9318503	TSCHANNEN BRUCE	227 N WEST	2	\$278.59
9428107	TULARE COUNTY OF	306 N COURT	2	\$455.59
9428701	TULARE COUNTY OF	210 N COURT	1	\$6,008.05
9433303	TULARE COUNTY OF	200 W OAK	2	\$426.51
9434311	TULARE COUNTY OF	LIBRARY	2	\$1,697.54
9318310	TULARE-KINGS CO BUILDERS EXCHG	636 W OAK	2	\$275.39
9427105	TWINPALMSDINUBA LLC	404 N COURT	2	\$228.53
9431305	U S A USPS	110 W ACEQUIA	1	\$3,115.94
9432603	VACARRO JOE & MARIA G	303 W MAIN	1	\$351.95
9432617	VACARRO JOE & MARIA G	207 W MAIN	1	\$2,073.83
9429803	VALENCIA MIGUEL M & CECELIA C	111 E MAIN	1	\$374.98
9319703	VALLEY BUSINESS BANK	715 W MAIN	2	\$45.99
9319708	VALLEY BUSINESS BANK	701 W MAIN	2	\$1,469.92
9319306	VALLEY OAK CREDIT UNION	109 N WILLIS	2	\$12.15
9319313	VALLEY OAK CREDIT UNION	600 W MAIN	2	\$264.94
9317510	VARGAS JOSE L & MARIA C	504 W. SCHOOL	2	\$274.09

APN	Owner Name	Site Address	Zone	Parcel Assessment
9428207	VARTANIAN JOHN G JR (TR BYPASS TR)	204 E OAK	2	\$782.77
9433508	VEF ONE LLC	120 W CENTER	1	\$953.45
9427406	VIKING READY MIX CO INC	416 E SCHOOL	2	\$266.37
9317605	VINTAGE PRESS INC	401 N WILLIS	2	\$298.04
9318311	VINTAGE PRESS INC	333 N WILLIS ST	2	\$800.95
9318516	VINTAGE PRESS INC	216 N WILLIS	1	\$1,024.90
9318517	VINTAGE PRESS INC	220 N WILLIS	2	\$683.53
9410011	VISALIA CITRUS PACKING GROUP	501E RACE ST	2	\$822.40
9410038	VISALIA CITRUS PACKING GROUP	501E RACE ST	2	\$230.83
9425002	VISALIA CITRUS PACKING GROUP		2	\$443.44
9320202	VISALIA CITY OF (City Hall)	720 W MINERAL KING	2	\$4,256.59
9318505	VISALIA CITY OF	N WEST	1	\$657.44
9318506	VISALIA CITY OF	N WEST/CENTER	1	\$657.37
9319801	VISALIA CITY OF	CONYER/MAIN	2	\$351.62
9320103	VISALIA CITY OF	212 S CONYER	2	\$228.45
9320107	VISALIA CITY OF	STEVENSON	2	\$217.21
9320108	VISALIA CITY OF	STEVENSON	2	\$158.73
9320109	VISALIA CITY OF	215 S STEVENSON	2	\$152.93
9320110	VISALIA CITY OF	217 S STEVENSON	2	\$82.54
9320111	VISALIA CITY OF	217 S STEVENSON	2	\$99.65
9320112	VISALIA CITY OF	800 W MINERAL KING	2	\$260.07
9320113	VISALIA CITY OF	800 W MINERAL KING	2	\$80.73
9320114	VISALIA CITY OF	800 W MINERAL KING	2	\$103.54
9320115	VISALIA CITY OF	800 W MINERAL KING	2	\$80.89
9320116	VISALIA CITY OF	306 S CONYER	2	\$73.57
9320118	VISALIA CITY OF	214 S CONYER	2	\$583.34
9320119	VISALIA CITY OF	302 S CONYER	2	\$22.57
9320120	VISALIA CITY OF	302 S CONYER	2	\$193.20
9320122	VISALIA CITY OF		2	\$207.78
9320414	VISALIA CITY OF	506 W MINERAL KING	2	\$174.12
9320416	VISALIA CITY OF		2	\$60.24
9320417	VISALIA CITY OF		2	\$201.09
9424002	VISALIA CITY OF	SANTA FE/OAK	2	\$645.65
9424033	VISALIA CITY OF	511 E SCHOOL AVE	2	\$704.29
9424040	VISALIA CITY OF	220 SANTA FE	2	\$338.42
9424041	VISALIA CITY OF	220 SANTA FE	2	\$317.39
9425041	VISALIA CITY OF		2	\$66.27
9428406	VISALIA CITY OF	309 N SANTA FE	2	\$852.22
9428515	VISALIA CITY OF		2	\$229.70
9428517	VISALIA CITY OF		2	\$449.59
9429101	VISALIA CITY OF	CENTER/COURT	1	\$1,477.49
9429111	VISALIA CITY OF	CENTER/CHURCH	1	\$1,153.85
9429618	VISALIA CITY OF	ACEQUIA PARKING	1	\$7,900.24
9429811	VISALIA CITY OF	ACEQUIA	1	\$733.05
9429813	VISALIA CITY OF	ACEQUIA/COURT	1	\$603.77
9430216	VISALIA CITY OF	301 E ACEQUIA	1	\$17,404.89
9430219	VISALIA CITY OF		1	\$4,911.60
9430220	VISALIA CITY OF		1	\$1,445.02
9432107	VISALIA CITY OF	117 N FLORAL	1	\$2,303.36
9432312	VISALIA CITY OF	CENTER/ENCINA	1	\$763.19
9432409	VISALIA CITY OF	CENTER/LOCUST	1	\$1,919.66
9432516	VISALIA CITY OF		1	\$1,296.63
9432626	VISALIA CITY OF		1	\$3,955.19
9433304	VISALIA CITY OF	200 W OAK	2	\$743.25

APN	Owner Name	Site Address	Zone	Parcel Assessment
9433410	VISALIA CITY OF		2	\$1,353.78
9433506	VISALIA CITY OF	110 W CENTER	1	\$1,060.40
9433610	VISALIA CITY OF	CENTER	1	\$663.38
9431313	VISALIA CITY OF (34.97%)	100 W WILLOW	2	\$920.15
9430213	VISALIA CITY OF PUBLIC BLDG AUTH	315 E ACEQUIA	1	\$2,847.48
9432201	VISALIA COMMUNITY BANK	120 N FLORAL	1	\$3,454.72
9432203	VISALIA FRIENDS OF THE FOX	300 W MAIN	1	\$2,215.80
9425040	VISALIA LAND & INVESTMENT CO LLC	500 N SANTA FE	2	\$1,602.94
9432601	VISALIA LAND & INVESTMENT CO LLC	317 W MAIN	1	\$887.38
9432602	VISALIA LAND & INVESTMENT CO LLC	309 W MAIN	1	\$2,004.76
9431309	VISALIA MASONIC BUILDING ASSN	128 W MINERAL KING	2	\$527.78
9319307	VISALIA MEMORIAL DISTRICT	609 W CENTER	2	\$1,066.98
9422110	VISALIA REDEVELOPMENT CITY OF		1	\$1,010.38
9433411	VISALIA SENIOR HOUSING II INC	111 W SCHOOL AVE	2	\$711.90
9430218	VISCAMAR LLC	300 S COURT	1	\$16,808.20
9318312	VOGT RANDY J & TONI L (TRS)	340 N JOHNSON ST	2	\$468.00
9319101	VOLLMER EDMUND L & BETTY J	130 N CONYER	2	\$204.52
9319102	VOLLMER EDMUND L & BETTY J	827 W CENTER	2	\$206.31
9319103	VOLLMER EDMUND L & BETTY J	823 W CENTER	2	\$224.15
9319109	VOLLMER EDMUND L & BETTY J	808 W MAIN	2	\$217.71
9319110	VOLLMER EDMUND L & BETTY J	810 W MAIN	2	\$218.02
9318806	VOONG CALVON	800 W CENTER	2	\$187.98
9432610	VOTRBSL LLV	119 S LOCUST	1	\$769.94
9432104	WELLS FARGO BANK NA (TR FBO CAK)	414 W MAIN	1	\$1,247.17
9319402	WHITLATCH BILL & CLARE	525 W CENTER	1	\$606.04
9429510	WHITTLESEY MARK (TR)	ACEQUIA/BRIDGE	1	\$2,753.18
9431313	WILLOW STREET DEV. (19.19%)	100 W WILLOW	2	\$504.94
9431314	WILLOW STREET DEVELOPMENT CO	100 W WILLOW	1	\$6,703.35
9318712	WOOD JOHN R & BARBARA A	718 W CENTER	2	\$385.19
9429605	YOUNG YEN K	325 E MAIN	1	\$546.96
TOTAL ASSESSMENT:				\$370,000

City of Visalia Agenda Item Transmittal

Meeting Date: May 17, 2010

Agenda Item Number (Assigned by City Clerk): 9h

Agenda Item Wording: Authorize the Mayor to send a letter to the Board of Supervisors urging them to take the necessary steps to complete actions so that the Tulare County Economic Development Corporation (TCEDC) can gain final approval for its Enterprise Zone designation from the State of California.

Deadline for Action: The Board of Supervisors has a limited time to act because the conditional approval has a deadline.

Submitting Department: Administration

Contact Name and Phone Number: Steve Salomon, City Manager 713-4312

Department Recommendation: Authorize the Mayor to send a letter to the Board of Supervisors urging them to take the necessary steps to complete actions so that the Tulare County Economic Development Corporation (TCEDC) can gain final approval for its Enterprise Zone designation from the State of California.

Summary/background: Attached is a copy of a May 5, 2010 letter from Colby Wells as the Chair, Suzi Picaso as Vice-Chair, and Steve Peck as Immediate Past-Chair, of the Tulare County Economic Development Corporation (TCEDC). Their letter outlines their concerns about the potential withdrawal of the County from the TCEDC and the impact on the potential Enterprise Zone designation.

The County, and the eight cities in the County, under the auspices of the TCEDC applied to the State for this 15-year designation. The State offers sales and income tax incentives to businesses which locate in these designated zones. The local jurisdictions provide the marketing program, administrative support, and local incentives. This new designation is a successor to the current Business Incentive Zone Program which will expire in the near future. This program is a major economic development tool used in Tulare County to attract new businesses and to encourage existing businesses to expand here. It is made even more important because of the high unemployment levels which have historically been the case in the County and which have only worsened during this recent recession.

The TCEDC received a conditional approval of their application. If the County drops out of the TCEDC it will also drop out of the Enterprise Zone program and cause a material change in a

For action by:

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

For placement on which agenda:

Work Session
 Closed Session

Regular Session:

Consent Calendar
 Regular Item
 Public Hearing

Est. Time (Min.): _____

Review:

Dept. Head _____
(Initials & date required)

Finance _____
City Atty _____
(Initials & date required or N/A)

City Mgr _____
(Initials Required)

If report is being re-routed after revisions leave date of initials if no significant change has affected Finance or City Attorney Review.

number of aspects of the application and jeopardize the approval. The State could have justification for withdrawing its approval and the cities would have to apply again in a new competitive round.

This item would authorize the Mayor, on behalf of the Council, to send a letter to the Board urging them to remain members of the Tulare County Economic Development Corporation and complete the actions required to remove the conditions associated with the conditional approval.

Prior Council/Board Actions:

Committee/Commission Review and Actions:

Alternatives:

Attachments:

TCEDC letter dated May 5, 2010

Chamber of Commerce letter dated May 11, 2010

Recommended Motion (and Alternative Motions if expected):

I move to authorize the Mayor to send a letter to the Board of Supervisors urging them to take the necessary steps to complete actions so that the Tulare County Economic Development Corporation can gain final approval for its Enterprise Zone designation from the State of California.

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 17, 2010

Agenda Item Number (Assigned by City Clerk): 10a

Agenda Item Wording: Resolution dissolving the Capital Improvement Corporation of the City of Visalia (CIC). CIC Resolution 2010-01 required.

Deadline for Action: None

Submitting Department: Finance Department

Contact Name and Phone Number:

Eric Frost,	Admin Services Director	713-4474
Danielle Dew,	Financial Analyst	713-4598

Recommendation:

Staff recommends that the City Council, as the Board of Directors of the Capital Improvement Corporation (CIC) of the City of Visalia, dissolve the CIC since it is no longer in operation.

Background Information:

The City of Visalia City Council presides as the Board of Directors for the Capital Improvement Corporation of the City of Visalia (CIC). The CIC was formed in April of 1992 to assist in the financing of the Radisson Hotel, a taxable debt. The outstanding debt was paid off in January of 2003. Since the debt on the hotel was fully retired and the City does not anticipate operating a taxable enterprise like the hotel, the CIC is no longer needed.

On October 2, 2006 the City Council voted to dissolve the CIC. Due to additional state requirements that the CIC did not meet to become dissolved, it is still an active nonprofit corporation per the State of California. Since time has passed, the State has also changed the required resolutions. As a result, staff is asking that the City Council adopt the following resolution and follow the process below to complete the CIC dissolution.

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.): 3

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 process to dissolve the CIC includes:

- City Council passing Resolution No. 2010-01 to dissolve the CIC,
 - Winds up and dissolves the corporation, and
 - Allows the officers of the CIC to prepare and file such other documents and take any and all such other actions as may be necessary or advisable in connection with the winding up and dissolution of the CIC.
- City Council signing the State of California, Secretary of State, Form – DISS NP, Certificate of Dissolution,
- City Council signing the State of California, Secretary of State, Form – ELEC NP, Certificate of Election to Wind Up and Dissolve,
- City preparing the final state tax return, and verifying current status with Franchise Tax Board,
- City preparing and submitting the State of California, Attorney General's Office, Form RRF-1 for FY 2003 – 2009,
- City obtaining Dissolution Waiver from the Attorney General's Office,
- City submitting Final Notice of Submission to the Secretary of State's Office with supporting documentation, and
- City submitting Final Notice of Submission to the Attorney General's Office with supporting documentation,

Prior Council/Board Actions:

The CIC was formed in April of 1992 to assist in the financing of the Radisson Hotel. On October 28, 2002, Council authorized the early pay-off of the Radisson Hotel debt. At the October 2, 2006 City Council meeting, the Council voted to dissolve the CIC.

Committee/Commission Review and Actions:

Alternatives: Allow the CIC to continue to exist.

Attachments:

Resolution 2010-01
Certificate of Election to Wind Up and Dissolve
Certificate of Dissolution

Recommended Motion (and Alternative Motions if expected): Approval of resolution 2010-01 which authorizes the dissolution of the Capital Improvement Corporation of the City of Visalia. Authorization of the Certificate of Election to Wind Up and Dissolve. Authorization of the Certificate of Dissolution.

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)*

RESOLUTION NO. 2010-01

RESOLUTION OF THE BOARD OF DIRECTORS OF THE CAPITAL IMPORVEMENT CORPORATION OF THE CITY OF VISALIA ELECTING TO WIND UP AND DISSOLVE THE CORPORATION

The Board of Directors of the CAPITAL IMPROVEMENT CORPORATION OF THE CITY OF VISALIA, a California nonprofit public benefit corporation (the "Corporation"), as authorized by Sections 5211(a) and 6710 of the California Corporations Code, by Section 5.05 of the Bylaws of this Corporation, and by Article V of the Articles of Incorporation of this Corporation, hereby resolve as follows:

ELECTION TO WIND-UP AND DISSOLVE THE CORPORATION

WHEREAS, the Board of Directors has determined that the Corporation is no longer needed to provide financial assistance to the City of Visalia and thus, this Corporation shall be wound up and dissolved.

THEREFORE, IT IS RESOLVED: That the officers and directors of this Corporation are authorized and directed to take appropriate measures to wind up and dissolve this Corporation.

RESOLVED FURTHER: That on the commencement of proceedings to wind-up and dissolve the Corporation, the officers of this Corporation are authorized to execute the Certificate of Dissolution, and if necessary, the Certificate of Election to Wind Up and Dissolve and are authorized to cause the filing of such Certificates with the Franchise Tax Board, California Secretary of State and with the office of the California Attorney General, pursuant to California Corporations Code, Section 6611.

RESOLVED FURTHER: That on commencement of proceedings to wind-up and dissolve the Corporation, the officers of this Corporation are authorized and directed to prepare and file such other documents and take any and all such other actions as may be necessary or advisable in connection with the winding up and dissolution of the Corporation.

PLAN OF LIQUIDATION AND DISTRIBUTION OF ASSETS WHEREAS, the Corporation currently holds no cash or other assets, and the Corporation has no known debts and liabilities.

THEREFORE, IT IS RESOLVED: That there are no known debts or liabilities of the Corporation to be provided for or paid.

RESOLVED FURTHER: That after complying with the provisions of Sections 6713, 6715 and 6716 of the California Corporations Code, (i.e., securing from the Attorney General a written waiver of objections to the disposition of assets) any corporate assets, if any, remaining on hand shall be distributed, in conformity with the provisions of the Articles of Incorporation of this Corporation, to the City of Visalia.

RESOLVED FURTHER: That as this Corporation has no members and no known creditor or claimants, written notice of the commencement of the proceeding for voluntary winding up shall be given to the California Attorney General pursuant to California Corporations Code, Section 6613(c).

RESOLVED FURTHER: That the President and Secretary/Treasurer of this Corporation are authorized, empowered, and directed to execute and deliver in the name of and on Behalf of the Corporation such deeds, assignments, or other instruments of transfer as may be deemed necessary or proper and, in

general, the officers and directors of this Corporation are authorized, empowered, an directed to do any all acts and things necessary to carry out , perform, implement, and consummate the above-described distribution and to wind up the corporate affairs and dissolve this Corporation.

AUTHORITY OF OFFICERS; OTHER ACTIONS RESOLVED: That the President, the Secretary, and the Treasurer of this Corporation, or the designee of either such officer, are each authorized and directed, jointly and severally, on behalf of this Corporation and in its name to do such acts, and to execute, file and deliver such other certificates and documents as they may deem necessary or appropriate to accomplish the intentions of this Resolution, and such actions previously taken by such officers are hereby ratified and confirmed.

Steven M. Salomon, President of the Capital Improvement Corporation of the City of Visalia

Robert Link, Vice President of the Capital Improvement Corporation of the City of Visalia

Amy Shuklian, Director of the Capital Improvement Corporation of the City of Visalia

E. Warren Gubler, Director of the Capital Improvement Corporation of the City of Visalia

Mike Lane, Director of the Capital Improvement Corporation of the City of Visalia

Steven Nelsen, Director of the Capital Improvement Corporation of the City of Visalia

PASSED AND ADOPTED: STEVEN M. SALOMON, SECRETARY OF THE BOARD

STATE OF CALIFORNIA)
COUNTY OF TULARE) ss.
CITY OF VISALIA)

I, Steven M. Salomon, Secretary of the Board of the Capital Improvement Corporation, certify the foregoing is the full and true Agency Resolution _____ passed and adopted by the Board of the Capital Improvement Corporation at a regular meeting held on _____.

Dated: STEVEN M. SALOMON, SECRETARY OF THE BOARD

By Donjia Huffmon CMC, Chief Deputy

**City of Visalia
Agenda Item Transmittal**

Meeting Date: May 17, 2010

Agenda Item Number (Assigned by City Clerk): 11

Agenda Item Wording: Recommendation to refer the design and policies relating to the future softball field complex at Riverway Sports Park to the Parks and Recreation Commission and to accept the report on expenditures relating to the adult softball surcharge fee at Plaza Park

Deadline for Action:

Submitting Department: Administration

Contact Name and Phone Number: Steve Salomon (559) 713-4312 or Vincent Elizondo (559) 713-4367

Recommendation:

Recommendation to refer the design and policies relating to the future softball field complex at Riverway Sports Park to the Parks and Recreation Commission and to accept the report on expenditures relating to the adult softball surcharge fee at Plaza Park

Summary:

Design and Policies Relating to the Softball Complex:

In accordance with the adopted park master plan, the proposed new softball fields are located in the southwestern section of the sports park. This future phase of the park is estimated to cost between \$5 and \$6 million dollars but is not currently budgeted. The site of the future softball fields is currently being used as a storm drain/ponding basin to support development to the east of the park. The City hopes to eventually purchase a large storm drain facility further to the west to eliminate the need for the current temporary facility. However, until that is accomplished, no funding will be allocated for the actual design work. There is no urgency to design the fields or develop a policy.

At the May 3rd Council meeting, there was a decision made regarding the future use of the softball field complex. The Council indicated that it wanted to restrict the use of the softball fields to youth play only, reducing the distances of the fences from the proposed 300 feet to 225 feet. Since that time, there has been considerable discussion about the design and potential policies related to the future use of the softball fields at Riverway Sports Park.

For action by:

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

For placement on which agenda:

Work Session
 Closed Session

Regular Session:

Consent Calendar
 Regular Item
 Public Hearing

Est. Time (Min.): _____

Review:

Dept. Head _____
(Initials & date required)

Finance _____
City Atty _____
(Initials & date required or N/A)

City Mgr _____
(Initials Required)

If report is being re-routed after revisions leave date of initials if no significant change has affected Finance or City Attorney Review.

I am recommending that the Council refer the matter to the Parks and Recreation Commission and ask them to make a recommendation to the Council by the end of the year on both the design of the facility as well as policies related to it. As part of this request, the Parks and Recreation Commission will hold meetings to seek input from potential users of the future softball facility.

Adult Softball Surcharge Funds:

For many years, the City has been collecting an “adult softball surcharge fee”. This fee was first initiated in the late 1980’s or early 1990’s and was earmarked in a fund to help build a future softball complex or to improve the existing fields at Plaza Park.

The current City surcharge fee is \$8.50 per team. This amount has varied over the years and at one time was actually a higher fee than it is today. This surcharge is part of the overall \$410 team entry fee teams pay to participate in the adult softball program. The program is self-supporting and the \$410 team fee pays for officials, scorekeepers, awards, athletic lights, field maintenance, etc.

For many years, the City has also collected a surcharge fee from tournament teams that participate in weekend play at Plaza Park. These are private tournaments where organizers rent the fields from the City.

The combination of City league play and tournament play has yielded an average amount of roughly \$6,000 to \$7,000 per year from the adult softball surcharge fee.

Historically, at the end of the softball year, the adult softball surcharge fees are deposited into an enterprise account. These funds have been accumulating for many years in this designated account.

Plaza Park, which first opened in the late 1970’s, has been a popular location for adult softball for both City league play and for weekend tournament play. The availability of four lighted fields creating a softball complex is a great atmosphere for the adult softball playing community.

But as the park has aged, the softball community has complained about many factors including the condition of the turf (from the aging irrigation system); the outdated athletic lighting system; and the poor condition of the backstops and foul line fencing.

Recently the City has renovated the Plaza Park irrigation system at a cost of nearly \$650,000 greatly improving the condition of the turf. The athletic lights continue to be an issue but the cost to install a new state-of-the-art athletic lighting system would be roughly \$350,000 to \$500,000.

In 2008, the City Council authorized City staff to initiate a project to install new backstops; new foul line fencing; new dugouts; grading and concrete work; a shade structure and concrete for the plaza area between Fields 2 and 3. Overall, three fields were substantially renovated at a final cost of approximately \$225,875.

The funding from this project came from a State grant in the amount of \$80,000 and \$145,875 was charged against the adult softball surcharge fee account. According to the City’s Finance Division, this has left the adult softball surcharge fee account with a negative balance of approximately \$11,364. As authorized by Council, these monies will be repaid from future earnings from the adult softball surcharge.

It is recommended that the Council accept this report on the use of adult softball surcharge fees relating to the use of the softball fields at Plaza Park.

Recommended Motion (and Alternative Motions if expected):

I move to refer the design and policies relating to the future softball field complex at Riverway Sports Park to the Parks and Recreation Commission and to accept the report on expenditures relating to the adult softball surcharge fee at Plaza Park.

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)*

**City of Visalia
Agenda Item Transmittal**

Meeting Date: May 17, 2010

Agenda Item Number (Assigned by City Clerk): 12

Agenda Item Wording: Initiate a proposed Zoning Text Amendment (ZTA) to amend portions of Zoning Ordinance Chapter 17.48 pertaining to signage and promotional medium for subdivisions, and refer the ZTA to the Planning Commission for review. **(Continued from April 19, 2010)**

Deadline for Action: None

Submitting Department: Community Development Dept.
Planning Division

Contact Name and Phone Number:

Paul Scheibel, AICP, 713-4369
Alex Peltzer, 627-1000

Recommendations:

City staff and the City Attorney recommend that the City Council consider the information received and direct staff as follows:

1. Initiate and direct staff to process a Zoning Text Amendment (ZTA) of Visalia Municipal Code Chapter 17.48 (Sign Ordinance) pertaining to signage and promotional medium for subdivisions, and refer the ZTA to the Planning Commission for review including:

A. Allow up to two offsite subdivision directional signs with a size not to exceed 4'x4' per sign (16 sq. ft.), per subdivision, to be located on private property only, on non-Residential zoned property;

B. Allow up to two offsite A-frame signs, with a size not to exceed six sq. ft., to be located on private property only and within 1,500 ft. from the subject subdivision;

C. Rescind section 17.48.040 T (Subdivision Directional Signs) eliminating allowances of an unlimited number of 2' x 2' signs on off site parcels.;

D. Allow signs, devices, and activities on a subdivision site to promote that subdivision provided that all such activities are conducted within the private property of the

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.): 30

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.

subdivision site, and that any such signs, devices, and activities not produce noise that violates the City's Noise Ordinance, nor visible glare offsite of the subdivision or any occupied residence.

E. Require that the allowances for subdivision signage be regulated through a special sign program for each qualifying subdivision.

2. Include in the ZTA, rescission of section 17.48.040 U (Kiosk Sign Program), including amortization and removal of all existing kiosk signs within two years of the date of adoption of the ZTA.

A. Alternately, the City Council may consider retaining the Kiosk Sign Program, but amend the provisions to increase the amount of copy area an individual subdivision may occupy on a single kiosk.

If Council initiates a Code amendment, the matter will be processed as an amendment to the Zoning Ordinance. The Planning Commission will hold a public hearing and will make recommendations to Council on the amendment. Council will also hold a public hearing and will make the final decision on the amendment. This process will take 60-90 days to complete.

Summary/Background:

This item was first heard by the City Council on April 19, 2010, in conjunction with the Visalia Economic Stimulus Plan. Specifically, staff presented recommendations to amend the subdivision sign provisions in response to a request by the Home Builders Association (HBA) to immediately implement extensive new allowances for subdivision advertising and marketing. The item was continued on that date by the City Council (without the Council reaching any final decisions). The purpose of the continuance was for staff to bring back the results of further analysis and recommendations in response to questions and concerns that surfaced during the hearing. The recommendations contained in this report are based on the research and further analysis conducted since the April 19th hearing.

In summary, the recommendations that differ from the original staff recommendations include:

- From allowing up to four signs, each up to 32 sq.ft., has been modified to two signs, each up to 16 sq.ft., with no such signs allowed in Residentially zoned property;
- From allowing up to four A-frame signs in the public right-of-way, has been modified to two signs to be located on private property only;
- Taking a deliberate and lengthier course of action to implement the changes instead of directing that staff not enforce the accepted allowances while a ZTA is being processed.

The Home Builder's Association (HBA) letter requested considerably more offsite signage allowances. The request included immediate implementation through adoption of an urgency ordinance.

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The process to complete a ZTA is typically a three to six month process from the time it is initiated. The item requires public hearings before the Planning Commission and the City Council, all requiring public noticing as prescribed by state law and the City's Municipal Code. A second reading of an Ordinance amendment by the City Council is also required. This requires that the proposed action be agenized for at least three public meetings (one for Planning Commission, two for City Council). Finally, under the standard procedures, an ordinance only becomes effective 30 days after the second reading. The City Council may direct an ordinance become effective immediately after the second reading, which can reduce the overall timeline by 30 days. However, the most optimistic effective date for the action to be completed is mid-summer 2010.

After the first reading of the ZTA ordinance by the City Council, staff will notify potential participating subdividers (through the HBA) of the final provisions and encourage early submittal of sign program applications. All complete applications that comply with the provisions of the final ZTA will be held by staff until the ordinance becomes effective. Once the ordinance becomes effective (after second reading), subdividers will be able to emplace their signs and other devices immediately thereafter.

Analysis:

Since the April 19th hearing, staff has conducted further research and analysis in response to the questions and concerns raised by the City Council. The goal is to initiate an acceptable and enforceable set of revisions to the subdivision sign provisions that will assist the homebuilders, while preserving the progress made in the last several years to abate unsightly and potentially hazardous subdivision signage throughout the City.

A qualifying subdivision would be a subdivision with 10 or more lots and/or new homes for sale, and which has a sales office on the subdivision site. This would modify section 17.32.060 which currently requires subdivisions to be at least five acres in size. **Staff would recommend that this provision be amended regardless of the City Council's directions regarding subdivision signage.** Staff believes these criteria are not logical qualifying criteria for a subdivision to be able to have a sales office or other benefits. Further, the criteria would likely work at "cross purposes" with the City's policies to encourage in-fill developments, which frequently are situated on parcels smaller than five acres.

1. A. - Allow up to two offsite subdivision directional signs with a size not to exceed 4'x4' per sign (16 sq.ft.), per subdivision, to be located on private property only, on non-Residential zoned property.

At the April 19th hearing, concern was raised about the potential for proliferation of offsite signage to an unacceptable level as was the case before the concerted abatement program in late 2006. Research shows that there are 14 active subdivisions in the City at this time. Four signs per subdivision would immediately allow up to 56 signs throughout the City. At the height of the last residentially building boom there were over 55 active subdivisions. It is unknown if there will be this level of development in the future, but history shows there is substantially more subdivision development than the level that presently exists.

At the height of the abatement effort in late 2006, staff acted to have removed 180 of the most egregious offsite. These were of the 4' x 8' (32 sq.ft.) or larger size. This number and type of sign was determined to constitute blighted conditions on the City. Staff concludes the potential for 56 offsite signs now, and up to 220 signs if peak development levels return, would constitute a similar or greater blight condition than what was unacceptable in the recent past.

Staff recommends that limiting the number to two signs at a smaller maximum size provides a reasonable compromise to the HBA's request and the City's level of tolerance with offsite signage.

Concern was also raised about the potential for placing the offsite signs in residential yards. The recommendation has been modified to allow the offsite signs in non-residential zones only. Signs could still be placed on commercially zoned properties along major roadways. They could also be placed on quasi-public zoned property (often associated with church facilities) campuses. This would be an advantage for directional purposes, while avoiding the negative aesthetic effect of fixed signs on residential properties.

1. B. - Allow up to two offsite A-frame signs, with a size not to exceed six sq.ft. per sign to be located on private property only and within 1,500 ft. from the subject subdivision.

Since the April 19th hearing staff has further considered the potential effects of blight and obstructed pedestrian access if four A-frame signs are allowed in the public right-of-way. Staff now recommends that allowing up two such signs but on private property only will adequately serve the HBAs needs for close-in directional signage, but without the potential for the negative effects of too many poorly located signs.

1. C. - Rescind section 17.48.040 T (Subdivision Directional Signs) eliminating allowances of such signage.

This existing allowance for offsite signage applies to all types of offsite residential sales advertising, without the need for a sign permit. It currently allows unlimited numbers of signs (only limited to one sign per parcel and up to four sq. ft. per sign). It was originally added as a compromise and supplement to the Kiosk Sign Program to allow close-in way finding through local residential streets to the subdivision sales location. However, it has not been as extensively used by subdivision developers as it has been used to direct traffic to individual home sales from highly visible residential intersections. It is believed the A-frame signs can accomplish the purpose of providing close-in directional guidance for subdivision sales customers.

1. D. - Allow signs, devices, and activities on a subdivision site to promote that subdivision provided that all such activities are conducted within the private property of the subdivision site, and that any such signs, devices, and activities not produce noise or visible glare offsite of the subdivision or any occupied residence.

Staff recommends that the proponents be allowed wide latitude to include devices and activities to promote and activate their subdivision locations. This recommendation is tempered by two provisions: 1) That all such activities be conducted within the private

property of the subdivision site; and 2) that any such devices and activities not produce noise or visible glare offsite of the subdivision.

If these provisions are approved, it is anticipated that the proponents will introduce unique vehicles (fire trucks, uniquely painted vans, etc.), balloons and blimps, banners attached to perimeter walls, human spinners and the like, all allowable only within the confines of their subdivision locations. In the past, all of these have been seen utilized in conjunction with subdivision promotional activities.

The difference now would be that they are limited to being within the confines of the subdivision location. Also, artificial lighting, and reflective glare producing devices would not be allowed by this provision. Similarly, no noise producing activities that could affect adjacent streets or residences would be allowed.

1. E. - Require that the allowances for subdivision signage be regulated through a special sign program for each qualifying subdivision.

At the April 19th hearing, the City Council expressed concern about maintaining compliance with any new allowances granted for subdivision signs and promotional activities. The special sign program process is recommended because it would unify all of the signage for a subdivision as a single entitlement package for each qualifying subdivision.

This would establish a relatively simple review and approval process that can be completed at the staff level, usually within one week of submittal by an applicant. It would provide a valid "paper trail" for the entitlement and facilitate a common understanding of the limits of the entitlement, including the duration, and allows enforcement through non-renewal, immediate revocation, or penalties assessed for noncompliance through the administrative hearing process.

2. Include in the ZTA, rescission of section 17.48.040 U (Kiosk Sign Program), including amortization of all existing kiosk signs within two years of the date of adoption of the ZTA.

Staff recommends that the Kiosk Sign Program be rescinded. The HBA's request letter of April 8, 2010, and testimony offered at the April 19th hearing asserts kiosk signs are ineffective for the purpose of guiding homebuyers to subdivision locations. Evidence in support of the contention is the relative absence of copy on the 59 kiosk signs throughout the City. Further testimony showed the signs are subject to graffiti and other forms of vandalism.

If the Kiosk Sign Program is rescinded, no more kiosk sign permits will be issued. The 59 signs currently permitted, will be removed from their locations in one of several ways. Since the signs are private property with some economic value, they could not be removed immediately solely as a result of adoption of an ordinance. Instead, it is recommended that a two-year amortization schedule be included in the ordinance to rescind the Kiosk Sign Program. Under an amortization schedule, the signs could remain until the end of the period, after which they would have to be removed by the owners or be removed by the City at the owner's expense.

A. Alternately, the City Council may retain the Kiosk Sign Program, but amend the provisions to increase the amount of copy area an individual subdivision may occupy on a single kiosk.

As an alternative to rescinding the Program, the City Council could direct that section 17.48.040U 1. be revised to increase the amount of copy area and/or copy content a single subdivision can retain on a kiosk. Presently, each subdivision is limited to one 18"x60" panel, and may only contain the name of the subdivision or developer and logo.

Prior Council/Board Actions: The item was continued from April 19, 2010, without action.

Committee/Commission Review and Actions: None

Alternatives: The City Council may:

1. Initiate the plan to amend the Zoning Code with amended allowances other than those recommended by staff;
2. Retain the existing Kiosk Sign Program;
3. Take no action at this time, including no changes to the Kiosk Sign Program.

Attachments: 1. VMC Chapter 17.48 (extract)
2. City Council Staff Report, April 19, 2010

Recommended Motion (and Alternative Motions if expected):

I Move to initiate a proposed Zoning Text Amendment (ZTA) to amend portions of Zoning Ordinance Chapter 17.48 pertaining to signage and promotional medium for subdivisions, and refer the ZTA to the Planning Commission for review, as recommended in the staff report.

Environmental Assessment Status

CEQA Review:

NEPA Review:

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<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:
Home Builder's Association
Visalia Chamber of Commerce Governmental Affairs Committee
Owners of Kiosk Signs located in the City of Visalia (three entities)

This document last revised: 5/13/10 1:48:00 PM

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**City of Visalia
Agenda Item Transmittal**

Meeting Date: May 17, 2010

Agenda Item Number (Assigned by City Clerk): 13

Agenda Item Wording: Funding of Employee Costs and Pensions

Deadline for Action: None

Submitting Department: Administrative Services

Contact Name and Phone Number: Eric Frost,
Administrative Services Director

Department Recommendation: That the Council receive the following report on employee costs and pensions, noting that

- The General Fund devotes about 76% of its resources to employee related costs, which has increased over time; and,
- Current PERS contributions of approximately \$6 million a year will rise by FY 2012/13 to a little more than \$7 million a year given the PERS assumed returns of 7.75% a year investment returns.

Summary/background:

Mayor Link has asked the Finance Department to examine what portion of the General Fund is devoted to personnel costs. In addition, the Finance Department has prepared this paper to also examines the City's pension plans due to recent newspaper coverage.

Employee Costs. To examine General Fund employee costs, the Finance department prepared Table A, Personnel Expenses as a Percentage of the General Fund found at the end of report. From this table, two charts were created, namely, Chart 1, Wages and Benefits as a Percentage of the General Fund, and Chart 2, Fringe Benefit Costs as a Percentage of the General Fund.

For action by:

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

For placement on which agenda:

- Work Session
 Closed Session

Regular Session:

- Consent Calendar
 Regular Item
 Public Hearing

Est. Time (Min.): _____

Review:

Dept. Head _____
(Initials & date required)

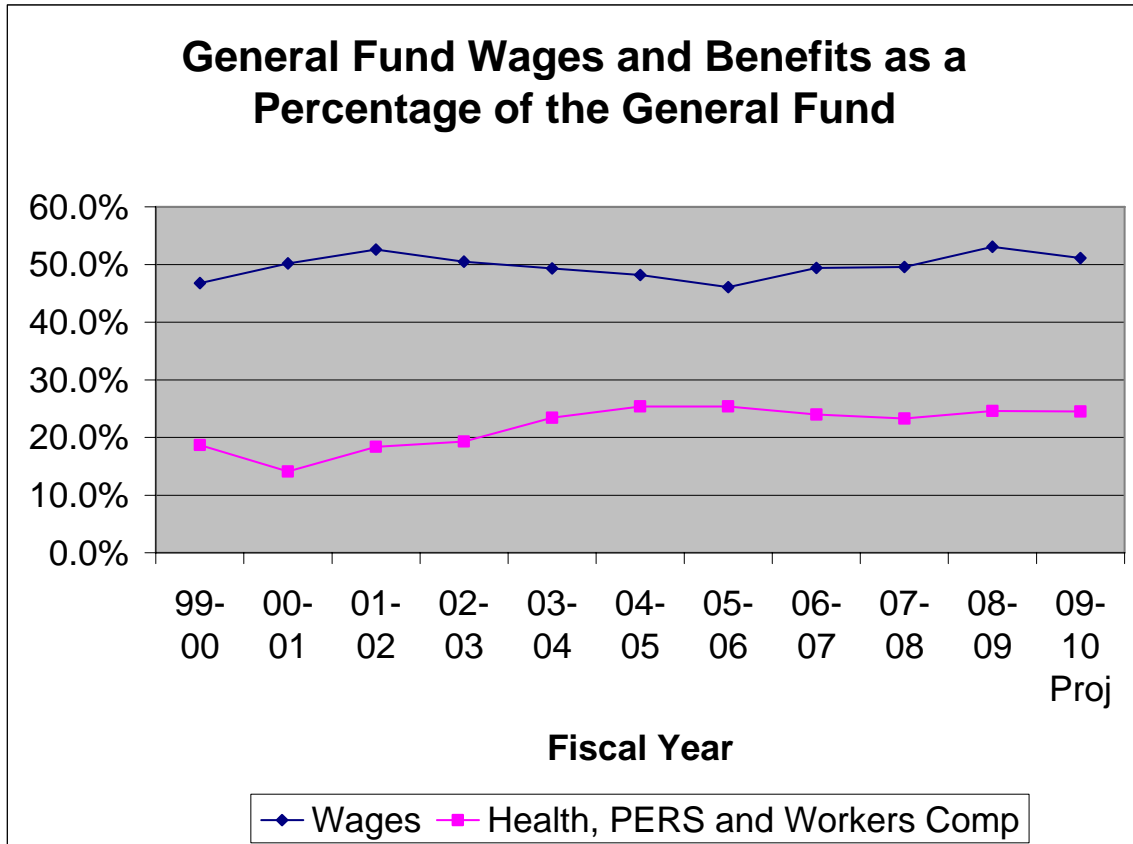
Finance _____
City Atty _____
(Initials & date required or N/A)

City Mgr _____
(Initials Required)

If report is being re-routed after revisions leave date of initials if no significant change has affected Finance or City Attorney Review.

The two charts show that generally, these costs have risen over time. Wages as a percentage of the General Fund reached 53% as of 2001/02 and should be 51% in 2009/10. At the same time, these costs have vacillated up and down over the last decade. Conversely, benefits have increased from just under 20% to around 25% today.

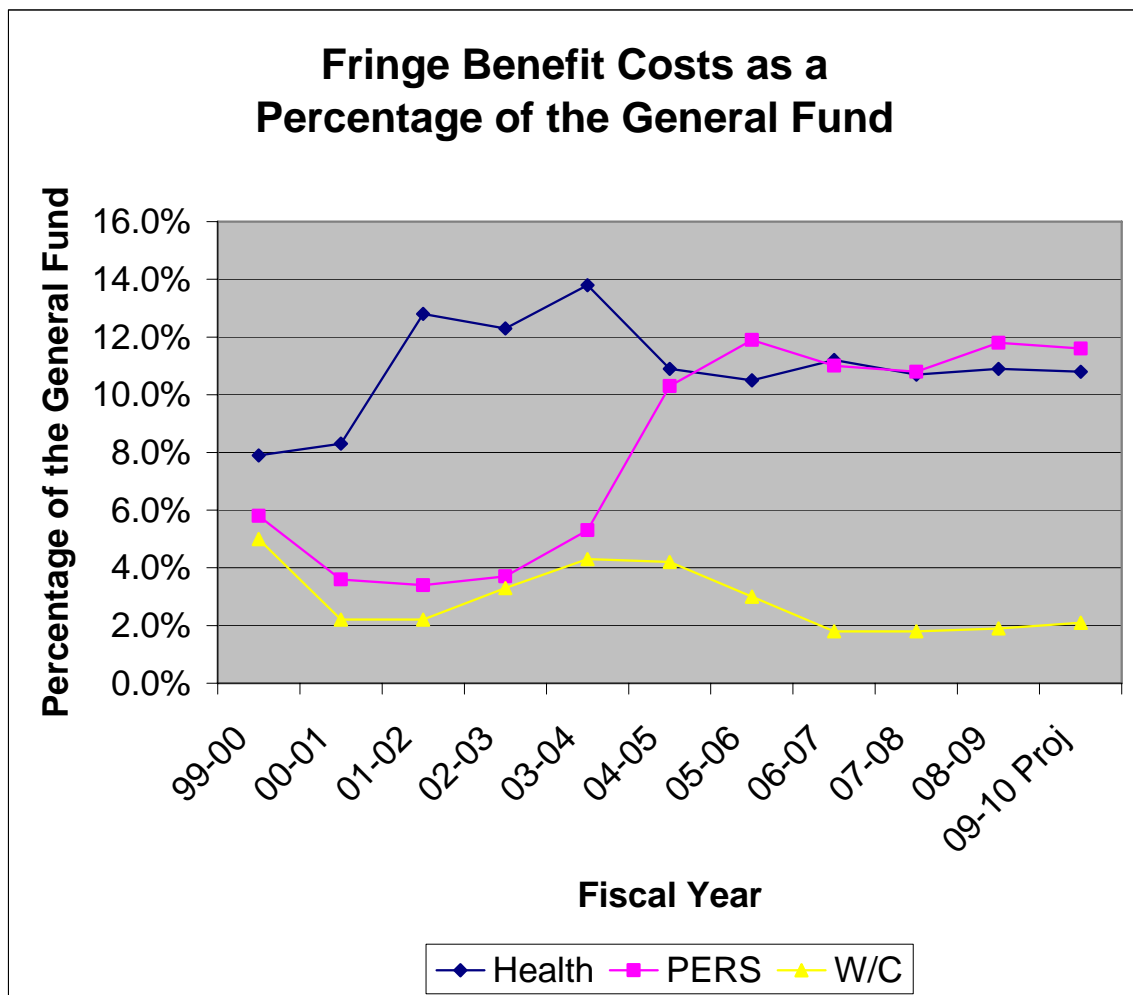
Chart 1



The rise in benefit costs deserves more evaluation and is shown in Chart 2, Fringe Benefit Costs as a Percentage of the General Fund. This chart shows three distinct trends in the major benefit programs for employees being:

- Health Benefits.** These costs rose dramatically in the early 2000s. In January of 2005, the City joined the EIA Health Benefits Joint Powers Authority, which allowed the City to restructure its service delivery and lower cost. Further, the City implemented an Employee Health Benefits Committee which jointly manages the program with the City. Cost increases are shared between the City and employees, but employees are given credit for implementing cost containment strategies which tend to moderate costs for this benefit.

- **Workers Compensation.** Prior to 2004/05, the City purchased workers compensation insurance. Since then, the City has self-insured its risks and lowered its costs substantially.
- **Pensions.** Pension costs have risen dramatically over the past decade, from less than 4% of the General Fund to about 12% of the General Fund. This change is due about equally to enhanced benefits and less than expected investment returns. In other words, 4% of the 8% increase can be attributed enhanced pension benefits and 4% to poor investment results. Pension costs, however, have had two major cost shocks: one shock came as PERS had three years of almost no growth. That caused a spike in costs in the early part of the last decade. The second cost shock is still coming and is discussed in the next section.



CalPERS Pension Funding. Recent newspaper articles have declared that governmental pensions are in trouble. This report examines the condition of Visalia's pension program and what to expect in the near future.

Pensions can be divided into two types, a defined benefit or a defined contribution. A defined contribution has the employer providing a defined amount of money on behalf of the employee for their retirement. Typically, these pensions are 401Ks. In contrast, City employees have a defined benefit, which means that the City defines the benefit the employee will earn if they work for the City a minimum number of years. As for the City's non-safety employees, this benefit is now called 2.5% @ 55, which means for every year of service an employee provides to the City, at age 55 he or she will receive for life 2.5% of the average of their highest three years of salary.

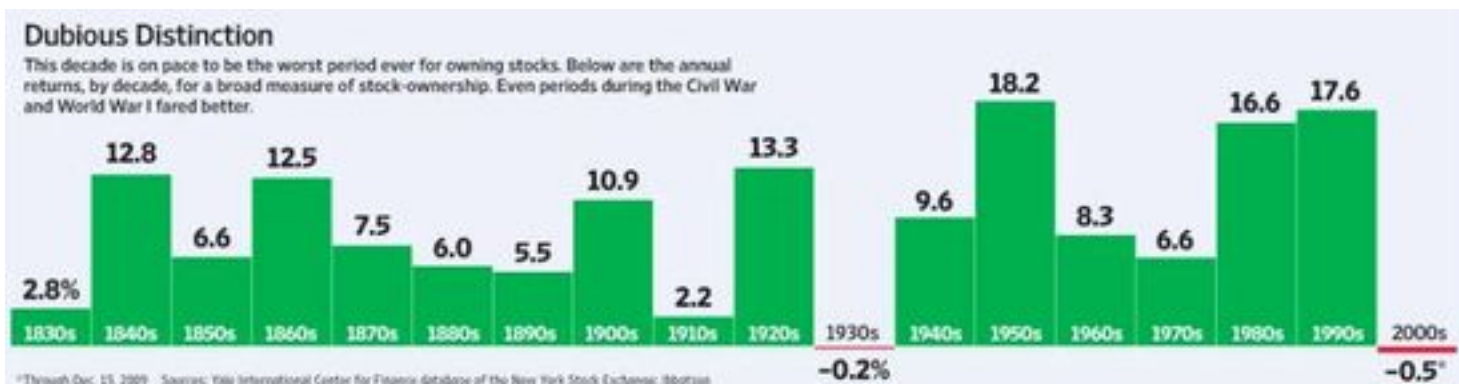
California cities have the option to participate with the California Public Employees Retirement System, CalPERS. The City of Visalia has a contract with CalPERS to provide employees with certain pension benefits. These benefits are contractual; the City is obligated to fund the benefits at a level prescribed by the CalPERS board.

The funding of the benefits comes from three sources:

- A fixed percentage paid by the employee (9% of salary for public safety employees and 8% of salary for miscellaneous employees.);
- The investment returns achieved by CalPERS; and,
- The residual or actuarially required amount paid by the City after these two sources is accounted for.

Over the long-run, CalPERS has been fairly successful; 75 percent of the paid benefits to retirees have come from investment earning. For comparison, Chart 3, Stock Market Returns by Decade shows that the 2000s have produced the worst returns since records were maintained.

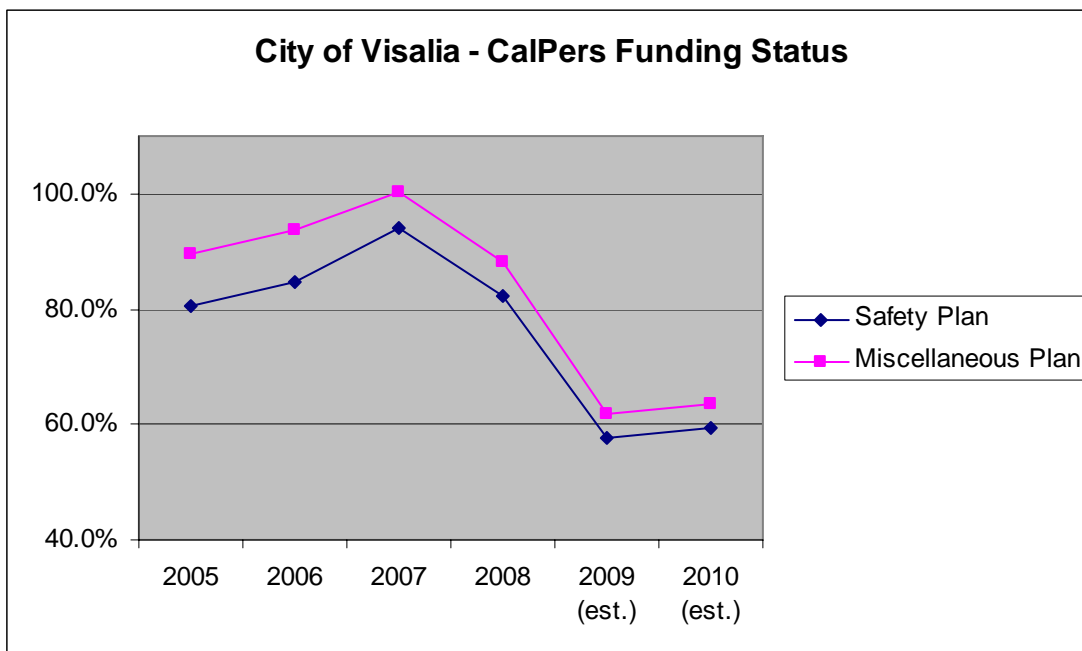
Chart 3
 Stock Market Returns by Decade
 Source: Wall Street Journal, Dec. 20, 2009



The Chart shows that from an investment perspective, the last 10 years were worse than the great depression. The problem that this causes for local government pensions is that if the investment component of pension payments falls off, the funder of last resort, the City, must make up extra payments.

Chart 4, City of Visalia - CalPERS Funding Status, shows the progress that Visalia has made towards funding its pension programs. The chart shows the ratio of the City's pension assets compared to pension obligations.

Chart 4



The ideal funding status would be that market assets equal pension obligations. In that case, the funded status would be 100%. Because market returns can

vary greatly, PERS tries to keep market assets within a corridor of +/- 20% of the pension obligation. In other words, PERS seeks to maintain a funding status between 120% and 80%.

The chart shows that by mid-decade, the City's two pension programs, Safety and Miscellaneous Employees, were both funded above 80%. Funding improved for a few years, but then started to decline in the Fiscal Year ending June 30, 2008. The real decline, however, occurred in Fiscal Year 2009. CalPERS documents estimate that as of the end of June 30, 2009, Visalia's Safety and Miscellaneous Plans were funded at 58% and 62%, respectively.

These numbers are significant because PERS funding policies require contracting cities like Visalia to increase funding in two ways, namely:

- When funding is between 100% and 80%, a 15 year averaging process will adjust rates to achieve 100% funding; however,
- When funding falls below 80%, a special surcharge is added to the contracting city's rate to bring the plan back to at least the 80% funding level.

This surcharge is much like a mortgage. For 30 years the City will need to make an extra payment to bridge the funding gap between the difference of 80% funded and whatever lower amount the plan is at.

CalPERS took a special action this last year to allow for a phasing in of the new CalPERS rates. The action divided up the time to implement the surcharge over three years, setting the following guidelines:

- By June 30, 2011, plans must be at the 60% funding level or pay a surcharge;
- By June 30, 2012, plans must be at the 70% funding level or pay a surcharge; and,
- By June 30, 2013, plans must be at the 80% funding level or pay a surcharge.

The reason that CalPERS adopted this relaxed implementation program is that it is typical that after a dramatic decline, the following year or two has larger than normal gains. Thus, to avoid an actuarial surcharge which might not be necessary, the board allowed a phased in adjustment period.

CalPERS has given the City an estimate of what the rate change would be if investment earnings were 7.75% for the next three years. These increases suggest that the City could face increased contribution rates as follows in Table I, Potential Pension Cost Increase.

Table I

Potential Pension Cost Increase			
Amounts in Millions			
	2011	2012	2013
Safety			
Salary Base	\$14.4		
Rate Change	0.7%	1.8%	1.8%
Cost	\$0.10	\$0.26	\$0.26
Miscellaneous			
Salary Base	\$14.0		
Rate Change	0.0%	1.8%	1.8%
Cost	\$0.00	\$0.26	\$0.26
Annual Increase	\$0.10	\$0.52	\$0.52
Cumulative Increase	\$0.10	\$0.62	\$1.14

There is at least some good news. As of 2/28/10, CalPERS had earned 12% for the fiscal year. Recent events have caused the stock market to retrace its gains back to the levels achieved as of January 1, 2010. However, PERS is only 50% invested in the stock market. In any case, it still appears likely that PERS will achieve the 7.75% assumed rate this year and possibly a little more. If CalPERS achieves more than 7.75%, the cost increases will be slightly less than what is shown in Table I. If the achieved rate is less than the 7.75% actuarial rate, the increase will be a little more. However, to completely eliminate the surcharge, CalPERS would need to earn over 20% a year for the next two fiscal years.

As a result, the Finance recommends has factored in a probably increase in PERS costs of \$100,000 for this next fiscal year with probably increases of \$500,000 a year for the next two years thereafter.

Prior Council/Board Actions:

Committee/Commission Review and Actions:

Alternatives:

Attachments: #1 CalPERS Pension Costs for City of Visalia Safety and Miscellaneous Plans

Recommended Motion (and Alternative Motions if expected): Receive a report about budget issues.

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 17, 2010

Agenda Item Number (Assigned by City Clerk): 14

Agenda Item Wording: Continued review of select FY 2010-11 & 2011-12 Capital Improvement budgets and future Capital Improvement Program (CIP) requests and amend 2009-10 budget to move Public Safety Building appropriation to Consolidated Dispatch Center Project.

Deadline for Action: June 21, 2010

Submitting Department: Administration/Finance Division

Contact Name and Phone Number:

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

Department Recommendation:

That the City Council accepts the fourth presentation of the City's Capital Improvement Project (CIP) report and provide 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 2010-16 Capital Improvement Program (CIP). The remaining portion of the Capital Improvement Program will be brought to Council for review on May 17th.

The CIP includes all projects and equipment purchases costing \$10,000 or more. When possible, Capital Projects are separated from the operating budget, by the use of separate capital funds. This allows a clearer view of capital activities and prevents operating budgets from being artificially inflated by those same capital activities. The operating portions of the CIP funds remaining for review will be brought to Council along with the full operating budget in June.

The Capital Improvement Program presents the two fiscal years 2010/11 and 2011/12 for adoption and appropriation. *Four additional years are shown for planning purposes.*

This allows Council to plan future projects and consider the near term impacts of those decisions. However, only the first two years are proposed for appropriation and deserve greater scrutiny. Amounts included in the final four years will not be appropriated.

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.

It is recommended that Council reviews and either tentatively approves or directs 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 2010.

Staff response to Council questions from May 3rd session:

Can the Groundwater Management Plan be prepared by City staff in-house?

A significant portion of the Groundwater Management Plan can be prepared in-house by City staff; however, some portions of the plan will require use of local engineering firms which have specialized expertise, especially regarding surface-water allocations, rights, transfers, and conveyances; identification and design of potential in-channel structures to facilitate groundwater recharge; and other specialized technical knowledge. In-house Staff resources will be utilized to the extent practicable, and outside services can be covered with prior-year CIP funds.

The additional funding that was requested is for use of these consulting and professional services on an ongoing basis, when needed to address groundwater management issues. These services have enabled the City to be much more efficient and effective with water purchases and groundwater recharge. Staff proposes the description of this budget request be changed as follows:

Water Resource Management- Funding for engineering consulting services as needed to address water-management issues specifically related to water purchases and groundwater recharge. Not to be used for engineering services available from City staff.

Please see line 6 of the revised Underground Water Recharge Fund (1224) summary on pages 11-12.

Tonight's CIP Funds for discussion:

Table 1: Proposed Funding

Fund Name (Page #)	Fund #	Proposed 2010-11	Proposed 2011-12
General Fund, (Pages 13-21)	0011	\$861,969	\$501,728
Community Sports Park, (Page 22)	0014	858,000	-0-
Fire Impact Fee, (Page 23)	1061	259,410	33,000
Measure T – Fire, (Page 24)	1122	2,525,022	-0-
Northeast Capital Improvement, (Page 25)	1711	50,000	50,000
Convention Center, (Pages 26-28)	4131	255,000	280,000
Management Information Systems, (Pgs. 29-30)	5111	90,000	651,350
Total Projects		\$4,899,401	\$1,516,078

General, Fund 0011 (Page 13-21): This fund's revenues for the most part, are discretionary and can be used for any governmental purpose. The General Fund has proposed capital expenditures of approximately \$862k and \$502k in 2010/11 and 2011/12, respectively. Projects to be funded with grants reduce the actual cost to the General Fund by \$101k in 2010/11. A brief summary of the proposed capital budget is shown in Table 2: Summary of Proposed General Fund CIP Budget.

Table 2: Summary of Proposed General Fund CIP Budget

	2010-11	2011-12	2-year Total
Proposed Budget Appropriation	\$ 861,969	\$ 501,728	\$ 1,363,697
Less Grant Funding	(101,280)	-	(101,280)
Net Appropriation	<u>\$ 760,689</u>	<u>\$ 501,728</u>	<u>\$ 1,262,417</u>

There are 33 capital projects proposed in the General Fund, 29 requesting funding in the 2-year portion of the budget. A list of proposed projects in the 2-year portion of the budget, including staff rankings follows in Table 3: General Fund CIP Request Ranking – 2010/11 – 2011/12 Budget Years. In order to limit capital expenditures in the 2-year budget, some projects requesting funding in the first two years have been pushed into the third year, or beyond. There are also projects that have been frozen in the current budget still waiting for funding that have not been recommended for inclusion in this budget. A list of these items (pushed and frozen projects) is included in Attachment C, page 37.

The projects proposed in the General Fund have been through a committee review process. The General fund CIP committee is made up of representatives from each City department. Each project is assigned a rating by the committee which is used to rank requests to determine their funding priority. A brief description of the ranking guidelines follows:

- Level Ranking:
 - Level 1 – Items of highest importance
 - Imminent Health and Safety Issues
 - Council Priorities
 - Contractual Obligations
 - Level 2
 - Risk of Health and Safety Issues
 - Supports COV General Plan
 - Results in savings or avoids additional costs
 - Level 3
 - Promotes efficient operations
- Sub-ranking within levels:
 - Sub-ranking A
 - Health and Safety
 - Urgent Need
 - Sub-ranking B
 - Highly Desirable/Useful
- Apply Priority within Levels:
 - + Moves items to higher priority
 - – Moves items to lower priority

General Fund Reserves: In the past, when the General Fund has had remaining fund balance at the Fiscal Year end (Revenues in excess of expenses) this amount has been distributed to reserves for specific projects. In addition to distributions of fund balance, proceeds from the sales of General Fund owned land have also been distributed to these same reserve accounts. The Administrative Services department will be bringing a discussion of General Fund reserve accounts back to Council by the end of June. Council will have an opportunity at that time to provide direction on the distribution of future land sales and ending fund balances.

General Fund Advances: A number of potential projects are discussed here which could make demands upon the General Fund's unrestricted fund balance. Advances to capital project funds can quickly deplete the General Fund's available balances. Prior to budget adoption, finance will gather all these potential advances to show their cumulative impact to the General Fund.

Table 3: General Fund CIP Request Ranking – 2010/11-2011/12 Budget Years

#	Project Description	Rate	Grants/ Donations	General Fund Portion	
				2010-11	2011-12
1	Kenwood Portable Radios	1A		30,918	
2	Station 51 Exhaust Removal Fan	1A		27,446	
3	Thermal Imagers- Fire	1A		27,359	30,084
4	Replacement voice logging system for recording 9-1-1 calls	1A	8,564	15,424	
5	62 EMS Pathogen Jackets	1A		23,112	
6	Pre-Emption Systems for Emergency Vehicles	1A		17,000	17,000
7	Move South Side Radio Repeater	1A		9,804	
8	New NW Radio Repeater	1A			23,488
9	Main Street Theater Code Compliance *	1A-		66,000	27,898
10	Maintain City Owned property leased to tenants	1B+		50,000	50,000
11	Maintain City owned/City Occupied property	1B+		50,000	50,000
12	Demo Rotary Park Playground	1B		10,000	-
13	Parking Lot Maintenance	1B		125,000	150,000
14	10 Chemical Suits	1B	25,216		
15	Explosive Training Breaching Façade	1B	17,500		
16	Remove wood pillars and add block wall Crestwood Pk	1B		15,000	-
17	Corp Yard Storm Water Drainage	1B		13,500	-
18	Replace and update old key machine	1B		13,080	
19	Bluetooth Breathing Apparatus	1B		21,746	
20	Anthony Community Center Plumbing Project	2A		78,500	-
21	Corp Yard (SCE Parcel) Black Top	2			30,000
22	Crime Scene diagramming device	2			11,298
24	City Council Meeting Video Streaming	3		35,000	-
25	Productivity improvements	3		10,000	10,000
26	Replace Downtown Holiday Decorations	3	50,000	50,000	
27	Fire RMS Mobile Project	3			66,918
28	City Council Chambers Refurbish	3		51,800	
29	Crime Lab interview tracker	3			15,042
30	Annexations of County areas			20,000	20,000
Total			101,280	760,689	501,728

*Cost of this project covered by rent revenues received from tenant

Sports Park – General Fund Designation, fund 0014 (Page 22): 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 third phase of the Riverway Sports Park. As noted in the discussion of the Parks Impact Fee fund (1211) on May 3, 2010, Phase 3, will develop improvements to the area just south of the existing BMX area and east of the new baseball fields. Approximately .3 acres will be developed to include a new playground, restrooms/concession, two new small picnic shelters, sidewalk and landscaping improvements. Also included is the extension of Giddings Avenue north to the new main western entry point into the sports park complex, the development of 600 feet of new roadway inside of the park from the Giddings Avenue main entry point to the improved parking lot supporting the youth baseball complex and the development of the central core of the sports park with a new irrigation system, turf, and trees. A new temporary parking lot just east of the future softball complex/current temporary storm basin will also be built. All of these improvements will be in accordance with the adopted park master plan.

All phases of the Riverway Sports Park project have been jointly funded with the Park and Recreational Facilities Fund (1211). Phase 3 also includes funding from the Transportation Impact Fee fund (1241) and the Storm Sewer fund (1221). The capital budgets for all other funding sources of this project have been tentatively approved by Council at prior meetings.

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 3, the Park Impact Fee fund will have paid 41 percent of the total project cost.

Public Safety Funds – Future Projects:

The public safety funds are the planned funding sources for future public safety infrastructure. Two projects proposed for this funding and currently in the planning stages are the Consolidated Dispatch Center and the Public Safety Building.

Consolidated Dispatch Center: This is a joint project between the City of Visalia and Tulare County agencies. A study is currently underway which will produce a comprehensive implementation plan for creating a county-wide consolidated dispatch center. The proposed City of Visalia public safety building has been considered as a location. However, a separate function-specific building may simplify the logistics of funding from multiple agencies as well as enhancing the potential for grant funding. This project will return to Council for direction once the study is complete.

Public Safety Building: The public safety building planned for the new Civic Center complex is to be funded jointly between the Public Safety Impact funds, Measure T funds and the Civic Center Reserve. This project currently has an appropriation of \$4.6 million from prior years for design, but has been on hold since 2008. As the Consolidated Dispatch Center has been determined to be of a higher priority, **staff proposes this project's current appropriation of \$4,605,740 be moved to the Consolidated Dispatch Center project.**

The full cost of these proposed projects is difficult to estimate without a completed preliminary plan. However, the cost is expected to significantly exceed the current resources of the public

safety funds. As a result some form of debt financing will be required. As the scope of these projects is developed, the options for their financing will also be determined and brought back to Council for their direction. A discussion of Public Safety Funds with proposed funding follows.

Fire Impact, Fund 1061 (Page 23): This fund is derived from the Fire portion of the 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 or maintenance. The Fire Impact Fee fund received a general fund advance of \$2.2 million to cover its portion of the Northwest Fire Station project completed in June of 2009. Any project spending from this fund will require additional general fund advances or debt financing for this fund. If no project expenditures are made from this fund, it is projected to fully repay the general fund advance by the end of Fiscal Year 2017/18.

This fund has 2 projects requesting funding in the 2-year portion of the budget including land acquisition and design for a new Fire Station. The full cost for construction of this station will be determined during the design process. Every effort will be made to control the cost of this facility and staff will continue to seek Council direction as this project moves forward.

Fire is recommending an amendment to the Measure T Plan which would allow the planned Fire Station to be moved to a Southwest location. With the lease of Station 56 in the Southeast a greater need for a new station has been identified for the Southwest. A new Southwest station would improve the extended response times currently experienced in that area of the city. Approval of this amendment would place the greater portion of this project's cost on the Measure T fund. The percentage of funding split between the Fire Impact fees and the Measure T-Fire fund for this project is based upon estimates of new development in the area to be served by the new station. The current amount requested from Fire Impact fees for this project is an estimate based upon the Southwest service area. This estimate will be reviewed by the City planning department in conjunction with the request to amend the Measure T plan and adjusted as necessary. Any project spending from this fund will require debt financing of this funds portion.

Fire Sales Tax (Measure T), Fund 1122 (Page 24): 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. Revenues are to be spent on public safety. This fund is projected to have a balance of \$7.6 million at 6/30/10. The balance accumulating in this fund will be required in the future for capital projects such as the new Fire Station, Consolidated Dispatch Center, Public Safety Building and to help fund the initial cost of the new fire stations workforce in 2012/13.

The Fire Sales Tax Fund has two projects which are proposed for funding in the two-year budget. These include funding for land acquisition and design of a new Southwest Fire Station (as discussed in the Fire Impact Fee section above) and the purchase of an additional fire engine. Both projects proposed are included in the Measure T expenditure plan.

The new fire station was originally planned for a Southeast location. Fire is recommending an amendment to the Measure T Plan which would allow the planned Fire Station to be moved to a Southwest location. For more information on this project and proposed amendment, please see the Fire Impact Fees section above.

North East Capital Improvement, Fund 1711 (page 25): This fund is derived from fees paid by developers, builders, and sub dividers for projects located in the Northeast Specific Plan Area. These fees are collected in addition to the development impact fees charged citywide.

These fees fund the construction of storm drain facilities, parks, bike paths, medians, block walls, landscaping, and amenities as identified in the Northeast Specific Plan.

This fund is proposed to continue setting aside all fees collected to be used in reimbursing developers for public improvements in accordance with the Northeast Specific Plan.

Convention Center, Fund 4131 (pages 26-28): This fund's revenues come from rental fees at the Convention Center and from a General Fund contribution. Funds are to be used only for Convention Center projects. Because the Convention Center receives a subsidy from the General Fund, capital projects in this fund have been limited to \$300k per year. In order to build up funding for larger projects in 2014-2016, projects in the 2-year portion of the budget have been reduced.

The Convention Center Fund has a total of 13 projects in its capital plan 5 of which are funded in the two-year budget. As shown in Table 4: Summary of Convention Center Capital Funding, Grant funding will be sought to pay for \$65k of the proposed projects, leaving an appropriation of \$535k (\$255k in 10/11 and \$280k in 11/12) in the 2-year budget. Of this amount, \$205k would be spent on current capital projects and \$330k would be added to the revenue from the telescopic seating fee of \$22k for a total of \$417k reserved to set aside funding for larger projects in future years.

Table 4: Summary of Convention Center Capital Funding

Description	2010/11	2011/12	2-year Total
General Fund appropriation	\$ 255,000	\$ 280,000	\$ 535,000
Telescopic Seating Fee	11,000	11,000	22,000
Grants/ other funding	45,000	20,000	65,000
Less: Capital Budget	(90,000)	(115,000)	(205,000)
Set Aside for future Projects	\$ 221,000	\$ 196,000	\$ 417,000

There are many projects that would be beneficial to the Convention Center. However, with limited funds, the City must choose only those projects which are most necessary. A list of projects which were considered for submittal but not recommended for funding is included in Attachment B, page 36.

Information Services, Fund 5111 (Pages 29-30): 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 7 capital projects, 3 of which require funding in the 2-year budget. These proposed projects are for scheduled replacements of existing equipment and software. The largest project in the 2-year portion of the budget is the communications network replacement in the 2011/12 year for \$383k.

Summary:

The City's CIP details a six-year plan for the expenditure of funds and the completion of projects (see pages 11-30). Information for the years 2012/13 through 2015/16 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 31-35). 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 32)
Northeast	Map B (page 33)
Southwest	Map C (page 34)
Southeast	Map D (page 35)

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 11-30. 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.

Funds Remaining for Review:

Funds which will be brought back to be reviewed by Council at the Work Session scheduled for June 7th.

<i>Fund #</i>	<i>Fund Title</i>	<i>Fund Manager</i>	<i>Review Date</i>
5011	Fleet Services	Mike Morgantini	06/07/10
5012	Fleet replacement	Andrew Benelli	06/07/10

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	04/12/10
4311	Wastewater Treatment Plant	Jim Ross	04/12/10
4411	Solid Waste	Earl Nielsen	04/12/10
4511	Transit	Monty Cox	04/12/10
1221	Storm Sewer Construction	Doug Damko	05/03/10
1222	Storm Sewer Deficiency	Adam Ennis	05/03/10
4812	Storm Sewer Maintenance	Adam Ennis	05/03/10
1231	Wastewater Trunk line	Adam Ennis	05/03/10
1251	Waterways	Paul Shepard	05/03/10
1132	Measure R – Bike and Trail	Paul Shepard	05/03/10
1211	Parks & Recreation Facilities	Vince Elizondo	05/03/10
1111	Gas Tax	Andrew Benelli	05/03/10
1241	Transportation Impact	Chris Young	05/03/10
1611	Transportation	Adam Ennis	05/03/10
1613	Traffic Congestion Relief	Adam Ennis	05/03/10
1131	Measure R Local	Adam Ennis	05/03/10
1133	Measure R Regional	Adam Ennis	05/03/10
0012	Motor Vehicle In-Lieu	Adam Ennis	05/03/10

Committee/Commission Review and Actions:**Alternatives:**

Attachments: Attachment A: Summary of proposed Capital Projects by Fund & Maps
Attachment B: Convention Center items cut after 1st submission

Recommended Motion (and Alternative Motions if expected

Move to amend the 2009/10 capital budget transferring the current appropriation of \$4,605,740 for the Public Safety Building to the proposed Consolidated Dispatch Center project.

Environmental Assessment Status

CEQA Review:

NEPA Review:

Copies of this report have been provided to:

**Underground Water Recharge - 1224
2010/11 - 2015/16 Capital Improvement Program**

This fund is derived from a portion of the monthly City utility bill. The fees for this fund are based on the size of the water service line that range from \$.35 to \$39.65 a month. In 2002, City Council adopted the additional fee as part of an agreement with Tulare Irrigation District and Kaweah Delta Water Conservation District for the acquisition of water and other activities to improve groundwater levels and increase supply of water to the City.

Executive Summary

	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Beginning Cash For Capital	991,430	471,400	1,100	2,600	6,000	6,200
Ground Water Recharge Fees	232,669	236,159	239,701	243,297	246,946	250,650
Ground Water Extraction Fee	487,041	494,347	501,762	509,288	516,928	524,682
Ground Water Annexation Fee	5,718	5,889	6,066	6,248	6,436	6,629
Interest Earnings	7,000	-	100	200	200	500
Operating Expenditures	(142,449)	(146,722)	(151,124)	(155,658)	(160,328)	(165,137)
Capital Expenditures	(1,110,000)	(1,060,000)	(595,000)	(600,000)	(610,000)	(610,000)
Total Resources Available for Future Projects	471,409	1,072	2,605	5,975	6,182	13,523

Additional Information:

The Ground Water Recharge Fees are estimated to increase annually by 1.5% (based upon 500-600 new housing units per year) in 10/11-12/13 and 2% (based upon 700 new housing units per year) in

#	Project Description	Project Manager	Project #	Budget Impact	Map Ref	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
1	Acquire land for future groundwater recharge basins- To acquire properties that can be used as recharge facilities, acquisitions have to be done in coordination with the different irrigation district in order to secure water rights.	Andrew Benelli	9886	--	N/A	762,000	709,000	239,000	316,000	326,000	326,000
2	Groundwater Flow Monitoring & Monitoring wells - Joint project with Visalia Water Management (a committee that consists of COV, KDWCD, Calwater and it manages the expenditures of prop 218 funds). The additional monitoring wells will be determined upon the completion of the Groundwater Model, the model is currently under review by KDWCD.	Andrew Benelli	9883	--	N/A	10,000	10,000	10,000	10,000	10,000	10,000
3	Purchase water rights and water supply for ground water recharge.	Andrew Benelli	9558	--	N/A	100,000	100,000	100,000	100,000	100,000	100,000
4	Construct groundwater recharge facilities and/or contribute to enlarging of storm drain ponds or convert them to detention ponds to be used for groundwater recharge, current Projects in the list : Park Place Basin (Caldwell& Pinkham) , Blain Property Basins(1&2)(Mineral King east of McAuliff).	Andrew Benelli	8146	--	D3 Page 35	150,000	150,000	150,000	150,000	150,000	150,000

**Underground Water Recharge - 1224 (continued)
2010/11 - 2015/16 Capital Improvement Program**

#	Project Description	Project Manager	Project #	Budget Impact	Map Ref	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
5	Replace old irrigation controllers to DX2- Replace old irrigation controllers in various park locations to the new Rain Master DX2 smart controllers for central control of irrigation systems in these parks to comply with state regulations. This is to update remainder of parks as all new parks will have this system. This project will result in a 33% reduction in the use of water for each park.	Jeff Fultz	9898		N/A	64,000	67,000	72,000			
6	Water Resource Management- Funding for consultations and engineering services as needed for guidance on water management issues, specifically those regarding surface water and irrigation water allocations. Not to be used for engineering services available from City staff.	Kim Loeb	8144	--	N/A	24,000	24,000	24,000	24,000	24,000	24,000
Total Expenditures						1,110,000	1,060,000	595,000	600,000	610,000	610,000

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 (or no increase over existing cost)
- * 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.
- **** Project will result in savings as described in project description

**General Fund - 0011
2010/11 - 2015/16 Capital Improvement Program**

This fund's revenues include sales and property taxes, motor vehicle in-lieu fees, business licenses, transient occupancy taxes, fees for services and interest earnings. These revenues, for the most part, are discretionary and can be used for anything approved by City Council.

Executive Summary

	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Beginning Cash Available for General Fund Capital Projects	-	(0)	(0)	(0)	(0)	(0)
Grants, Donations	101,280	-				
Operating Revenue	760,689	501,728	287,900	311,927	277,000	1,491,945
Capital Expenditures	(861,969)	(501,728)	(287,900)	(311,927)	(277,000)	(1,491,945)
Total Resources Available for Projects	(0)	(0)	(0)	(0)	(0)	(0)

#	Project Description	Rate	Project Manager	Project #	Budget Impact	Map Ref	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
<i>1A Project Ranking</i>												
1	Kenwood Portable Radios- Continue with replacement of the 280 and 380 Kenwood portable radios with the Kenwood 2180 and 3180's. These are the final 31 portables that are approximately 10 years old and when replaced, all firefighter radios will have the same functions for increased firefighter safety. The old radios will be reserved for Emergency Operations. This allows our personnel a safer and more reliable communications system.	1A	Jay Manning Danny Wristen	8080	--	N/A	30,918					
2	Station 51 Exhaust Removal Fan- A four stage filtration system which removes particulates, gasses and other harmful airborne contaminants emitted from the diesel engines inside the apparatus bay. Vehicle exhaust fumes are a potential health carcinogen and without exhaust removal they can reach immediately dangerous to life or health concentrations. The current exhaust system is out of compliance and would cost \$23k to repair, along with higher on-going maintenance costs.	1A	Danny Wristen Derek Fricke	New22	--	B30 Page 33	27,446					
3	Thermal Imagers- New T4MAX thermal imager provides increased image quality and brighter viewing display than current models used which have reached the end of their useful lives. The new units would be smaller, lighter and use color to identify extreme heat. Due to extreme operating conditions, replacement of this equipment is necessary for fire operations. Having a spare unit on hand is a necessity, to ensure personnel safety.	1A	Brain Adney Doyle Sewell	New 25	--	N/A	27,359	30,084				

General Fund - 0011 (continued)
2010/11 - 2015/16 Capital Improvement Program

#	Project Description	Rate	Project Manager	Project #	Budget Impact	Map Ref	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
4	Replacement voice logging system for recording 9-1-1 calls and all Police and Fire radio transmissions. The State mandates these transmissions be logged and maintained for a minimum of 100 days. This equipment has already failed twice resulting in lost data from 9-1-1 and radio transmission recordings. This impacts Police, Fire and the District Attorneys who use the data for prosecution. The new system will save \$3,700 each year in maintenance contract cost reductions. (Multi-funded: Total of \$24k from \$9k State contribution and \$15k General Fund.)	1A	Gloria House	New29	****	N/A	23,988					
5	62 EMS Pathogen Jackets that provide protection from bloodborne pathogens and OPIMs. To insure proper protection against bloodborne pathogens in accordance with NFPA 1999 and CAL OSHA 5193. Ensures Visalia Fire Department is meeting these requirements.	1A	Dustin Hall Doyle Sewell	New23	--	N/A	23,112					
6	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 1/3 of the approximately 150 signals in need of retrofit have been completed. Prior year funding will be combined with the 2010/11 appropriation to complete an additional 30. From 2011/12 onward, 5 per year will be installed, completing the remaining signals by 2026. All new signals will be installed with the system. (Multi-funded: \$50k each year from \$33k Fire Impact Fees (1061) and \$17k General Fund (0011).)	1A	Charlie Norman	3011/9531	--	N/A	17,000	17,000	17,000	17,000	17,000	17,000
7	Move South Side Radio Repeater- Move Station 52's existing Radio Repeaters to the South Side VPD Precinct Tower for increased coverage of an approximately 3 mile radius from the new location. The repeater strengthens the signal received and retransmits the stronger signal to cover a larger area. This will increase firefighter safety in the south end of our response area. Allows for future growth without impacting the fire communications system. Staff is seeking any possible grant funding to offset the cost but has not yet been successful.	1A	Jay Manning Danny Wristen	New21		D17 Page 35	9,804					

**General Fund - 0011 (continued)
2010/11 - 2015/16 Capital Improvement Program**

#	Project Description	Rate	Project Manager	Project #	Budget Impact	Map Ref	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
8	New NW Radio Repeater- Purchase and install new radio repeater at Fire Station 55 Communications Tower. Includes dispatch hardware for future growth of repeater locations. The repeater strengthens the signal received and retransmits the stronger signal to cover a larger area to cover the northwest quadrant of the city to an approximate 3 mile radius. Staff is seeking any possible grant funding to offset the cost but has not yet been successful.	1A	Jay Manning Danny Wristen	New20		A13 Page 32		23,488				
9	Main Street Theater Code Compliance. Installation of a new 800 amp main switchboard and related connections and services and a rebuild of the exterior marquee. Due to safety concerns and Building codes, the City must make improvements in the electrical system of the Theatre. The exterior marquee on the front of the theatre is sagging and deteriorating. It is the location of the box office and an iconic symbol of the theatre. \$150k has been appropriated for repairs to address a number of safety and maintenance issues since the City obtained title to the theater in 2007. As of June 2010 the City will have collected \$216k in rent on the theater. Appropriations for this project are limited to revenues received from rent on the theater.	1A-	Wally Roeben	9877	--	B31 Page 33	66,000	27,898	-	-	-	-
1B Project Ranking												
10	Maintain City Owned property leased to tenants- Maintenance of City leased property such as the SPCA, Creative Center, Icehouse, etc. As these properties age, needs for various maintenance issues arise.	1B+	Eric Frost	9491	--	N/A	50,000	50,000	50,000	50,000	50,000	50,000
11	Maintain City owned/City Occupied property as buildings age, needs for various maintenance issues arise and are critical. For example: roof repairs and replacements, pressure washing, repair of storm and vandalism damage, etc.	1B+	Eric Frost	9708	--	N/A	50,000	50,000	50,000	50,000	50,000	50,000
12	Demo Rotary Park Playground- Cost to remove existing playground at Rotary Park. In response to audit of City playground equipment which determined this to be out of compliance with safety standards. All other City playgrounds are being brought into compliance through the use of grant funding. There is no remaining grant funds for replacement of this parks equipment which would cost \$60,000. Staff recommends removal of the equipment for safety reasons.	1B	Jeff Fultz	New6	--	D18 Page 35	10,000	-	-	-	-	-

General Fund - 0011 (continued)
2010/11 - 2015/16 Capital Improvement Program

#	Project Description	Rate	Project Manager	Project #	Budget Impact	Map Ref	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
13	Parking lot maintenance- Funding for repaving, crack seal, patch, slurry seal, and re-stripe of downtown public parking lots and park parking lots. There is currently no funding for regular maintenance of these lots. This funding will be to set up a prioritized schedule of maintenance and repaving with a goal of resurfacing 2 parking lots per year (1 downtown and 1 park). When possible, remaining funds will be used for maintenance on the remaining lots based upon a priority set by condition. Some of these parking lots have not had any preventative maintenance for over 30 years or since they were constructed.	1B	Andy Benelli/Jim Bean	New9	--	N/A	125,000	150,000	150,000	150,000	150,000	150,000
14	10 Chemical Suits- National Fire Protection Association Standard 1991 compliant Level A Vapor Protective Chemical Suits (10). Allows emergency crews to enter chemical environments that may contain WMD, Biological or potentially hazardous flammable atmospheres. This item is to be funded with Homeland Security Grant money and will not be purchased if grant funding is not received. We currently have Level A Suits that meet NIOSH compliance for standards; however they are not compliant to NFPA 1991. If we desire typing compliance as per Cal EMA then we will need the suit upgrade.	1B	Danny Wristen Derek Fricke	New17	Grant Funded	N/A	25,216					
15	Explosive Training Breaching Façade- Reinforced concrete structure strong enough to withstand repeated explosive blasts and treated to prevent corrosion. For the purpose of conducting tactical explosive training in a secure environment. This façade will allow the Bomb Squad and SWAT personnel to conduct extensive training together to ensure the safety of all involved personnel during actual field operations. It will also allow the breaching team to conduct research for the development of proper charges. Staff is seeking Homeland Security grant funding for this item and will not move forward with purchase unless grant funding is awarded.	1B	Chuck Hindenburg	New28	Grant Funded	N/A	17,500					
16	Remove wood pillars and add block wall Crestwood Pk- Remove wooden pillars in outdoor theater area and add new block retaining wall 100' in length and 3' in height. Wood pillars are rotten and there is erosion of the bank making it a safety hazard to the public.	1B	Jeff Fultz	New7	--	D19 Page 35	15,000	-	-	-	-	-

General Fund - 0011 (continued)
2010/11 - 2015/16 Capital Improvement Program

#	Project Description	Rate	Project Manager	Project #	Budget Impact	Map Ref	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
17	Corp Yard Storm Water Drainage- Install Storm Drainage System at the Corporation Yard to provide grease & sediment treatment to the existing Corp. Yard storm water drainage system. (Multi-funded: \$68k Solid Waste-4411, \$9k WWTP-4311, \$13k General Fund-0011)	1B	Andrew Benelli	New11	--	B2 Page 33	13,500	-	-	-	-	-
18	Replace and update old key machine- It is 20 + years old and getting worn out. The city is replacing locks with high security keyed systems such as Sargent, Everest & Primus our current cutter will not cut these keys, which can cost up to \$ 20.00 + per key. Bringing this function in-house would save \$5,000 per year.	1B	Ray Palomino	New12	****	N/A	13,080					
19	Bluetooth Breathing Apparatus- 30 Wireless "Bluetooth" type Self Contained Breathing Apparatus (SCBA) in-mask communication sets. Communication is vitally important on an active fireground. Current radio communications between personnel working with SCBAs on and others is hard to understand due to voice changes from inside a sealed mask to the outside radio.	1B	Charlie Norman	New15	--	N/A	21,746					
2 Project Ranking												
20	Anthony Community Center Plumbing Project- Remove and replace plumbing & fixtures in restrooms at the Anthony Community Center (ACC). Replace floor mount urinals with wall mounts and install a new drain. Re-grade floor for new drain, replace tile flooring (will be destroyed with plumbing project), remove and replace counters and wall tiles, paint restrooms. The ACC restrooms plumbing is rotting and in need of immediate replacement. New pipe will need to be installed from the restrooms to the main line requiring extensive damage to the existing floors. The urinals in the mens room are sinking and are a health and safety hazard. The replacement of the plumbing will require the replacement of the floor, counters and wall tiles.	2A	Jeannie Greenwood	New13	--	B33 Page 33	78,500	-	-	-	-	-
21	Corp Yard (SCE Parcel) Black Top- install and Maintain. New black top in the SCE parcel and repair existing blacktop in the Corporation Yard. If purchased, the new SCE property will require blacktop installation for the Department to operate in that area safely. Parking to be used by Solid Waste, WWTP, Streets, Parks and Buildings. (Multi-funded: Project total of \$150k to be funded with WWTP (4311) \$20k, Solid Waste (4411) \$150k, and General Fund \$30k. Final funding in 20014/15.)	2	Tim Fosberg	New10	--	B3 Page 33		30,000				

General Fund - 0011 (continued)
2010/11 - 2015/16 Capital Improvement Program

#	Project Description	Rate	Project Manager	Project #	Budget Impact	Map Ref	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
22	Crime Scene diagramming device- SOKKIA 530R3 Total Station, Tri-Pod, prism with pole and TDS recon data collector with M-FX software: Surveyor's quality laser measuring device which is used in conjunction with crime scene diagramming and reconstruction software to obtain detailed and highly accurate scaled drawings of major crime scenes. This equipment will be used by the Crime Lab for diagramming of major crime scenes. This purchase will augment the Department's existing equipment. This will lessen the demand on existing equipment which will reduce wear and tear and cut down on response time to incidents to retrieve equipment.	2	Robert Douglas	New30	--	N/A		11,298				
23	Wells Cargo tandem axle 8 X 16 foot trailer - 10,000 lb gross weight capacity, 7,000 lb cargo capacity. The trailer will be used to store and transport the equipment needed to support our new technical rescue team. The fire department is in the process of establishing a technical rescue team. This team will have the training and equipment necessary to provide rescue for victims trapped in confined spaces, trenches, water and high angle situations. The equipment required for this team needs to be stored in one place that provides for quick and easy transportation to emergency scenes.	2	Danny Wristen Derek Fricke	New18	--	N/A			10,900			
3 Project Ranking					--							
24	City Council Meeting Video Streaming- Update the City Council Chambers to allow video streaming of City Council meetings to be broadcast over the internet making Council proceedings more available to the public. Purchase and installation of an entry level system including 3 cameras, monitor, cabling and labor. Additional costs are for web connection and video lighting equipment. As requested by the Council, this will improve public access to local government by providing access to public meetings through the internet. Would allow the public access to meetings from any computer with internet access.	3	Leslie Caviglia	New2	--	N/A	35,000	-	-	-	-	-
25	Productivity improvements. Increased productivity can be pursued through effective training, seminars, research, and or product purchases. Increased productivity in individuals and or departments translates into increased efficiency therefore reducing costs to the City.	3	Eric Frost	9702	--	N/A	10,000	10,000	10,000	10,000	10,000	10,000

General Fund - 0011 (continued)
2010/11 - 2015/16 Capital Improvement Program

#	Project Description	Rate	Project Manager	Project #	Budget Impact	Map Ref	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
26	Replace Downtown Holiday Decorations- Replace approximately 50 downtown cross street electrical holiday decorations with energy efficient decorations. Replace approximately 100 pole decorations. The existing decorations have greatly exceeded their useful life (estimated over 20 years old) and have deteriorated so badly as to be hazardous to employees installing them and to the public under them. It is very time consuming to annually splice wires and replace lamp sockets. Staff has liability concerns as there is the possibility that the decorations may again catch fire. This project is contingent upon the receipt of 50% funding from outside organization donations. City portion, \$50,000.	3	Andrew Benelli	New39	--	N/A	100,000					
27	Fire RMS Mobile Project- Install Record Management System (RMS) Mobile Software and Hardware. RMS is used for incident reporting and tracking of State mandated inspections. This mobile capability will reduce paperwork and duplication of effort, increasing productivity by allowing on-site entry of data to the RMS system through the use of mobile tablets. The proposed system allows for future growth into Emergency Medical Services (EMS) capabilities at a later date.	3	Jay Manning Danny Wristen	New19	--	N/A		66,918				
28	City Council Chambers Refurbish- As requested by the Council, to update and refurbish the City Council Chambers with new lighting, carpeting and seating.	3	Leslie Caviglia	New1	--	N/A	51,800		-	-	-	-
29	Crime Lab interview tracker. Purchase a computer server for long term storage of video interviews. Officers and Detectives use the Interview Tracker System to digitally record and monitor video interviews. This system is networked and allows remote viewing of past and present recorded interviews. The existing equipment temporarily stores video interviews on an external hard drive until they are then transferred onto a DVD or CD for long term storage. This System was purchased in 2008 with limited temporary storage space. Adding a server will allow for direct long term storage of video interviews. This will eliminate the additional need for physical storage space of DVD and CD's. This will also help conserve human resources by eliminating the need to record each interview onto a disc and book the disc into the evidence system.	3	James Potts	New31	--	N/A		15,042				

General Fund - 0011 (continued)
2010/11 - 2015/16 Capital Improvement Program

#	Project Description	Rate	Project Manager	Project #	Budget Impact	Map Ref	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
30	Annexations of County areas. The costs associated with this project are primarily filing fees. County areas are being annexed to increase the efficiency of government providing similar urban services within the same geographical area. Filing fees vary from \$5,000 to \$7,800 depending upon which regulatory agencies jurisdiction applies to a particular annexation. This amount provides funding for 2 annexations each year.	3	Phyllis Coring	9514	--	N/A	20,000	20,000				
No Ranking - Not in 2-year Budget												
31	Remotec Andros F6-A bomb disposal robot- Replace existing robot that will be twelve years old and at the end of its usefull life at the requested replacement date. The robot is an essential piece of equipment that is required by the FBI to retain our certified bomb squad status. Replacement of the current robot with a newer model will increase the effectiveness to both the bomb squad and SWAT.		Chuck Hindenburg	New27	--	N/A						198,520
32	Crime Lab Digital Image Mangement System Upgrade Upgrade to include computer server hardware, hard drives, software, licensing, redundant back-up system, uninterrupted power supply, warranty and installation. This system is used by officers to download and transfer digital images and audio files to the main server from various networked locations. All current evidence photos and audio recordings are stored on this server. The Digital Image Management System was purchased in 2007 for the storage and remote downloading of all digital images and audio recording. A major upgrade will be necessary within the next four years to replace worn hardware and expand the capacity of the storage space.		James Potts	New36	--	N/A				34,927		

**General Fund - 0011 (continued)
2010/11 - 2015/16 Capital Improvement Program**

#	Project Description	Rate	Project Manager	Project #	Budget Impact	Map Ref	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
33	Convert Police Radios to Digital- Purchase 175 Motorola XTS2500 Mixed Mode Portable Radios (Analog/Digital capable) and 150 Motorola XTL5000 Mixed Mode Mobile Police Radios (Analog/ Digital capable). Current narrow band requirements for radios are expected to be changed in the near future to digital. The COV is participating in the Central Valley planning area for Urban Area Security Initiative (UASI) grant funding for the switch over to digital radios. While grant funding is expected to help with this cost it is yet to be determined how much of the cost will fall to the General Fund.		Jason Salazar	New32		N/A						1,016,425
Total							861,969	501,728	287,900	311,927	277,000	1,491,945

Note:

Multi-funded means this is only this fund's portion of the total amount budgeted. Project is funded from

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 (or no increase over existing cost)
- * 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.
- **** Project will result in savings as described in project description

**General Fund Designation (Community Sports Park) - 0014
2010/11 - 2015/16 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	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Beginning Cash for Community Sports Parks	2,873,604	2,045,804	2,086,704	2,170,204	2,257,004	2,347,304
Interest Earnings	30,200	40,900	83,500	86,800	90,300	(146,100)
Capital Expenditures	(858,000)	-	-	-	-	(6,000,000)
Total Resources Available for Projects	2,045,804	2,086,704	2,170,204	2,257,004	2,347,304	(3,798,796)

Additional Information: The General Fund is projected to have a deficit at year end for the 2010/11 and 2011/12 Budget years. With no General Fund land sales planned, no deposits to this fund are projected during that time.

#	Project Description	Project Manager	Project #	Budget Impact	Map Ref	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
1	Riverway Sports Park Phase III- Project to include the development of hardscape improvements to the area just south of the existing BMX area and east of the new baseball fields. Approximately .3 acres would be developed to include a new playground, restrooms/concession, two new small picnic shelters, sidewalk and landscaping improvements. Also included are the extension of Giddings Avenue north to the new main western entry point, a new parking lot just east of the future softball complex/current temporary storm basin, development of 600 feet of new roadway from Giddings to the improved parking lot, additional irrigation, turf, and trees. All of these improvements would be in accordance with the adopted park master plan. (Multi-funded: Total of \$1.7m from \$596k Recreation Impact Fees (1211), \$641k Community Sports Park set-aside (0014) and \$217k Parks & Rec Foundation donation (0014), \$78k Storm Sewer (1221) and \$196 Transportation Impact Fees (1241).)	Vince Elizondo	3011/New1	***	B9 Page 33	858,000					
2	Riverway Sports Park Phase IV- Develop Phase IV of the Riverway Sports Park project to include four lighted adult and youth softball fields with a concession/restroom and additional parking and picnic amenities. This phase would also include additional irrigation system and a new pump system. This is a multi-funded project. Total of \$10m from Community Sports Park Reserve - \$6m (0014), and Recreation Impact Fees \$4m (1211)	Don Stone	3011/8099	***	B9 Page 33	-	-	-	-	-	6,000,000
Total						858,000	-	-	-	-	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 (or no increase over existing cost)
- * 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.
- **** Project will result in savings as described in project description

Fire Impact Fees - 1061
2010/11 - 2015/16 Capital Improvement Program

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.

Executive Summary

Resources	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Beginning Cash	(2,868,100)	(2,957,810)	(2,827,510)	(2,745,110)	(2,652,510)	(2,549,110)
Fire Impact Fees	222,100	228,800	235,700	242,800	250,100	257,600
Operating Expenses	(5,500)	(5,700)	(5,900)	(6,100)	(6,300)	(6,500)
Interest Earnings	(46,900)	(59,800)	(114,400)	(111,100)	(107,400)	(103,300)
Capital Expenditures	(259,410)	(33,000)	(33,000)	(33,000)	(33,000)	(33,000)
Total Resources Available for Projects	(2,957,810)	(2,827,510)	(2,745,110)	(2,652,510)	(2,549,110)	(2,434,310)

Additional Information:

Impact fees in this fund are projected to decrease by 5% in 2010/11 and then increase each year thereafter by 3%. Approval of the currently proposed capital program will require increased General Fund advances or debt financing of up to \$4 million which is projected to be repaid by the end of fiscal Year 2030/31.

#	Project Description	Project Manager	Project #	Budget Impact	Map Ref	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
1	Southwest Fire Station Project- Recommending ammendment to Measure T Plan of Southeast Fire Station to Southwest location. With the lease of Station 56 in the Southeast the need for a new station has been identified for the Southwest. To improve response times in the area of the city where response times are extended. Current request for Land Acquisition and design to begin 2010/11. (Multi-funded: Project total of \$2.3m from \$2m Measure T (1122) - \$38k of which is from prior years and \$300k Fire Impact Fees (1061) \$73k of which is from prior years.)	Danny Wristen	9776		N/A	226,410					
2	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 1/3 of the approximately 150 signals in need of retrofit have been completed. Prior year funding will be combined with the 2010/11 appropriation to complete an additional 30. From 2011/12 onward, 5 per year will be installed, completing the remaining signals by 2026. All new signals will be installed with the system. (Multi-funded: \$50k each year from \$33k Fire Impact Fees (1061) and \$17k General Fund (0011).)	Charles Norman/ Eric Bons	9531	--	N/A	33,000	33,000	33,000	33,000	33,000	33,000
Total						259,410	33,000	33,000	33,000	33,000	33,000

*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 (or no increase over existing cost)
- * 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.
- **** Project will result in savings as described in project description

**Measure T - Public Safety Sales Tax Fire 40% - 1122
2010/11 - 2013/14 Capital Improvement Program**

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. Revenues are to be spent on public safety.

<i>Executive Summary</i>						
Resources	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Beginning Cash	7,574,200	6,985,378	8,344,978	7,754,197	7,112,129	6,415,827
Measure T 1/4 cent sales tax	1,787,000	1,849,500	1,905,000	1,962,200	2,021,100	2,081,700
Operating Expenses	(608,200)	(629,600)	(2,829,581)	(2,914,468)	(3,001,902)	(3,091,959)
Interest Earnings	757,400	139,700	333,800	310,200	284,500	256,600
Capital Expenditures	(2,525,022)	-	-	-	-	-
Total Resources Available for Projects	6,985,378	8,344,978	7,754,197	7,112,129	6,415,827	5,662,168

#	Project Description	Project Manager	Project #	Budget Impact	Map Ref	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
1	Southwest Fire Station Project- Recommending ammendment to Measure T Plan of Southeast Fire Station to Southwest location. With the lease of Station 56 in the Southeast the need for a new station has been identified for the Southwest. To improve response times in the area of the city where response times are extended. Current request for Land Acquisition and design to begin 2010/11. (Multi-funded: Project total of \$2.3m from \$2m Measure T (1122) - \$38k of which is from prior years and \$300k Fire Impact Fees (1061) \$73k of which is from prior years.)	Danny Wristen	9776	***	N/A	1,935,038					
2	Purchase New Pierce Fire Engine- as included in Measure T Expenditure Plan Budget Year / # requested 2010-11 / (1)	Doyle Sewell	9223 Task New	**	N/A	589,984					
Total						2,525,022	-	-	-	-	-

*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 (or no increase over existing cost) *** Annual Maintenance costs is over \$25,000. These projects will be explained in detail in the project description.
- * Annual Maintenance cost is \$5,000 or less **** Project will result in savings as described in project description
- ** Annual Maintenance costs is \$5,000 to \$25,000

**N/E Capital Improvement Fund - 1711
2010/11 - 2015/16 Capital Improvement Program**

This fund is derived from fees paid by developers, builders, and subdividers for projects located in the Northeast Specific Plan Area to fund the construction of storm drain facilities, parks, bike paths, medians, block walls, landscaping, and amenities identified in the Northeast Specific Plan.

<i>Executive Summary</i>						
	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Beginning Cash For Capital	108,895	70,885	32,758	4,521	1,481	3,742
Revenue for Capital Projects	13,300	13,699	14,110	14,533	14,969	15,418
Interest Earnings	1,000	600	200	100	100	200
Operating Expenditures	(2,310)	(2,426)	(2,547)	(2,674)	(2,808)	(2,948)
Capital Expenses	(50,000)	(50,000)	(40,000)	(15,000)	(10,000)	(10,000)
Total Resources Available for Future Projects	70,885	32,758	4,521	1,481	3,742	6,412

The N/E Capital Improvement Impact Fees are estimated to decrease 5% in 10/11 due to an estimated decrease in development. The future years beginning in 11/12 are estimated to increase 3% annually.

#	Project Description	Project Manager	Project #	Budget Impact	Map Ref	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
1	Various Northeast Specific Plan improvements. This project covers the City's annual cost of reimbursing developers for bike paths, parkway landscaping and block walls that are identified as the City's responsibility in the Northeast Specific Plan.	Doug Damko	9899	N/A	N/A	50,000	50,000	40,000	15,000	10,000	10,000
Total Expenditures						50,000	50,000	40,000	15,000	10,000	10,000

*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 (or no increase over existing cost) *** Annual Maintenance costs is over \$25,000. These projects will be explained in detail in the project description.
- * Annual Maintenance cost is \$5,000 or less **** Project will result in savings as described in project description
- ** Annual Maintenance costs is \$5,000 to \$25,000

**Convention Center Fund - 4131
2010/11 - 2015/16 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

	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Beginning restricted cash available for capital replacement	81,800	302,800	499,000	630,400	642,000	453,800
Annual General Fund contribution for capital replacement	255,000	280,000	300,000	300,000	300,000	300,000
Telescopic Seating Fee (see additional information below)	11,000	11,200	11,400	11,600	11,800	12,000
Proposed Energy Block Grant Funding	45,000	20,000				
Capital Expenditures for Convention Center	(90,000)	(115,000)	(180,000)	(300,000)	(500,000)	(765,000)
Total Resources Available for Convention Center Projects	302,800	499,000	630,400	642,000	453,800	800

Executive Summary: While the Convention Center has improved its bottom line over the last few years, it continues to receive a subsidy from the General Fund. For this reason, capital projects in this fund have been limited to \$300k per year. In order to build up the funding for larger projects in 2014-2016, projects in the 2-year portion of the budget have been reduced.

#	Project Description	Project Manager	Project#	Budget Impact	Map Ref	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
1	Replacement and installation of new HVAC control software and controllers to manage the air conditioning and heating requirements of the Convention Center. The current system was installed 18 years ago. This software is no longer supported or available and cannot be moved to newer equipment. This system is important to the success of every event and needs to be replaced to ensure a system failure does not occur in the future. The Convention Center plans to finance the cost of this improvement using the energy savings with no net increase in energy costs. If this savings cannot be achieved, staff will return to Council to request other funding.	Wally Roeben	New1	--	N/A	45,000					
2	Purchase of (40) new executive chairs and (7) tables for the Executive and Grand Boardrooms. These are the two premium meeting rooms at the Center and are expected to be of an executive level. Current furnishings are now 18 years old, breaking down and becoming uncomfortable to sit in. Parts are no longer available. To maintain the quality of these rooms and meet the high level of client expectations, the furnishings need to be replaced.	Wally Roeben	New2	--	N/A	45,000					
3	Repaint the exterior of the Convention Center. The facility is now 18 years old. The exterior appears old and weathered. There is considerable streaking in many places. New painting will provide a sealant and protection against further deterioration of the building exterior while making a dramatic difference in the cleanliness and look of the entrance to the facility.	Wally Roeben	New3	--	B1 Page 33		60,000				

Convention Center Fund - 4131 (continued)
2010/11 - 2015/16 Capital Improvement Program

#	Project Description	Project Manager	Project#	Budget Impact	Map Ref	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
4	Replacement and installation of new lighting controller for Exhibit Hall lights. The permanent ceiling light fixtures are controlled by an 18 year old electronic control system which has begun to malfunction. Parts are no longer available. To ensure the proper control of lighting levels in the Exhibit Hall and the safety of our clients this electronic control system needs to be replaced. The Convention Center is seeking State Energy Program (SEP) funds for this project. If not received, will use existing Energy Block Grant funding.	Wally Roeben	New4	--	N/A		20,000				
5	New and Replacement Pipe and Drape. Replace worn out pipe & drape used in tradeshow and purchase additional black and white drape for use in the Exhibit Hall. The majority of draping owned by the Convention Center is green, a color which has become less popular over the years. The currently limited supply of black and white drape is not sufficient to meet increasing market demand for exhibit booths, bridal shows and weddings.	Wally Roeben	New5	--	N/A		35,000				
6	Replacement of the Convention Center's second story roof on the original portion of the facility. This section was not replaced during the 1991 expansion and is becoming irreparable. The roof has been repaired for leaks on numerous occasions and requires replacement to avoid internal water damage. This project can be delayed in the short-term but needs to be completed in the next few years to prevent damage to the facility.	Wally Roeben	New6	--	B1 Page 33			120,000			
7	Replacement of green multicolor carpet in administrative offices. This carpet was last replaced in 1991. Various areas are snagged and torn, showing excessive wear and age. The carpet needs to be replaced to address safety issues and make a lasting impression of quality.	Wally Roeben	New7	--	N/A			25,000			
8	Elevator Motor/Controller Replacement- Replacement of the motor and controller that drives the passenger elevator in the Convention Center lobby which provides access to the second story meeting rooms. This elevator dates back to the original construction of the Community Center in 1971. The elevator maintenance company recommends the motor and controller systems be replaced with modern and energy-efficient equipment due to its age to ensure the reliable and safe operation of the elevator.	Wally Roeben	New8	--	N/A			35,000			

**Convention Center Fund - 4131 (continued)
2010/11 - 2015/16 Capital Improvement Program**

#	Project Description	Project Manager	Project#	Budget Impact	Map Ref	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
9	Replacement of the concrete on the Eucalyptus Courtyard. The Eucalyptus courtyard is made up of a series of 12 X 12 concrete squares which are very susceptible to settling. The courtyard has required grinding to minimize trip hazards and has also begun to chip in many places requiring patching. Currently, the courtyard is an uneven patchwork of concrete beginning to look bad. Improvements would include shade cover and changes to landscaping to create a more inviting and useful space for Convention Center events. Grant funding is being sought for the Visitor Center that will be built on the Plaza Courtyard and replacement of that courtyard concrete will more than likely be a part of the Visitor Center project.	Wally Roeben	New9	--	B1 Page 33				300,000		
10	Roof Replacement - Replacement of the roof of the newer portion of the Convention Center installed in 1991. In 2014-15, the roof will be 23 years old and in need of replacement. Most roofs have a 20 year useful life at which time they need to be replaced.	Wally Roeben	New10	--	B1 Page 33					300,000	
11	Exterior Facility Door Replacement- With approximately 250,000 patrons using the doors each year they have become problematic and difficult to keep operating smoothly. They have considerable slop or movement in the door when locked which can set off the burglar alarm if pulled on too much. The doors often stick and can be difficult to open as well as difficult to lock.	Wally Roeben	New11	--	N/A					200,000	
12	Replacement of Furniture/Fixtures & Equipment- The Convention Center will be 25 years old in FY 2015/16 and due for freshening up. Unless plans are made for an expansion and remodel at that time, the furniture, fixtures and equipment will need to be replaced to ensure the ability to compete with newer and more modern facilities.	Wally Roeben	New12	--	N/A						355,000
13	Replacement of Interior Wall coverings and Paint- The Convention Center will be 25 years old in FY 2015/16 and due for freshening up. Unless plans are made for an expansion and remodel at that time, the wall coverings will need to be replaced and the facility interior repainted to remain competitive with newer and more modern facilities.	Wally Roeben	New13	--	N/A						410,000
Total Expenditures						90,000	115,000	180,000	300,000	500,000	765,000

Note:
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**Information Services Fund - 5111
2010/11 - 2015/16 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

	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Beginning Cash for Capital Replacement	(35,200)	300,200	30,600	277,500	541,500	232,700
Additional Allocation per Council						
Hardware/Software Depreciation Funds	425,425	381,750	477,885	453,185	367,360	377,360
Capital Expenditures	(90,000)	(651,350)	(231,000)	(189,190)	(676,202)	(268,125)
Total Resources Available for Projects	300,225	30,600	277,485	541,495	232,658	341,935

#	Project Description	Project Manager	Project #	Budget Impact	Map Ref	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
1	Computer/Peripheral Replacement - Routine replacement of various computer and communication systems. Included are PCs, printers, hubs/switches or other equipment..	Mike Allen	9222 task 74309 ----- New1	--	N/A	90,000	90,000	90,000	90,000	90,000	90,000
2	Communications Network Replacement - Routine replacement of core communications network equipment which is the backbone of communications between city facilities (phones & data). The core network equipment has a 7-year replacement cycle, last replaced April 2001. Existing equipment replacement has been stretched to its limit. A portion was replaced in 2009/10.	Mike Allen	9222 task 2009/10 74109 2011/12 New3	--	N/A		381,500				
3	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, first placed in April 2001.	Mike Allen	9222 task new4	--	N/A		179,850				
4	Mobile Data Terminal (MDT) Replacement (Police) - Replace approximately 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. 2012/13 in for hardware only and in 2015/16 the replacement will include hardware and software upgrades.	Mike Allen	8172	--	N/A			141,000			178,125

**Information Services Fund - 5111 (continued)
2010/11 - 2015/16 CIP Program**

#	Project Description	Project Manager	Project #	Budget Impact	Map Ref	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
5	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	9998	--	N/A				99,190		
6	Citywide PC and laptop replacement- Routine replacement of desktop PCs, laptops, and software. Funded through the 5111 replacement 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. PCs are on a 4-year replacement cycle, last replaced Fall of 2010. Software was upgraded in 2010 and will not be included this time.	Mike Allen	9799	--	N/A					468,700	
7	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 early 2010.	Mike Allen	9222 task 2009/10 73909 2014/15 New2	--	N/A					117,502	
Total Expenses						90,000	651,350	231,000	189,190	676,202	268,125

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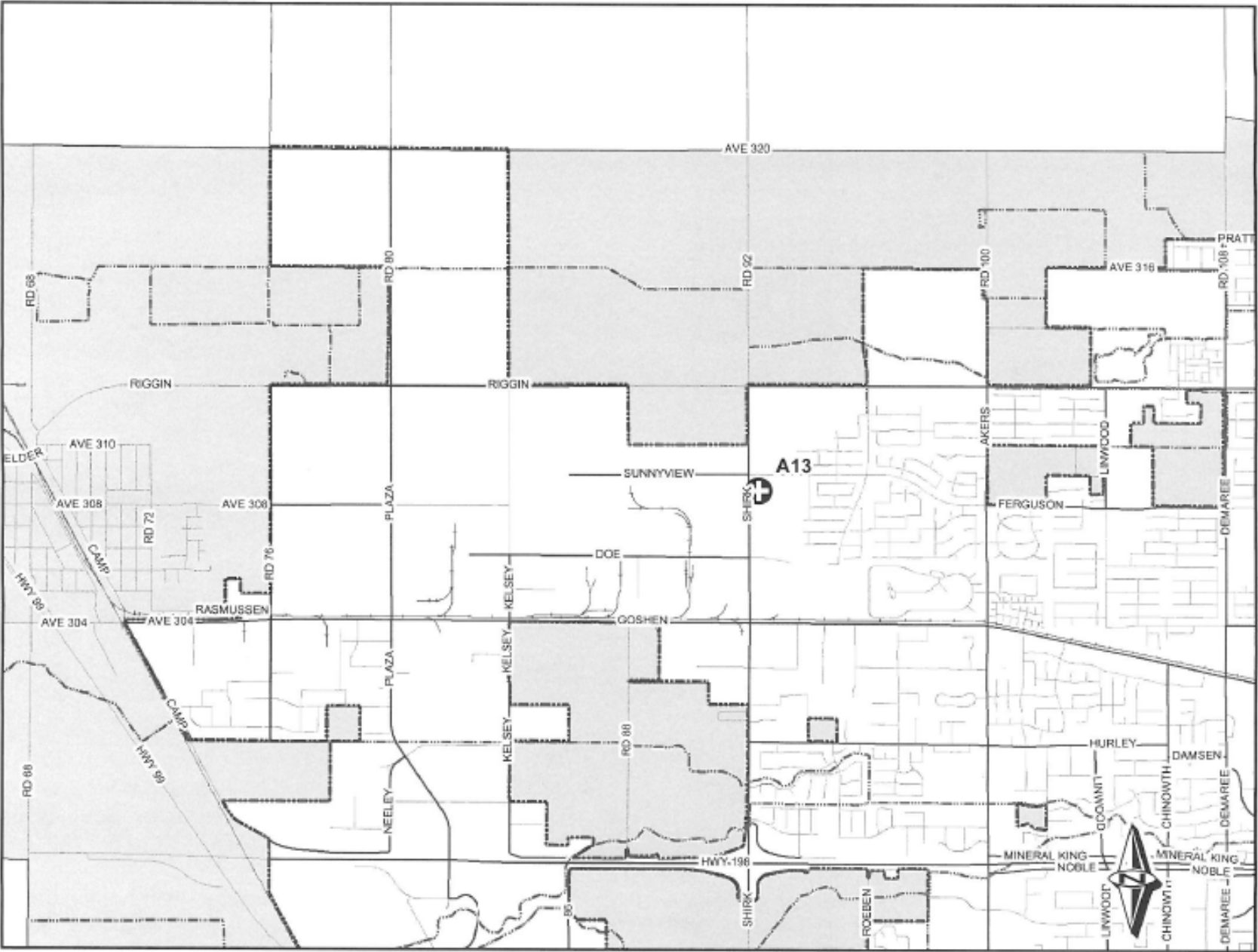
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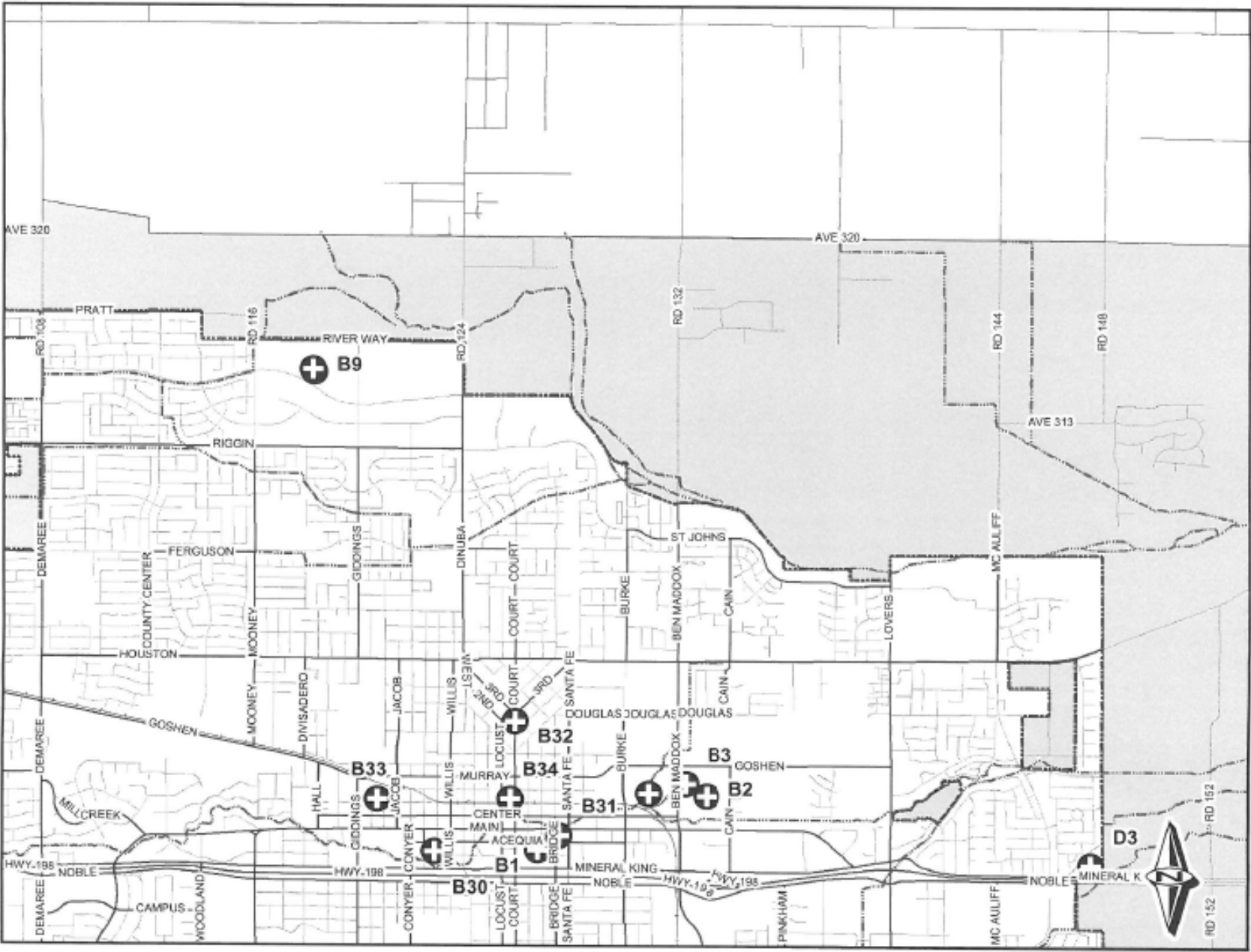
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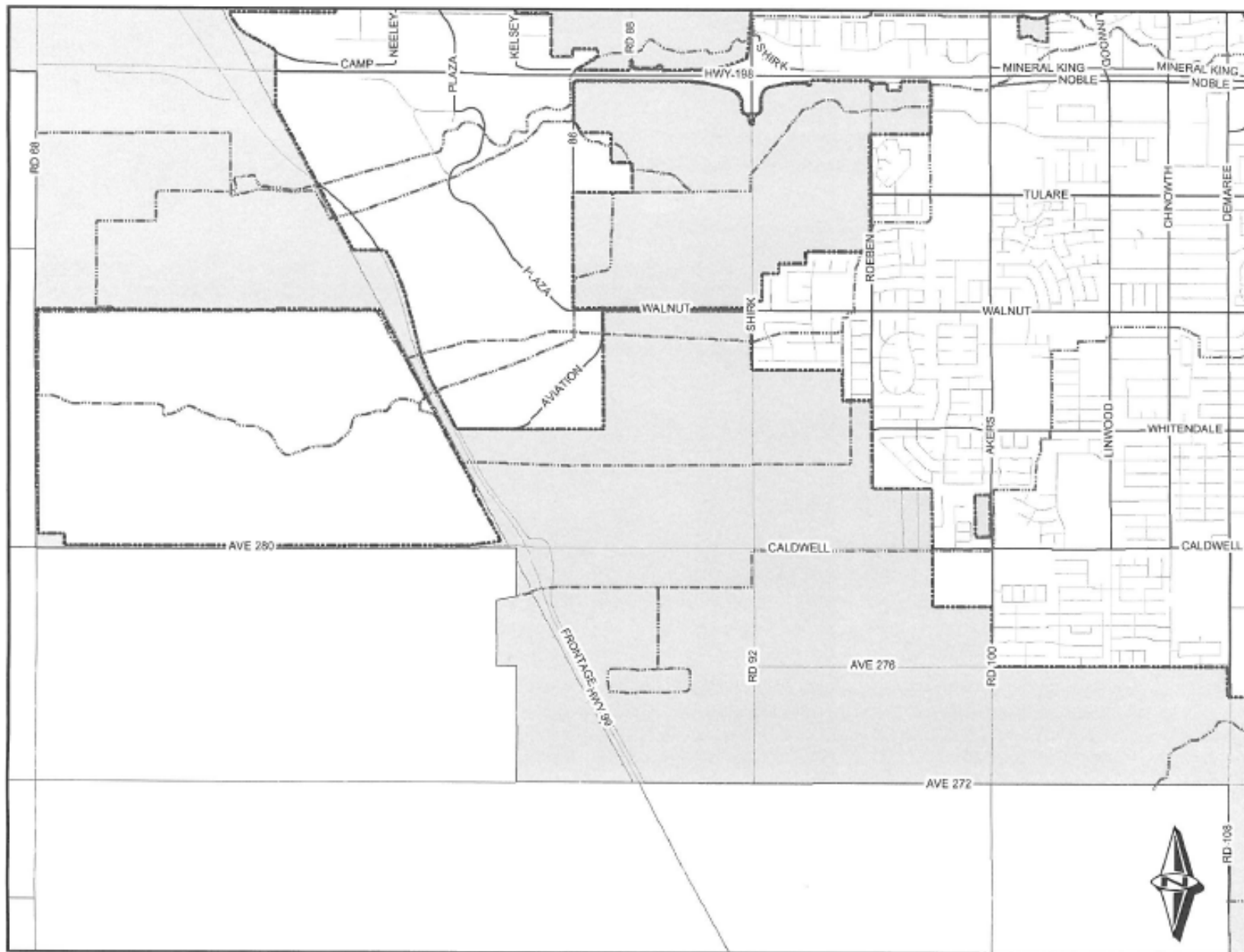
Directory of Map Points

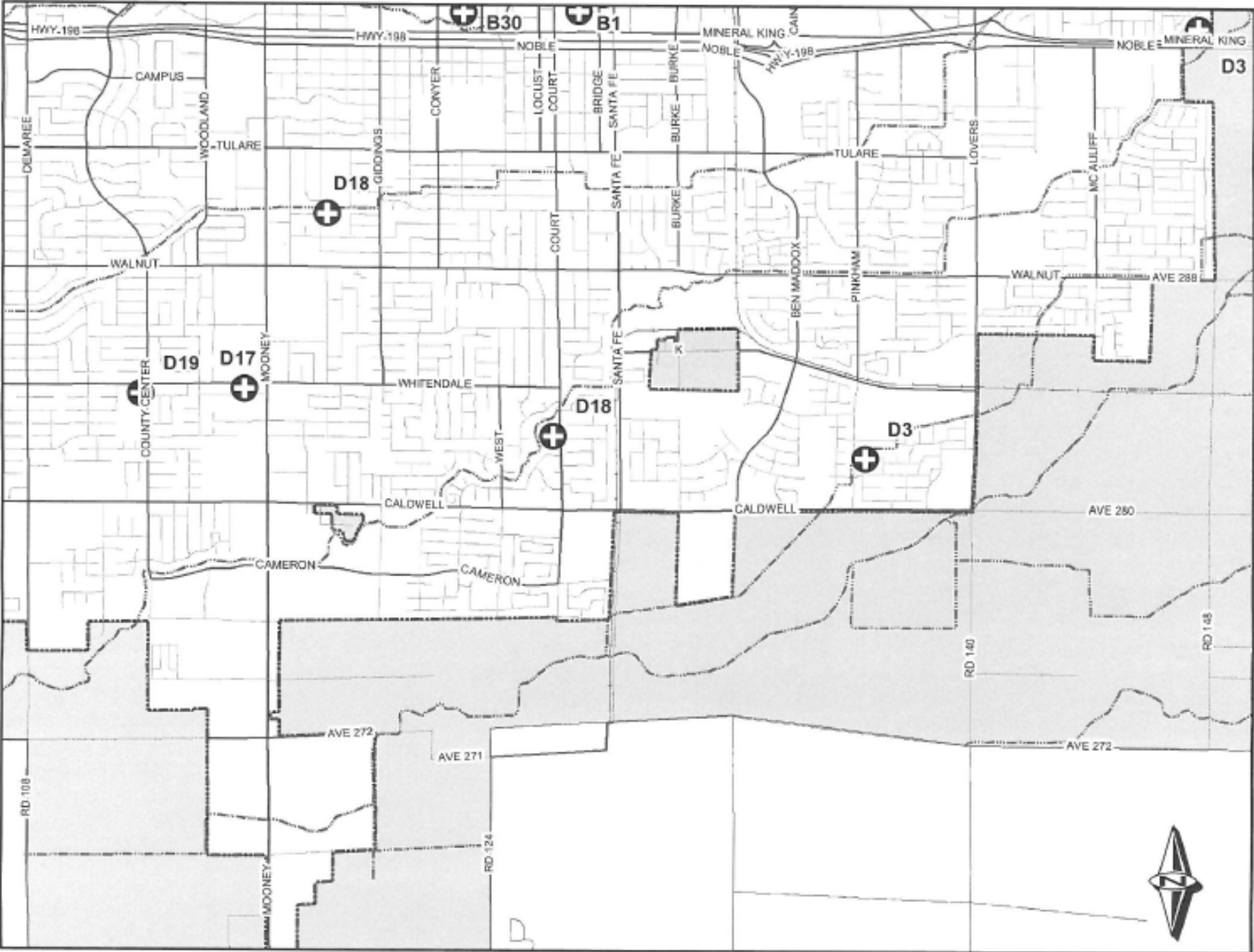
Maps located on Pages 32-35

Map Point	Project/Description	Fund	Fund Description
A13	New NW Radio Repeater	0011	General Fund
B1	Convention Center Projects	4131	Convention Center
B2	Corp Yard Storm Water Drainage	0011	General Fund
		4311	Waster Treatment
		4411	Solid Waste
B3	Black Top Install and Maintain	0011	General Fund
		4311	Waster Treatment
		4411	Solid Waste
B9	Riverway Sports Park Phase 3	0014	Sports Park Reserve
		1211	Recreation Impact Fees
		1221	Storm Sewer
		1241	Transportation Impact Fees
B30	Station 51 Exhaust Removal Fan	0011	General Fund
B31	Main Street Theater Code Compliance	0011	General Fund
B33	Anthony Community Center Plumbing Project	0011	General Fund
D3	Construct Groundwater Recharge facilities	1224	Underground Water Recharge
D17	Move South Side Radio Repeater	0011	General Fund
D18	Demo Rotary Park Playground	0011	General Fund
D19	Remove wood pillars and add block wall Crestwood Pk	0011	General Fund









**City of Visalia
Convention Center
2010/11 - 2011/12 Captial Budget Preparation**

Items Cut by Department after 1st Budget Submission:

#	Project Description	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
1	Interior Surveillance System		45,000				
2	Flat Panel Monitors/LCD Lobby Marquee Replacement		40,000				
3	Exterior Electronic Marquee			105,000			
4	Install Operable Wall between Kaweah and Sierra Rooms			50,000			
5	Remodel Downstairs Eastern Bathroom To Boardroom				130,000		
6	Exhibit Hall Acoustical Enhancement				228,000		
7	Replace Undersized HVAC Units on Boardrooms				20,000		
8	Exhibit Hall Theatrical Lighting Expansion					150,000	
9	Installation of Concert Sound System in Exhibit Hall					200,000	
10	Exhibit Hall Operable Wall						250,000
		-	85,000	155,000	378,000	350,000	250,000

**City of Visalia - General Fund
2010/11 - 2011/12 Captial Budget Preparation
Summary of Frozen and Pushed Projects**

#	Project Description	Frozen	2012-13	2013-14	2014-15	2015-16
Frozen Projects Awaiting Funding						
1	Replace Lights on Plaza Tennis Court	18,700				
2	Shade Cover for Garden Street Plaza	32,500				
3	Restripe all outdoor basketball courts	22,000				
Projects Pushed to Planning Years						
4	Wells Cargo tandem axle 8x16 foot trailer (Fire Rescue)		10,900			
5	Remotec Andros F6-A Bomb Disposal Robot (Bomb Squad)					198,520
6	Crime lab Digital Image Management System Upgrade			34,927		
		73,200	10,900	34,927	-	198,520