PORTERVILLE CITY COUNCIL MINUTES  
ADJOURNED MEETING – JUNE 8, 2007  
CITY HALL MIKKABI CONFERENCE ROOM  
291 NORTH MAIN STREET, PORTERVILLE  
FRIDAY – 9:30 A.M.

Roll Call: Mayor Hamilton, Mayor Pro Tem Felipe Martinez, Council Member Pedro Martinez  
Absent: Council Member McCracken, Council Member Hernandez

Pledge of Allegiance led by Council Member Pedro Martinez  
Invocation

ORAL COMMUNICATIONS  
None

SCHEDULED MATTER

1. AUTHORIZATION TO ADVERTISE FOR BIDS – WEST STREET  
   INDUSTRIAL PARK PROJECT

   City Manager Longley presented the item and Public Works Director Baldo Rodriguez presented the staff report. He stated that the project was a brand new 2,000 foot cul-de-sac called Edison Court. He indicated that the cost of the project would be 2.2 million dollars, 52% of which would be paid for by the City. He asked the Council to authorize staff to advertise for construction bids, approve the plans in the project manual, and have the Mayor sign the Storm Water Pollution Prevention Plan (“SWPPP”) for dust control.

   COUNCIL ACTION: MOVED by Council Member Pedro Martinez, SECONDED by M.O. 01-060807 Mayor Pro Tem Felipe Martinez that the Council authorize staff to advertise for construction bid; approve the plans in the project manual, and have the Mayor sign the SWPPP for dust control.

   AYES: Hamilton, P. Martinez, F. Martinez
   NOES: None
   ABSTAIN: None
   ABSENT: McCracken, Hernandez

   Disposition: Approved

2. STUDY SESSION – CAPITAL IMPROVEMENT PLAN

   City Manager Longley stated that the purpose of the meeting was to review the Capital Program; receive a presentation from Public Works Director Baldo Rodriguez regarding street projects; and to review the Capital Program with Susan Duke, Project Manager and the Administrator of the Capital Budget.
Mr. Rodriguez provided the Council with a chart that contained the 10-year Capital Projects. The street projects were broken down into four components: street reconstruction projects overlay projects, micro-overlay projects, and pot-hole repair. He explained the concept of lane lineal feet, a conversion method used for street projects. He stated that there are 32,000 lane lineal feet anticipated for street reconstruction projects; a little over 20,000 lane lineal feet of overlay; 26,400 lane lineal feet of micro-overlay; and 2,700 square feet of pot-hole repair. He added that every quarter, he would provide the City Manager with an update on the progress made in these areas.

Mr. Longley added that the purpose was to discuss service levels and review the output measures.

Mr. Rodriguez clarified that one new street, Edison Court, was included in the numbers, but that the rest of the streets were existing streets.

Mayor Pro Tem Felipe Martinez asked if Measure R funds were included in the information provided. Mr. Rodriguez stated that the funds were included, but segregated as to when projects were being completed so that it could be reported to TCAG accordingly. Mr. Rodriguez then specified to Council and staff which streets would be undergoing reconstruction and explained that “G” Street would be taken care of during the 08/09 year due to the cost of the project. He continued by going over the overlay projects, which consisted primarily of South Indiana Street, Center Street and a portion of Date. A conversation then ensued regarding the current conditions of Indiana Street and the treatments necessary.

Council Member Pedro Martinez asked why Indiana Street was not listed in the plan twice, again in seven years if that was how long the life expectancy of the street would be. Community Development Director Brad Dunlap explained that the reason it was not listed twice was because there was not enough money available to cover every street in need of repair. For this reason, he stated, there were factors that were taken into consideration such as: traffic generation, state of deterioration and new development. He stated these would dictate where staff recommended putting the money.

Mr. Rodriguez explained that if a street was reconstructed the underground utilities would be put in at the same time. He also discussed slurry seals and addressed Mayor Hamilton’s concerns regarding the life expectancy of future reconstruction projects. He added that curb, gutter, and sidewalk along the east and west sides of Indiana from Morton Avenue to Olive Avenue would be completed this year, however, the south end of Indiana would be addressed in the next cycle.

Mayor Hamilton inquired about the absence of street reconstruction south of Highway 190 in the plan. Mr. Rodriguez confirmed that Gibbons reconstruction was not in the current plan. He then provided a brief explanation of what was anticipated to occur south of Highway 190. Mr. Dunlap added that the project would alleviate congestion at Jaye and Highway 190.

Public Works Director Rodriguez concluded his presentation by briefly stating what project would be tackled in the near future, and how the Measure R monies would be used. He then mentioned that the Edison Court project involved the movement of 70 plus acres of dirt, and as a result they had been made aware of a new law which required a permit from the Air Board. Mike
Reed added that the use of micro overlay had been proven to increase the life of streets in other cities.

Susan Duke came forward to review the Capital Program with Council. She went through the program and provided a brief explanation of the information listed which included COPs and COPs Refinance, Equipment Replacement, Local Transportation Funds and Special Gas Tax. A conversation ensued regarding the transferring of monies that remain from the Bike Plan to the Transit System. Mrs. Duke continued by going over the Transportation Impact Fund, the Anticipation of Transportation Impact Fees for Riverwalk, Measure H Expenditures and the Unfunded, which resulted in a discussion about the Porterville Hotel and strategies for locating funds. The Storm Drain, Developer Fees and Reserve Accounts; Enterprise Funds, Highway Bridge Removal Rehabilitation, CDBG Funds, Section 108 Funds, Risk Management, Measure R Local and Regional, and Olive and Matthew Traffic Signal were also mentioned. The Hazardous Waste Clean-Up was discussed briefly and Mr. Rodriguez provided some detail in regards to the containment process, restrictions on the use of the containment area and the costs associated with the clean-up.

At the request of the City Manager, Susan Duke went over the miscellaneous projects briefly. Those projects included the Hybrid vehicles, CNG Facility and shop upgrades. A brief discussion ensued regarding the types of upgrades needed for the shop.

The City Manager stated that as a result of the Council deeming streets as a priority, staff had come up with performance measures, relative to the actual projects; and indicated that staff would be bringing the performance measures to Council for review on a quarterly basis. A funding summary was also provided for the nearly 46 million dollars in capital projects.

Council Member Pedro Martinez asked which of the projects had solid funding and what would happen if the cost of a project exceeded the funding available. A discussion ensued regarding the issue of inadequate funding in which Public Works Director Rodriguez explained previous instances of such occurrences and how projects without funding were managed. Susan Duke added that the type of funding must be considered when bumping one project for another, since some funding had very specific criteria that must be adhered to.

As opposed to going through each item one by one, the Mayor suggested that the projects be discussed at Council Members’ request. Mayor Hamilton inquired about the generators listed and was informed by the Public Works Director that those were necessary to power the wells in disaster situations. Mayor Pro Tem Felipe Martinez asked about the monies allocated for alleys and the Public Works Director explained how the money was used to repair and reconstruct alley ways. Public Work Director Rodriguez continued by briefly explaining what types of projects were considered in the Curb & Gutter Miscellaneous category. He stated that an example of a Curb & Gutter Miscellaneous project would be repair to damage of a curb, gutter or sidewalk caused by a City tree.

Mayor Hamilton inquired about the City/County projects showing monies set aside every other year. Public Works Director Rodriguez stated that this was a result of the City/County projects not occurring as often due to a lack of mutual interests in projects.
Mayor Pro Tem Felipe Martinez asked if the County had been contacted in regards to the repair of Date Street, east of Plano. The Public Works Director replied that the County would be contacted in regards to that matter.

Mayor Hamilton asked for an update on the Jaye Street Bridge Project. Director Rodriguez stated that the Project was currently in the design phase and that the fee for the design would be $650,000 according to Caltrans. He added that there was still some question as to whether or not the City would be able to get in on the 89/11 % program or would have to remain on the 80/20 % program for the design. The construction phase however, would be at the 89/11 program for both Jaye and Plano Bridge Projects. Mr. Rodriguez continued by stating that he hoped to advertise in August of 2008 for construction, but there were some Corp of Engineers and Fish & Game restrictions that need to be addressed in order to move forward with the project. He confirmed that Caltrans had authorized 6.5 Million dollars to date, and the additional 1 Million requested to cover the increase in costs for materials had yet to be authorized by Caltrans. He then briefly went over the traffic signal Projects and the Wastewater Treatment Facility Projects. A discussion in regards to the Nitrification/De-nitrification Project took place in which the process was described and questions were raised as to whether the resulting water was consumable.

Community Development Director Brad Dunlap briefly went over the Capital Improvement Strategies for the Community Development Department, which included a re-appropriated Land Use balance of $350,000 and GIS Equipment Project. He elaborated on the GIS Project, stating that it would include miscellaneous computer equipment, added capacity and other tools that would allow staff to continue to augment GIS capacities; a stand alone unit for production of presentations beneficial for working with large files and use of mapping tools, in addition to a one-year GIS technician. He went on to provide a brief explanation of the following projects: Comprehensive Zoning Ordinance Amendment, Elderberry Mitigation Monitoring/Construction, and Enterprise Zone Application. A discussion ensued regarding the Enterprise Zone Application during which the following were addressed; the cost budgeted for the project, the advantages of Enterprise Zone, and expanding the area of Enterprise Zone to allow more commercial enterprises to take advantage of the incentives. Additional projects mentioned were Olive & Second Street Parking Lot, Porterville Hotel, Hockett/Mill Parking Lot and Downtown Master Plan-Project Area Amendment. Mr. Dunlap explained that the amendment to the Project Area was recommended due to a need for revitalization that Redevelopment provides a tool for; and that diversity of land use within the project area was necessary in order to provide stability and improve borrowing capacity.

Mayor Pro Tem Felipe Martinez inquired about the absence of the Kit Fox on the list of projects. Mr. Dunlap explained that the project was included as part of the West Street project and that the money is incorporated into that project.

Parks & Leisure Services Director Jim Perrine presented the Capital Improvement Strategies for the Parks & Leisure Services Department to Council. These projects included Heritage Center Ball Fields, New Library, Murry Park Improvement, Monache Basketball Court Lighting, City Hall Carpet & Entry Resurfacing, Centennial Plaza Main Street-Sound System, Zalud House Master Plan, Tule River Parkway Phase III, Tule River Parkway Phase III, and Lion’s Park Playground.
City Manager John Longley added, in regards to the New Library Project, that there was some discussion at the review committee meeting the night before, pertaining to the voters approving literacy. As a result, he would be recommending that in the 07/08 Year, this appropriation be approved as a modification to the spending plan under the heading of literacy, which was supportable because the allocation would be within the 15% defined by the voters. He added that it would provide an opportunity to get the initial work done that was necessary to get the concept of the new library going.

Mayor Hamilton expressed his concern with the idea of spending $220,000 on a project when the additional costs of the project were unfunded. A short discussion took place in which the possibility of seeking funding from the County was mentioned. City Manager Longley stated that staff could pursue the additional funding once the Council approved the appropriation.

Mayor Pro Tem Felipe Martinez stated that he was having difficulty wrapping his head around the amount of $220,000 and was unable to figure out how that amount was calculated. City Manager Longley stated that staff would provide Council with additional information before the time of the public hearing.

Mayor Hamilton asked Parks & Leisure Services Director Jim Perrine for clarification on the amount of $550,000 listed for the Heritage Center Ball Fields. Jim Perrine explained that the carry-over amount was based on what they expected would remain after the anticipated expenditures through June 30th of that year were deducted. Mayor Hamilton asked to be provided more detail on how the $90,000 was spent after June 30th. Mayor Hamilton then inquired about the Murry Park Improvement. Jim Perrine explained that the $246,000 was the amount that remained of the CDBG funding that paid for the pool and the master plan.

Community Development Director Brad Dunlap spoke in regards to the issue of the ball field expenses. He clarified for Council that the costs of the project were shared with the School District and that there might be some additional funds available after the issue of the shared costs is resolved with the school district. Preparation of the building pad and the environmental work relative to the Elderberry bushes were some examples of shared expenses that need to be computed.

Council Member Pedro Martinez asked City Manager Longley for information about the Sports Complex Field Lighting Feasibility Study. Mr. Longley clarified that the study is an analysis to define the road map to get to the lighting of the field, and to determine actual costs. Mr. Longley, with the assistance of Jim Perrine, continued by going down the list of projects explaining what each of the amounts listed for the 07/08 fiscal year would accomplish in terms of the project’s progression.

Mayor Pro Tem Felipe Martinez raised a question in regards to future funding sources for the Murry Park Improvement and New Library Projects. Mr. Perrine stated that the City would be looking into various forms of funding, such as grants, bond funding and financing. Mayor Pro Tem Martinez and Mr. Perrine then discussed the possibility of consolidating projects and which projects the Council might consider grouping together. A discussion in regards to sites for the library prompted Mr. Longley to state that there were going to be some sites defined in the General Plan. He added that after reviewing and discussing the General Plan, the next step would be to consolidate.
Parks & Leisure Services' Capital Projects. In regards to Mayor Felipe Martinez’s concerns regarding the level of progress being made, he added that in order to achieve the kind of progress desired by the Council, it would be necessary to increase the magnitude of the investment, which would most likely come out of a debt service. He recommended that the Council refrain from jumping ahead and discussing project details, and concluded that it would be best to review the General Plan, research funding mechanisms, look into feasibility and go from there.

At Council Member Pedro Martinez’s request, Jim Perrine provided a description of the Facility Security Systems Upgrade project. Council Member Martinez suggested that the project be funded because of its importance. City Manager Longley agreed with Council Member Martinez that the project was important, but explained that in his opinion, there were more important projects. Mayor Hamilton asked why the upgrade was not considered within the Equipment Replacement Fund. Mr. Longley explained that it was thought that rolling stock was something that had to be replaced in order to maintain the quality of the operations, and it was decided that was where the replacement fund would be. Mayor Pro Tem Felipe Martinez suggested that Risk Management monies be used since it was possible that someone could break into City property, injure themselves and then sue the City. Council Member Pedro Martinez stated that he would like to know which areas had inadequate or no security at that time. It was decided that staff would get that information to Council via a letter. Mr. Longley added that quite a bit of money would be expended from Risk Management for the Hockett/Mill Parking Lot Reconstruction Project, which, from a cash flow perspective, would be lost.

A brief conversation took place regarding trees for the Rails to Trails and the possibility of service clubs assisting with the tree planting effort.

Fire Chief Mario Garcia went over the Capital Improvement Strategies for the Fire Department, which consisted of a new fire station (Fire Station #3) and module buildings for Fire Station #2. The design and construction costs for Fire Station #3 would be funded through Measure H funds, with design being figured at 10% of the estimated construction costs. Chief Garcia explained that the modular buildings for Fire Station #2 were to be used for a classroom, a back-up for the EOC Center, which would serve to provide quality training and enhance the department’s ability to turn the drill grounds to a regional training facility. A brief discussion ensued with regards to locations of interest for the new fire station and the timing comparative to the Public Works projects. Chief Garcia also mentioned the incorporation of a Substation at the new Fire Station location for Police Department use.

Council Member Pedro Martinez inquired as to whether there had been any improvements to Fire Station #1. Public Work Director Baldo Rodriguez informed the Council that they had received a bid for $117,000 to renovate the bathroom facilities within the Fire Station but the costs were too high.

City Manager Longley notified Council that there were three projects proposed at the Airport: the pilot’s lounge at $20,000, the reconstruction of the Airport Office at $50,000, and the development of hangar facilities at $200,000. He noted that the funding for these projects would come from two sources: a loan from the State for a portion of the costs, and the remainder would be
covered by the sale of the property. City Manager Longley added that there would also be an $80,000 project for the engineering design of airport lighting, to be paid for with FAA grant money.

The City Manager announced that the follow-up items would be assigned to staff and the information provided to Council by Thursday, June 14th, 2008.

**ORAL COMMUNICATIONS**

None

**ADJOURNMENT**

The Council adjourned at 12:42 p.m. to the meeting of June 19, 2007.

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Patrice Hildreth, Deputy City Clerk
By: Luisa Herrera

SEAL

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Cameron Hamilton, Mayor