



CITY *of* CLOVIS

AGENDA • CITY COUNCIL MEETING

Council Chamber, 1033 Fifth Street, Clovis, CA 93612 (559) 324-2060
www.cityofclovis.com

September 3, 2024

6:00 PM

Council Chamber

In compliance with the Americans with Disabilities Act, if you need special assistance to access the City Council Chamber to participate at this meeting, please contact the City Clerk or General Services Director at (559) 324-2060 (TTY – 711). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the Council Chamber.

The Clovis City Council meetings are open to the public at the physical address listed above. There are numerous ways to participate in the City Council meetings: you are able to attend in person; you may submit written comments as described below; and you may view the meeting which is webcast and accessed at www.cityofclovis.com/agendas.

Written Comments

- Members of the public are encouraged to submit written comments at: www.cityofclovis.com/agendas at least two (2) hours before the meeting (4:00 p.m.). You will be prompted to provide:

- Council Meeting Date
- Item Number
- Name
- Email
- Comment



- Please submit a separate form for each item you are commenting on.
- A copy of your written comment will be provided to the City Council noting the item number. If you wish to make a verbal comment, please see instructions below.
- Please be aware that any written comments received that do not specify a particular agenda item will be marked for the general public comment portion of the agenda.
- If a written comment is received after 4:00 p.m. on the day of the meeting, efforts will be made to provide the comment to the City Council during the meeting. However, staff cannot guarantee that written comments received after 4:00 p.m. will be provided to City Council during the meeting. All written comments received prior to the end of the meeting will be made part of the record of proceedings.

CAMPAIGN CONTRIBUTION PROHIBITIONS AND MANDATORY DISCLOSURE - Pursuant to Government Code section 84308, a Councilmember shall not accept, solicit, or direct a campaign contribution of more than \$250 from any party or their agent, or from any participant or their agent, while a proceeding involving a license, permit, contract, or other entitlement for use is pending before the City or for 12 months after a final decision is rendered in that proceeding. Any Councilmember who has received a campaign contribution of more than \$250 within the preceding 12 months from a party or their agent, or from a participant or their agent, must disclose that fact on the record of the proceeding and shall not make, participate in making, or in any way attempt to use their official position to influence the decision.

Pursuant to Government Code section 84308(e), any party to a covered proceeding before the City Council is required to disclose on the record of the proceeding any campaign contribution, including aggregated contributions, of more than \$250 made within the preceding 12 months by the party or their agent to any Councilmember. The disclosure shall be made as required by Government Code Section 84308(e)(1) and 2 CCR Section 18438.8. No party or their agent, and no participant or their agent, shall make a campaign contribution of more than \$250 to any Councilmember during the covered proceeding or for 12 months after a final decision is made in that proceeding. The foregoing statements do not constitute legal advice, and parties and participants are urged to consult with their own legal counsel regarding the applicable requirements of the law.

CALL TO ORDER

FLAG SALUTE - Councilmember Bessinger

ROLL CALL

PRESENTATIONS/PROCLAMATIONS

1. Presentation of Certificates Recognizing Students for Participating in the American Legion State Programs.

PUBLIC COMMENTS - This is an opportunity for the members of the public to address the City Council on any matter within the City Council's jurisdiction that is not listed on the Agenda. In order for everyone to be heard, please limit your comments to 3 minutes or less, or 10 minutes per topic. Anyone wishing to be placed on the Agenda for a specific topic should contact the City Manager's office and submit correspondence at least 10 days before the desired date of appearance.

CONSENT CALENDAR - Items considered routine in nature are to be placed upon the Consent Calendar. They will all be considered and voted upon in one vote as one item unless a Councilmember requests individual consideration. A Councilmember's vote in favor of the Consent Calendar is considered and recorded as a separate affirmative vote in favor of each action listed. Motions in favor of adoption of the Consent Calendar are deemed to include a motion to waive the reading of any ordinance or resolution on the Consent Calendar. For adoption of ordinances, only those that have received a unanimous vote upon introduction are considered Consent items.

2. Administration - Approval - Minutes from the August 19, 2024, Council Meeting.
3. Fire - Approval – Authorize designation of 2003 Pierce Pumper apparatus as surplus and approval of donation to City of Hanford Fire Department.

4. Fire – Approval – Res. 24-___, Confirming Weed and Rubbish Abatement Charges for 2024.
5. Planning and Development Services – Approval – Final Acceptance for CIP 17-18 Senior Center - Façade Modifications.
6. Planning and Development Services - Approval – Res. 24-___, Final Map Tract 6372, located at the southwest area of Ashlan Avenue and Thompson Avenue (Lennar Homes of California, LLC, a California limited liability company).
7. Planning and Development Services - Approval – Res. 24-___, Annexation of Proposed Tract 6372, located at the southwest area of Ashlan Avenue and Thompson Avenue to the Landscape Maintenance District No. 1 of the City of Clovis (Lennar Homes of California, LLC, a California limited liability company).
8. Planning and Development Services - Approval – Res. 24-___, Final Map Tract 6406, located at the southwest corner of Perrin Avenue and Baron Avenue (Lennar Homes of California, LLC, a California limited liability company).
9. Planning and Development Services - Approval – Res. 24-___, Annexation of Proposed Tract 6406, located at the southwest corner of Perrin Avenue and Baron Avenue to the Landscape Maintenance District No. 1 of the City of Clovis (Lennar Homes of California, LLC, a California limited liability company).
10. Public Utilities – Approval – Bid Award for CIP 24-15, Tarpey Village Water Meter Installation Project, in the Total Amount of \$459,680.00 to West Valley Construction, Inc.; and Approval - Authorize the City Manager to Execute the Contract on Behalf of the City.
11. Public Utilities – Approval – Waive Formal Bidding Requirements and Reauthorize the Purchase of Two (2) Fire Department 2024 Ford F-250 Crew Cab 4x4 Trucks from Fahrney Ford of Selma to Replace model year 2004 and 2007 Trucks that have Reached the End of Their Useful Life.
12. Public Utilities – Approval – Final Acceptance for CIP 23-15, Gas Collection and Control Systems (GCCS) Flare Station Improvements at the Clovis Landfill, with a Final Contract Cost of \$464,752.11.

ADMINISTRATIVE ITEMS - Administrative Items are matters on the regular City Council Agenda other than Public Hearings.

13. Consider Adoption - **Ord. 24-11**, OA2021-004, A request to amend the Clovis Development Code as a cleanup action to further define the MU-BC land use designation to allow for certain ancillary campus-affiliated housing uses in the R-T zone district, add development standards for the campus-affiliated housing uses and establish an R-T overlay zone district. (3-1-0-1, with Mayor Ashbeck voting no and Councilmember Basgall recusing)

Staff: Briana Parra, City Clerk

Recommendation: Adopt

14. Consider Adoption - **Ord. 24-12**, R2021-010, A request to rezone approximately 63 properties inconsistently zoned within the designated Research and Technology Park plan area from the R-A, R-1-AH, R-1-7500, R-1-8500 and C-P zone districts to the R-T zone district or R-T overlay zone district. (3-1-0-1, with Mayor Ashbeck voting no and Councilmember Basgall recusing)

Staff: Briana Parra, City Clerk

Recommendation: Adopt

PUBLIC HEARINGS - A public hearing is an open consideration within a regular or special meeting of the City Council, for which special notice has been given and may be required. When a public hearing is continued, noticing of the adjourned item is required as per Government Code 54955.1.

15. Consider items associated with approximately 1.73 acres of land located along the east side of Osmun Avenue and the west side of Baron Avenue, north of Second Street. Clovis 135 Osmun, LP, owner/applicant.

- a. Consider Approval - Res. 24-____, General Plan Amendment 2024-004, A resolution approving a CEQA exemption from further environmental review and an amendment to the General Plan to re-designate the subject property from the Medium Density Residential (4.1-7.0 dwelling units per acre) designation to the Medium High Density Residential (7.1-20 dwelling units per acre) designation.

- b. Consider Introduction - Ord. 24-____, Rezone 2024-003, An ordinance rezoning the subject property from the R-1 (Single-Family Residential Low Density) Zone District to the R-2 (Multifamily Medium High Density) Zone District, associated with approximately 1.73 acres of land located along the east side of Osmun Avenue and the west side of Baron Avenue, north of Second Street.

Staff: Liz Salazar, Assistant Planner

Recommendation: Approve

16. Consider Approval – Res. 24-____, Authorizing the submittal of an application to the State of California Housing and Community Development Department’s Local Housing Trust Fund (LHTF) Program for the 135 Osmun Senior Apartments, requesting \$1,000,000 in LHTF, approving the City award and match of Clovis Housing Trust Fund in the amount of \$1,000,000 and authorizing the City Manager, or designee, to execute the LHTF Program Application, Standard Agreement, Agreement Documents, and any amendments thereto.

Staff: Claudia Cazares, Housing Program Manager

Recommendation: Approve

COUNCIL ITEMS

17. Consider Approval – Change of Council Meeting Schedule.

Staff: John Holt, City Manager

Recommendation: Approve

18. Consider Introduction – Ord. 24-____, Amending Section 2.1.01 of Chapter 2 of Title 2 of the Clovis Municipal Code Relating to City Council Meeting Day and Time.

Staff: John Holt

Recommendation: Approve

CITY MANAGER COMMENTS

COUNCIL COMMENTS

CLOSED SESSION - A “closed door” (not public) City Council meeting, allowed by State law, for consideration of pending legal matters and certain matters related to personnel and real estate transactions.

19. Government Code Section 54956.9(d)(2)
CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Significant exposure to litigation
One potential case

RECONVENE INTO OPEN SESSION AND REPORT FROM CLOSED SESSION

ADJOURNMENT

FUTURE MEETINGS

Regular City Council Meetings are held at 6:00 P.M. in the Council Chamber. The following are future meeting dates:

- Sept. 9, 2024 (Mon.) To Be Cancelled
- Sept. 16, 2024 (Mon.)
- Oct. 7, 2024 (Mon.)
- Oct. 14, 2024 (Mon.)
- Oct. 21, 2024 (Mon.)