

## CLOVIS CITY COUNCIL MEETING

January 13, 2020

6:00 P.M.

Council Chamber

Meeting called to order by Mayor Bessinger  
Flag Salute led by Councilmember Mouanoutoua

Roll Call: Present: Councilmembers Ashbeck, Flores, Mouanoutoua, Whalen  
Mayor Bessinger  
Absent: None

### PRESENTATION

1. 6:04 - PRESENTATION OF PROCLAMATION DECLARING JANUARY AS NATIONAL SLAVERY AND HUMAN TRAFFICKING PREVENTION MONTH

Councilmember Ashbeck presented representatives of the Fresno Economic Opportunities Commission a Proclamation declaring January as National Slavery and Human Trafficking Prevention Month.

2. 6:09 - PRESENTATION OF PROCLAMATION RECOGNIZING THE 550<sup>TH</sup> BIRTH ANNIVERSARY OF GURU NANAK

Councilmember Mouanoutoua presented representatives of the Sikh community a Proclamation Recognizing the 550th Birth Anniversary of Guru Nanak.

Mayor Bessinger indicated Council would adjourn to a break at 6:35 to enjoy the food brought to the council meeting from the Sikh community in recognition of the 550th Birth Anniversary of Guru Nanak.

### PUBLIC COMMENTS – 6:53

None

### CONSENT CALENDAR – 6:54

Motion by Councilmember Ashbeck, seconded by Councilmember Flores, that the items on the Consent Calendar be approved, including the waiver of the reading of the ordinance. Motion carried by unanimous vote.

3. Administration - Approved - Minutes from the December 9, 2019 and December 16, 2019 Council Meetings.
4. Administration - **Adopted - Ord. 19-20**, R2019-008, A request to approve a rezone from the R-1 (Single Family Residential Low Density) Zone District to the R-1-PRD (Single Family Planned Residential Development) Zone District. Located at the northeast corner of Leonard and Barstow Avenues. (Vote 5-0)
5. Planning and Development Services - Approved - Final Acceptance for CIP 17-11, Ashlan Alley.

6. Planning and Development Services - Approved - Final Acceptance for CIP 17-14, Temperance Avenue Street Improvements - Shaw Avenue to Barstow Avenue.
7. Planning and Development Services – Approved – Waive the City’s usual purchasing procedures and authorize the City Manager to enter into a purchase agreement with Tesco Controls, Inc. to supply a motor control center for CIP 18-14 Well 11A Pump and Motor Improvements.
8. Public Utilities – Approved – Authorizing the execution of a Purchase Agreement for property located at 1665 Tollhouse Road, Clovis, CA from Anlin Industries in the amount of \$534,000.

## **PUBLIC HEARINGS**

9. 6:56 - APPROVED - **RES. 20-XX**, A REQUEST TO INITIATE PREZONING TO THE CLOVIS R-R (RURAL RESIDENTIAL – 1 DU/2 AC) ZONE DISTRICT FOR FOUR PROPERTIES LOCATED IN THE SOUTHWEST AREA OF TEAGUE AND N. FOWLER AVENUES. MULTIPLE PROPERTY OWNERS; WOODSIDE HOMES OF FRESNO, LP., APPLICANT; YAMABE & HORN ENGINEERING, INC., REPRESENTATIVE

Associate Planner George Gonzalez presented a report on a request to initiate prezoning to the Clovis R-R (Rural Residential – 1 DU/2 Ac) Zone District for four properties located in the southwest area of Teague and N. Fowler Avenues. The City recently received a request to initiate a prezone to accommodate a 74-lot single family residential development on the south side of Teague Avenue, between N. Sunnyside and N. Fowler Avenues and annexation of approximately 55 acres. The annexation boundary (see Attachment 3) has been established in cooperation with the Fresno Local Agency Formation Commission (LAFCo) and County of Fresno. All properties proposed to be annexed into the City are required to be prezoned consistent with the General Plan Land Use Diagram and, for this specific Project, the Dry Creek Preserve Master Plan. The boundary consists of fourteen properties, four of which are related to the proposed 74-lot single-family residential development (TM6284) and ten others which are required to create a logical boundary.

The applicant has requested authorization from the ten property owners to prezone and annex their properties. However, the applicant has been successful in obtaining only six authorizations. Therefore, the applicant is requesting that the Council initiate the prezoning process in accordance with Section 9.86.020 of the Clovis Development Code. Approval of this request will allow staff to continue to work on processing the development proposal, including scheduling public hearings before both the Planning Commission and City Council.

Matt Smith, Woodside Homes, developer, spoke in support of the request. Norman Morrison, area resident, indicated that he is opposed to the prezone as there are certain things such as with the Emergency Vehicle Access (EVA) that is unresolved and this action is premature. Adam Kook, area resident, raised concerns about the fees incurred for signing up for water and sewer connections. He specifically requested the fees be waived and having the developer allowing stubs to be installed in Teague Avenue. Paul Pierce, area resident, spoke in opposition to his property being included in the annexation. Valarie Urich, area resident, commented on and requested Council delay moving forward until the

issue of the EVA is reconciled. Marcus DiBuduo, area resident, raised concerns about the process.

Discussion by the Council. Motion by Councilmember Whalen, seconded by Councilmember Flores, for the Council to deny the request to initiate rezoning to the Clovis R-R (Rural Residential – 1 DU/2 Ac) Zone District for three properties located in the southwest area of Teague and N. Fowler Avenues. Motion carried 4-1 with Councilmember Mouanoutoua voting no.

## **ADMINISTRATIVE ITEMS**

10. 8:40 - APPROVED – AUTHORIZATION OF CITY STAFF TO PROCEED WITH AN ASSESSMENT INCREASE ELECTION FOR LANDSCAPE MAINTENANCE DISTRICT NO. 1 BENEFIT ZONES 1 AND 5; AND AUTHORIZE THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH FRANCISCO AND ASSOCIATES, INC. TO ADMINISTER THE LANDSCAPE MAINTENANCE DISTRICT ASSESSMENT INCREASE ELECTION.

Assistant Public Utilities Director Glenn Eastes presented a report on a request to proceed with the Landscape Maintenance District assessment increase election, and authorize the City Manager to enter into an agreement with Francisco & Associates, Inc. to administer the Landscape Maintenance District assessment increase election. The City of Clovis Landscape Maintenance District (LMD) No. 1 is comprised of 41 Benefit Zones that consist of parks, street-side landscaping, neighborhood monuments, lighting, and neighborhood roundabouts that benefit the properties within each of the zones. The properties in each zone are assessed to provide funding for landscape maintenance and the repair and replacement of monuments, lights, irrigation systems, and park amenities. Annually, staff analyzes the revenues, expenses, and reserves of each Landscape Benefit Zone to determine assessment rates. Staff is proposing an election in Benefit Zones 1 and 5 at this time. Eastes updated Council on the details of Benefit Zones 1 and 5. There being no public comment, Mayor Bessinger closed the public portion.

Discussion by the Council. Motion by Councilmember Ashbeck, seconded by Councilmember Flores, for the Council to authorize staff to proceed with the Landscape Maintenance District assessment increase election, and authorize the City Manager to enter into an agreement with Francisco & Associates, Inc. to administer the Landscape Maintenance District assessment increase election. Motion carried by unanimous vote.

## **CITY MANAGER COMMENTS**

11. 8:56 - RECEIVED AND FILED - BRIEF UPDATE ON PROPOSED HOUSING LEGISLATION

City Manager Luke Serpa presented City Council an update on proposed housing legislation. Luke Serpa focused his comments on SB 50 regarding housing, and SB 743 regarding Vehicle Miles Traveled (VMT). This item was a receive and file and no action was taken.

**COUNCIL ITEMS – 9:14**

Councilmember Whalen commented on the pedestrian counter on the Old Town Trail and requested to have fixed.

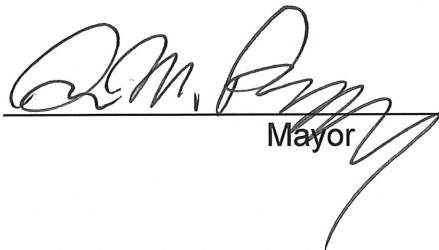
Councilmember Mouanoutoua commented on attending a December 23, 2019 Habitat for Humanity home dedication for two homes in Clovis.

Mayor Bessinger indicated that he and Councilmember Mouanoutoua met with Director of the Veterans Administration today. He handed out a flyer on the proposed project at Herndon and Armstrong Avenues. He indicated that the issue they are having is funding and how quickly it could be built. He requested staff develop a letter of support to the Secretary of the Veteran's Administration to help them expedite funding of the project.

**COUNCIL COMMENTS**

Mayor Bessinger adjourned the meeting of the Council to January 21, 2020

Meeting adjourned: 9:20 p.m.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
City Clerk

