

# Special Meeting Agenda

## Visalia City Council



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

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Monday, July 12, 2010

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

Work Session 4:00 p.m.; Closed Session 6:00 p.m. (or immediately following Work Session)

Regular Session 7:00 p.m.

**4:00 p.m. WORK SESSION AND ACTION ITEMS (as described)**

1. Annual presentation by PROTEUS, Inc. regarding the program at the Wittman Community Center. **Receive public comment.**

4:30 p.m. 2. Review and authorize changes to the non-profit grant funding application process. **Receive public comment.**

3. *Item removed at the request of staff*

**5:00 p.m. PUBLIC HEARING – PROPERTY & BUSINESS IMPROVEMENT DISTRICT**

4. **PUBLIC HEARING** – to create a Property & Business Improvement District IV for ten (10) years. (Relates to Item 14 on this Agenda.) *(Upon completion of the public hearing, staff will proceed with opening & tabulating the ballots, the results of which will be reported at the end of the Regular Session and Council action will be taken at that time)*

*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 Labor Negotiators (G.C. §54957.6)  
Agency designated representatives: Steve Salomon, Eric Frost, Diane Davis, Shelline Bennett  
Employee Organization: All employee groups

6. Conference with Legal Counsel – Anticipated Litigations  
Significant exposure to litigation pursuant to subdivision (b) of Section 54956.9: 2 potential cases

7. Conference with Real Property Negotiators (GC 54956.8)  
Properties: (1) Portion of 28.26 acre property located on north side of Highway 198, east side of Kelsey Street (Road 88) (APN: 081-040-030); and (2) Portion of 16.38 acre property located on north side of State Highway 198, approximately 2000 feet east of Shirk Street (APN 085-010-096)  
Negotiating Parties for City: Steve Salomon, Michael Olmos, Alex Peltzer  
Negotiating Parties for Seller: Rick Telegan, BP Investors, LLC  
Under negotiation: Authority to negotiate purchase, sale, and/or trade

7:00 p.m.

## CALL TO ORDER REGULAR SESSION

### PLEDGE OF ALLEGIANCE

INVOCATION – Pastor Arthur Escobedo, Praise Center Church

### SPECIAL PRESENTATIONS/RECOGNITION

**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.*

8. **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) Request authorization to file a Notice of Completion for the Center Avenue Improvements, Conyer Street to Bridge Street, Project No. 3011-00000-720000-0-8016.
  - c) Request authorization to file a Partial Notice of Completion for the McAuliff Street Improvement Project – Phase 3, Crossing over Evans Ditch and Mill Creek, Part A Project No. 3011-00000-720000-0-9945.
  - d) Appoint replacement of a representative from the Visalia Unified School District to the General Plan Update Review Committee.
  - e) Update the designees authorized to act as signatories for all City banks. **Resolution 2010-39 required.**

- f) Initiate a proposed Zoning Text Amendment (ZTA) to amend portions of Zoning Ordinance Chapter 17.48 pertaining to real estate sales signage, and refer the ZTA to the Planning Commission for review.
- g) Authorization to move forward with the design of the City's portion of a new Animal Control Facility and work with the architect to develop a phased approach for the overall facility design.
- h) Adopt Resolution supporting Tulare and Kings County High Speed Rail Station on the east side of Hanford. **Resolution 2010-45 required.**
- i) Authorization to file a Notice of Completion for Riverway Sports Park; Phase 2, Project No. 3011-720000-0-0-8029, for the construction of on-site improvements at a final cost of \$3,190,014.20.
- j) Authorization to submit a grant application in the amount of \$4,500,000 to the Department of Parks and Recreation to construct the Sequoia Shuttle visitor Center. **Resolution 2010-46 required.**

**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.*

- 9. **Request to continue PUBLIC HEARING to August 16, 2010.** *(Continued from 6/7/10 and 6/21/10 at the request of applicant)*  
For property located at the northwest corner of Plaza Drive and Riggin Avenue, adjacent to the City of Visalia, and inside the County of Tulare. (APN: 077-120-012, 015)
  - a) Certification of Negative Declaration No. 2010-22. **Resolution 2010-26 required.**
  - b) Initiation of Proceedings for Annexation No. 2009-01 (Doe): a request by Russell Doe, applicant (Michael Porte, agent) to annex two parcels totaling approximately 156 acres into the City limits of Visalia for the purpose of facilitating future heavy industrial development on the property. **Resolutions 2010-27 and 2010-28 required.**
  - c) Authorization for City Manager to sign and enter into a Pre-Annexation Agreement.
  - d) Detachment of property from County Service Area No. 1.
- 10. **PUBLIC HEARING**
  - a) General Plan Amendment No. 2010-03: A request by the City of Visalia to change the General Plan Land Use designation from Agriculture to Public Institutional on 160 acres of land located between Road 44 and Road 48, north of Avenue 280 (Caldwell Ave.). APN 118-010-017. **Resolution 2010-35 required.**
  - b) Initiation of Proceedings for Annexation No. 2010-03 and Detachment from County Service Area No. 1, a proposal by the City of Visalia to annex an approximately 160 acre parcel site and detachment of the site from County Service Area No. 1. **Resolution 2010-36 required.**

11. **PUBLIC HEARING**

- a) General Plan Amendment No. 2010-04: A request by the City of Visalia to amend the 290,000 and 165,000 Population Urban Development Boundary to include the project site, and to change the General Plan Land Use designation from Agriculture to Public Institutional on 99 acres located south of the airport, north of Caldwell Avenue, between Highway 99 and Shirk Rd. APNs 119-021-29,30,31,32. **Resolution 2010-37 required.**
- b) Initiation of Proceedings for Annexation No. 2010-04 , a proposal by the City of Visalia to annex 99 acres of land and detachment of the land from County Service Area No. 1. **Resolution 2010-38 required.**

12. **PUBLIC HEARING**

- a) Certification of Negative Declaration No. 2010-13, which evaluates environmental impacts associated with General Plan Amendment No. 2010-01 and Annexation 2010-05. The site is located on the north side of West Riverway Drive, west of N. Dinuba Blvd APN 078-011-012. **Resolution 2010-40 required.**
- b) General Plan Amendment No. 2010-01: A request by the City of Visalia to change the General Plan land use designation from RLD (Residential Low Density) to P (Park) for a portion of a 7.2 acre parcel owned by the City of Visalia. The portion of the site that is subject to the General Plan Amendment lies south of the 100-foot riparian habitat development setback required from the bottom outside toe of the levee of the St. John's River. **Resolution 2010-41 required.**
- c) Initiation of Proceedings for Annexation No. 2010-05 (Riverway) and Detachment from County Service Area No. 1, a proposal by the City of Visalia to annex a 7.2 acre parcel and detachment of the parcel from County Service Area No. 1. **Resolution 2010-42 required.**

13. **PUBLIC HEARING**

- a) Certification of Negative Declaration No. 2010-16, which evaluates environmental impacts associated with Pre-Zone No. 2010-02 and Annexation 2010-06. The site is bounded by Road 152, Mill Creek, Highway 198 and the existing city limits. (APN: 103-500-001, 002, 003, 103-501-001, 002, 003, 004, 005, 006, 007, 008, 009). **Resolution 2010-43 required.**
- b) Introduction of Ordinance for Pre-Zone No. 2010-02, a City initiated action to pre-zone 12 parcels totaling approximately 162 acres under County jurisdiction to "A-Agriculture". **Ordinance 2010-05 required.**
- c) Initiation of Proceedings for Annexation No. 2010-06 and Detachment from County Service Area No. 1, a proposal by the City to annex to the city 12 parcels totaling approximately 162 acres with approximately 12.5 acres of adjacent right of way for a total of approximately 174.5 acres of land and detachment of the parcels from County Service Area No. 1. **Resolution 2010-44 required.**

14. **BALLOT RESULTS** (*See Item 4 on this Agenda*) – to create a Property & Business Improvement District IV for ten (10) years:

- a) Approve the District boundaries, assessments, exemptions, work program and budget per the proposed Management Plan for the Downtown Visalia Property and Business Improvement District dated May 2010. **Resolution 2010-33 required.**
- b) Authorize staff to file the District in order to receive the annual assessments. **Resolution 2010-34 required.**
- c) Authorize the City Manager to execute the agreement with the Downtown Visalians, Inc. for day-to-day operations and activities.

## CLOSED SESSION REPORT (if any)

### Upcoming Council Meetings

- Monday, August 2, 2010, 4:00 p.m. Work Session, 7:00 p.m. Regular Session; City Hall Council Chambers 707 W. Acequia
- Monday, August 16, 2010, 4:00 p.m. Work Session, 7:00 p.m. Regular Session; City Hall Council Chambers 707 W. Acequia
- Tuesday, September 7, 2010, 4:00 p.m. Work Session, 7:00 p.m. Regular 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](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](mailto:nloliva@ci.visalia.ca.us).*