Call to Order at 5:30
Roll Call: Council Member Ward (arrived late), Vice Mayor Hamilton, Council Member Shelton, Council Member McCracken, Mayor Irish

Adjourn to a Joint Meeting of the City Council and Porterville Redevelopment Agency.

JOINT CITY COUNCIL/PORTERVILLE REDEVELOPMENT AGENCY AGENDA
291 N. MAIN STREET, PORTERVILLE, CA

Roll Call: Agency Member Ward (arrived late), Vice Chairman Hamilton, Agency Member Shelton, Agency Member McCracken, Chairman Irish

ORAL COMMUNICATIONS
None

REDEVELOPMENT AGENCY CLOSED SESSION:
A. Closed Session Pursuant to:
   2- Government Code Section 54956.9(c) – Conference with Legal Counsel – Anticipated Litigation – Initiation of Litigation: One Case.

6:00 P.M. RECONVENE OPEN SESSION
REPORT ON ANY AGENCY ACTION TAKEN IN CLOSED SESSION
City Attorney Julia Lew reported that no reportable action took place.

Pledge of Allegiance Led by Vice Mayor Hamilton
Invocation – a moment of silence was observed.

REPORTS
• Council Member Ward spoke of his attendance at the recent Coordination of Services Committee Meeting and advised that committee members were tasked with bringing back a list of goals at the next meeting.
• Vice Mayor Hamilton indicated that a LAFCO meeting had taken place which he had been unable to attend, and requested that staff provide an update. City Manager Lollis advised that Community Development Director Brad Dunlap had attended and provided a brief summary of the meeting discussion relative to the cost benefit analysis on annexations.
• Mayor Irish advised that he will report on his recent trip to Washington D.C. at the regular City Council Meeting of March 15th.
ORAL COMMUNICATIONS

None

Mayor Irish advised that, without objection, the Council and Agency would hear Item Nos. 2 through 4 first.

JOINT SCHEDULED MATTERS

2. PORTERVILLE REDEVELOPMENT AGENCY REPAYMENT IN FULL OF EXISTING DEBT OBLIGATIONS TO CITY OF PORTERVILLE

Recommendation: That the Porterville Redevelopment Agency:
1. Adopt the draft Resolution Amending Resolution No. PRA 2010-13;
2. Authorize payment to be made to the City of Porterville in the amount of $1,714,374; and
3. Authorize the Chairman to execute all necessary documents.

That the City Council:
1. Adopt the draft Resolution amending Resolution No. 103-2010;
2. Adopt the draft Resolution Accepting Payment in Full for all Debt Owed by the Porterville Redevelopment Agency to the City of Porterville and allocate the funds to the Porterville Hotel Redevelopment Project; and
3. Authorize the Mayor to execute all necessary documents.

City Manager John Lollis presented the item, and Community Development Director Brad Dunlap presented the staff report.

A brief discussion ensued regarding the Governor’s proposed action relative to Redevelopment Agencies.

AGENCY ACTION: MOVED by Agency Member Ward, SECONDED by Vice Chairman Hamilton that the Agency adopt the draft Resolution Amending Resolution PRA 2011-01 Resolution No. PRA 2010-13; authorize payment to be made to the City of Porterville in the amount of $1,714,374; and authorize the Chairman to execute all necessary documents. The motion carried unanimously.

COUNCIL ACTION: MOVED by Agency Member Ward, SECONDED by Vice Chairman Hamilton that the City Council adopt the draft Resolution amending Resolution 07-2011 Resolution No. 103-2010 and Accepting Payment in Full for all Debt Owed by the Porterville Redevelopment Agency to the City of Porterville and allocate the funds to the Porterville Hotel Redevelopment Project; and authorize the Mayor to execute all necessary documents. The motion carried unanimously.

Disposition: Approved.

3. APPROVAL OF A COOPERATION AGREEMENT FOR PUBLIC IMPROVEMENT COST REIMBURSEMENT

Recommendation: That the Porterville Redevelopment Agency:
1. Adopt the draft Resolution approving a Cooperation Agreement for Public Improvement Cost Reimbursement By and Between the City of Porterville and the Porterville Redevelopment Agency Pursuant to Health and Safety Code Section 33445(c) and Making Certain Findings in Connection Therewith;

2. Approve the Cooperation Agreement for Public Improvement Cost Reimbursement;

3. Authorize the Agency Chairman to execute all necessary documents;

4. Authorize the City Manager to implement the Agency Board’s direction.

That the City Council:

1. Adopt the draft Resolution Approving a Cooperation Agreement for Public Improvement Cost Reimbursement By and Between the City of Porterville and the Porterville Redevelopment Agency Pursuant to Health and Safety Code Section 33445(c) and Making Certain Findings in Connection Therewith;

2. Approve the Cooperation Agreement for Public Improvement Cost Reimbursement; and

3. Authorize the Mayor to execute all necessary documents.

City Manager John Lollis presented the item, and Community Development Director Brad Dunlap presented the staff report.

AGENCY ACTION: MOVED by Agency Member McCracken, SECONDED by Vice Chairman Hamilton that the Redevelopment Agency adopt the draft Resolution PRA 2011-02 approving a Cooperation Agreement for Public Improvement Cost Reimbursement By and Between the City of Porterville and the Porterville Redevelopment Agency Pursuant to Health and Safety Code Section 33445(c) and Making Certain Findings in Connection Therewith; approve the Cooperation Agreement for Public Improvement Cost Reimbursement; authorize the Agency Chairman to execute all necessary documents; and authorize the City Manager to implement the Agency Board’s direction. The motion carried unanimously.

COUNCIL ACTION: MOVED by Council Member McCracken, SECONDED by Council Member Ward that the City Council adopt the draft Resolution 08-2011 approving a Cooperation Agreement for Public Improvement Cost Reimbursement By and Between the City of Porterville and the Porterville Redevelopment Agency Pursuant to Health and Safety Code Section 33445(c) and Making Certain Findings in Connection Therewith; approve the Cooperation Agreement for Public Improvement Cost Reimbursement; and authorize the Mayor to execute all necessary documents. The motion carried unanimously.

Disposition: Approved.

4. RECORDING OF OPERATION, USE AND MAINTENANCE COVENANTS RUNNING WITH THE LAND ON PORTERVILLE REDEVELOPMENT AGENCY OWNED PROPERTIES
Recommendation: That the Porterville Redevelopment Agency:
1. Authorize the City Manager to execute all necessary documents; and
2. Authorize staff to record with the County Recorder an Operation, Use and Maintenance Covenant running with the land on all Agency owned improved parking lots and vacant properties.

Agency Member Shelton noted a conflict of interest in that he owns real property located within 500 feet of two of the Redevelopment Agency owned parking lot properties, recused himself from the discussion, and exited the Council Chambers.

City Manager John Lollis presented the item, and Community Development Director Brad Dunlap presented the staff report.

AGENCY ACTION: MOVED by Vice Chairman Hamilton, SECONDED by Agency Member Ward that the Agency authorize the City Manager to execute all necessary documents; and authorize staff to record with the County Recorder an Operation, Use and Maintenance Covenant running with the land on all Agency owned improved parking lots and vacant properties.

AYES: Ward, Hamilton, McCracken, Irish
NOES: None
ABSTAIN: Shelton
ABSENT: None

Disposition: Approved.

The City Council and Redevelopment Agency recessed at 6:40 p.m. for 15 minutes, during which time Council Member/Agency Member McCracken excused himself from the meeting to attend a previously scheduled engagement.

1. STORM DRAIN PRESENTATION

Recommendation: No recommendation. Presentation by staff only.

City Manager John Lollis introduced the item, and Public Works Director Baldo Rodriguez provided the presentation. Mr. Rodriguez reviewed a list of problem areas and presented both interim and ultimate solutions along with the estimated costs for each. His review was as follows:

1. Morton Avenue & Mathew and Walch Streets: Two small detention reservoirs are located in the vicinity of Mathew Street and Morton Avenue. The reservoirs, although in close proximity to each other, are not interconnected. Significant storms will always overwhelm these small reservoirs.

Interim solution: Includes extending the existing storm drain pipe along Morton Avenue west to Mathew Street, connecting the Morton/Walch pond to the new storm drain pipe. Continue the new SD pipe north along Mathew connecting to an existing SD pipe that discharges to the Porter Slough. In addition, construct a SD pipe from the Morton/Mathew pond north and connecting to the new SD pipe installed along Morton Avenue. Under this scenario, both ponds can be eliminated and property returned to the developer.
Estimated Cost: $164,670

2. **OHV Park:**
The OHV Park currently drains a significant area in and around the Airport, Sports Park, and Industrial Park.

**Interim Solution:** Purchase of a 40 acre retention pond site on the southwest corner of Scranton and West Road developed to accommodate 200 Ac-ft. Staff recommends that the pond be constructed incrementally as development occurs, with the initial size at 100 Ac-ft. Allow surface drainage via ditches through the Sports Park as it currently does, collect the flows in the OHV Park, construct a major pipe through the OHV Park and discharge to the new 100 AF pond. Additionally, complete the extension of the 48” SD pipe along West Rd from Yowlumne to the new retention basin.

Estimated Cost: $1.2 million, of which $824,000 is grant funding.

**Ultimate Solution (if needed):** Contains many of the same components as the interim solution. Improvements per the SDMP includes purchase and development of a 40 acre site, final extension of the storm drain pipe along West Road from Yowlumne to the new retention basin. Construction of 6000’ of SD pipe ranging in size from 33” to 66” along Scranton Avenue from Newcomb Street to the 40 acre site retention pond.

Estimated Cost: $2,524,148.

Mayor Irish advised of a conflict of interest in that he owns real property within the subject area, recused himself from the discussion on Jasmine Ranch, and exited the Council Chambers. He returned to the Chamber subsequent to the discussion on this problem area.

3. **Jasmine Ranch:** The existing ditch along the west side of Hillcrest is quickly overwhelmed during any significant rain. The construction of the ditch is elementary, weed strewn, irregular in carrying capacity, and can be counted on to transport mud and other debris during the rain event. The result is a muddy and un-passable street (Hillcrest), potential damage to the properties located within the Jasmine Ranch subdivision and to the properties located along the east side of Hillcrest Street.

**Interim Solution:** Grading Hillcrest Street from Lemons, 400 feet south to the cattle crossing (approximately ¼ mile) so that surface runoff remains on the east side of Hillcrest Street and collects in the ditch that runs parallel to Hillcrest. Re-grade the east side of Hillcrest Street so that the surface water remains on the east side until it reaches the cattle crossing, where an 18” pipe can transport the water across Hillcrest discharging into the ditch.

The ditch requires major cleanup of rocks, debris and weeds along its entire length. The surface grates at the south end of Hillcrest require re-positioning or modifications so that surface waters not collected in the ditch are properly captured and discharged to the 50 ac-ft pond formerly known as the Carter Pond.

Estimated Cost: $62,900
Ultimate Solution per the Storm Drain Master Plan: Construct a series of new retention ponds north of Jasmine Ranch with a combined capacity of approximately 131 ac-ft, install a 36” SD pipe along Hillcrest from the extension of Henderson Ave south to the 50 ac-ft pond.
Estimated Cost: $1,268,366

4. Vegetable Garden: The Porter Slough Ditch that carries overflow from the Murry Park pond south and westerly through Murry Park is poorly constructed, flat at certain locations. As constructed it cannot be counted on to carry flows of any significance. The recent rains caused flood waters to breach the ditch banks and flood the adjacent low lying area locally referred to as the Vegetable Garden.

Possible Solution: Re-grade and make improvements to the ditch to from Murry Park west to increase its carrying capacity. Correct downstream deficiencies, install an 18” pipe across Park Ave.
Estimated Cost: $82,900

Ultimate Solution: Pursuant to the Master Plan, regrading of the ditch from Crestview, through the golf course and Murry Park, the installation of an 18” SD pipe across Park Avenue, and grading of the Vegetable Garden so that this area can contain overspill from the adjacent ditch.
Estimated Cost: Not determined.

Council Member Ward noted a conflict of interest in that he owns real property within 500 feet of the subject area, recused himself from the discussion on York Street/Morton Avenue Area, and exited the Council Chambers. Council Member Ward returned to the Chambers subsequent to the discussion of this subject area.

5. York Street/Morton Avenue Area: The area lacks adequate to no storm drain facilities which is not uncommon for former County areas. Currently, surface waters from the surrounding area flow and accumulate in the vicinity of York and Belleview Streets.

Solution: The installation of curb & gutter as needed to convey water south along York to Belleview, and then west along Belleview to Patsy. Additionally, install 300’ of 18” SD pipe along Belleview from Patsy to Salisbury, connecting to an existing SD pipe that discharges to the Porter Slough.
Estimated Cost: $60,850

6. Tomah Avenue/Newcomb Street Area: This area was formerly located in the County. The County’s storm drain standards allow the installation of surface grates. Surface grates tend to plug and require substantially more oversight.

Interim Solution: Monitor and maintain the surface grates so that they work properly. Install curb and gutter as needed to convey surface runoff to the corner of Tomah Avenue and Newcomb Street. Additionally, install 40’ of 18” SD pipe connecting to the existing 18” pipe located on Newcomb Avenue.
Estimated Cost: $21,400

Ultimate Solution. This area was in the County at the time the Storm Drain Master Plan
was developed. To include this area will probably require that the SDMP improvements be constructed. These improvements include the installation of 21” through 30” pipe along Newcomb Street paralleling the existing 18” pipe from Olive Avenue to the Corporation Yard retention ponds.

Estimated Cost: $934,846

7. **Tomah Avenue/Porter Street:** The area lacks adequate to no storm drain facilities which is not uncommon for former County areas. Currently, surface waters from the surrounding area flow and accumulate in the vicinity of Tomah and Porter Streets.

**Solution:** Construct curb and gutter as needed to convey surface runoff to collection points. Additionally install 350’ of 18” SD pipe along Tomah Avenue from Porter Street to Wisconsin Street connecting to an existing SD pipe at Porter and Wisconsin.

Estimated Cost: $47,430

8. **Western Street/Union Avenue:** Complete the installation of curb and gutter, and properly locate drop inlets or surface grates. Additionally, install 710’ of 18” SD pipe along Union Avenue from Western Avenue to Villa Street connecting to an existing SD pipe at Villa and Union.

Estimated Cost: $110,385

9. **Olive Avenue at Raceway:** Solution: Follow the recommendations of the Storm Drain Master Plan. Improvements include the installation of 4,000’ of SD pipe ranging in size from 27” to 33” discharging to an existing basin that requires upgrades from 34 a-f to 86 a-f.

Estimated Cost: $1,206,436

10. **Newcomb Street & Teapot Dome Avenue:** A large amount of open farm area and the long distances contribute to the flooding situation at this intersection, even with modest rainfall.

**Interim Solution:** Re-grade the immediate area north of the intersection to catch all surface runoff. Reconstruct existing culverts at the intersection to convey runoff across the intersection from east to west.

Estimated Cost: $22,000

**Ultimate Solution:** Follow the recommendations of the SDMP. This work includes the installation of 5,000’ of SD pipe ranging in size from 30” to 36” to a proposed 69 a-f pond.

Estimated Cost: $1,194,831

Council Member Shelton noted a conflict of interest with problem areas 11 through 17 in that he owns real property within 500 feet of the subject areas, recused himself from the discussion, and exited the Council Chambers. He returned to the Chambers subsequent to the discussion of the areas represented in Items 11 through 17.

11. **Morton Avenue & Second Street:** This location floods even under modest precipitation. The storm drain system at this location gets overwhelmed.

**Interim Solution:** Includes operating valves in the immediate area to bifurcate flows to
Zalud Park. This operation is more practical to implement immediately after the storm to recede the waters from the intersection in a timelier manner.

**Ultimate Solution:** Draws from Boyle Engineering’s 1994 “Redevelopment Downtown Storm Drainage Study” (RDSDS). The proposed solution is to intercept flows before they reach Morton Avenue and Second Street. This is achieved by installing an 18” storm drain pipe along Thurman Avenue from Main Street to Third and a 21” main along Third Street from Thurman Avenue to Morton Avenue connecting to the existing 30” main in Morton Avenue.

Estimated Cost: $280,951

12. **Henderson Avenue & Plano Street:** The recent flood event overwhelmed the intersection.

**Interim Solution:** Includes proper maintenance and operation of the grates located along Plano Street north of the intersection. In addition, re-positioning or modification of the existing grate located on the east side of Plano Street, and installation of minor concrete improvements and construction of an asphalt berm to channel upstream flows to the grate is required.

Estimated Cost: $31,000

**Ultimate Solution:** The Storm Drain Master Plan includes the installation of two parallel storm drain pipes (42” & 36”) along Henderson Avenue from Plano Street to Fourth Street.

Estimated Cost: $418,143

13. **Zalud Park:** Zalud Park serves as a central retention pond and receives significant flows annually. Under normal circumstances, crews pump the water out of Zalud Park and discharge into minor piping located south of Zalud Park, without issues. Significant rains such as recently experienced overwhelmed Zalud Park resulting in flooded private properties immediately west of Zalud Park.

**Interim Solution:** Includes the construction of a drop inlet and storm drain pipe system beginning in the vicinity of the El Granito Cul de Sac, extending west across private property to a drop inlet located on ‘G’ Street.

Estimated Cost: $40,000 to $50,000

**Ultimate Solution:** Requires the installation of a major storm drain pipe (48” & 54”) from Zalud Park to Porter Road connecting to a major SD pipe at Porter Road. Significant improvements to Zalud Park are needed to increase its holding capacity from its current 18AF of storage to 104 AF.

Estimated Cost: $2,718,265.

14. **Olive Avenue & Fourth Street.** The Porter Slough Ditch flows from the Murry Park pond west to a location west of the Rails to Trails property. At this junction, the ditch bifurcates and some of the water flows south along the east side of private properties and then meanders in a southwesterly direction through private property discharging to the Porter Slough.

**Possible Solution:** Includes the installation of 290’ of 18” pipe within or along the same alignment of the existing open ditch as it traverses south along the east property line of
the above described private properties to a point just north of Olive Avenue, then west
discharging to the Porter Slough.
Estimated Cost: $59,565

15. Mulberry Avenue & Second Street. This intersection is adjacent to Muller Field. The
surrounding terrain slopes easterly and westerly to the intersection causing flooding along
the north side of the intersection. Surface waters cannot and do not discharge to Muller
Field.

Interim Solution: Includes the placement of three strategically placed grates or drop
inlets at the lowest spot in or near the intersection of Second Street and Mulberry
Avenue, connecting the new drop inlets or grates to the existing 24” storm drain pipe that
relieves flows from Muller Field to Zalud Park. Other improvements should be
considered such as installing a larger storm drain pipe connecting low lying areas south
of Mulberry Avenue to the newly installed DI or surface grates.
Estimated Cost: $38,000

Ultimate solution: As indicated in the SDMP, provides for the installation of 2,000’ of
18” SD pipe from Muller Field east, and the installation of curb and gutter at the
intersection to channel flows to the newly installed improvements.
Estimated Cost: $1,266,606

16. Downtown Area: The downtown area floods under modest precipitation. The downtown
area lack adequate storm drain facilities.

Solution: The downtown area is dependant on each street handling its own run-off that
the only reasonable solution is to follow the Downtown Storm Drain Master Plan
developed by Boyle Engineering.
Estimated Cost: $1,427,602

17. York Street/Putnam Avenue Area: This area was formerly located in the County and
lacks adequate drainage facilities.

Solution: Install curb & gutter as needed to convey surface flows to the north or south
end of York Street. Install an 18” SD pipe at York Street and Putnam Avenue, or York
Street and Morton Avenue east to Newcomb Street connecting to an existing 18” SD
pipe.
Estimated Cost: $60,850

Total Estimated Costs:
Interim Solutions: $2,012,000
Ultimate Solutions: $13,240,000

The Joint City Council/Redevelopment Agency Meeting adjourned at 7:39 p.m. to a meeting of the City
Council.
ORAL COMMUNICATIONS
None

OTHER MATTERS
• City Manager John Lollis advised of the upcoming Youth Conference to be held at the Heritage Center.
• Council Member Ward invited everyone to attend the upcoming meeting to address gangs and juvenile delinquency to take place at the Police Department’s Briefing Room on March 16th.
• Council Member Shelton indicated that a constituent notified him that the time of Council Meeting that evening had not been posted on the City’s website.
• Mayor Irish requested that Google maps be utilized in the future if possible.

ADJOURNMENT
The Council adjourned at 7:44 p.m. to the meeting of March 15, 2011 at 5:30 p.m.

                                      Patrice Hildreth, Chief Deputy City Clerk

                                     SEAL

                                    Ronald L. Irish, Mayor