

CLOVIS CITY COUNCIL MEETING

May 20, 2024

6:00 P.M.

Council Chamber

Meeting called to order by Mayor Ashbeck **at 6:00**
Flag Salute led by Councilmember Basgall

Roll Call: Present: Councilmembers, Basgall, Bessinger, Mouanoutoua, Pearce
Mayor Ashbeck

PRESENTATION – 6:03

6:03 – ITEM 1 - PRESENTATION OF PROCLAMATION DECLARING MAY 19-25, 2024, AS NATIONAL PUBLIC WORKS WEEK.

PUBLIC COMMENTS –6:10

Brent Burdine, resident, invited Council to the 35th Annual Memorial Service at Woodward Park.

Steven Trevino, resident, spoke on the flags being at half-staff and bike paths and sidewalk connectivity.

Bill Rogers, resident, spoke on pedestrian concerns in Old Town.

Jesse Rogers, resident, spoke on concerns regarding traffic.

Crystal Podever, resident, spoke on concerns about transit services and homelessness.

Des Martinez, resident, spoke on homelessness and transit services.

Eric Rollins, resident, spoke on outreach done by City staff.

Shawn Berdine, resident, spoke on outreach done by City staff.

CONSENT CALENDAR – 6:35

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

2. Administration - Approved - Minutes from the May 13, 2024, Council Meeting.
3. Administration - Adopted - Ord. 24-03, an Ordinance of the City Council of the City of Clovis Amending Sections 5.29.102, 5.29.203, and 5.29.301 of Chapter 5.29, of Title 5 of the Clovis Municipal Code Pertaining to Definitions and Regulations Relating to Multiple Responses to Nuisance Violations. (Vote: 5-0)

4. Administration - Adopted - Ord. 24-05, An ordinance of the City Council of the City of Clovis adding Section 5.10.25 to Chapter 5.10 of Title 5 of the Clovis Municipal Code relating to Massage Establishments. (Vote: 5-0)
5. Administration - Adopted - Ord. 24-06, An ordinance of the City Council of the City of Clovis adding Chapter 5.35 to Title 5 of the Clovis Municipal Code relating to Tobacco Retailers. (Vote: 5-0)
6. Administration – Approved - Amendment to the 135 Osmun affordable senior housing development agreement with Central California Housing Corporation (dba Affordable Housing Development Corporation (AHDC)), and Better Opportunities Builder, Inc. (BOB), to revise the units to be developed from 51 to 47.
7. Finance – Received and Filed – Investment Report for the Month of January 2024.
8. Finance – Received and Filed – Treasurer’s Report for the Month of January 2024.
9. Fire - Received and Filed - 2023 Fire Department Annual Report.
10. Planning and Development Services – Approved – **Res.24-60**, Adopt a list of projects funded by SB1: The Road Repair and Accountability Act.
11. Public Utilities – Approved – Waive Formal Bidding Requirements and Authorize the Purchase of a 2024 Avant M755 Tractor from California Turf Equipment & Supply Company in the Amount of \$83,493.37.

PUBLIC HEARINGS – 6:36

6:36 ITEM 12 - CONSIDER REVIEW AND INTRODUCTION – **RES. 24-XX**, 2024-25 CITY OF CLOVIS ANNUAL BUDGET, FIVE YEAR CAPITAL IMPROVEMENT PROGRAM, AND INFORMATION REGARDING THE CLOVIS SUCCESSOR AGENCY. (CONTINUED FROM THE MAY 13, 2024, COUNCIL MEETING)

12A - FINANCE DEPARTMENT (JAY SCHENGEL)

12B - CITY COUNCIL / CITY ATTORNEY / CITY MANAGER / CITY CLERK (ANDY HAUSSLER / JESSE VELEZ)

12C - PUBLIC UTILITIES DEPARTMENT (SCOTT REDELFS)

12D - PLANNING AND DEVELOPMENT SERVICES/COMMUNITY INVESTMENT PROGRAM (RENEE MATHIS)

12E - ECONOMIC DEVELOPMENT, HOUSING, AND COMMUNICATIONS (CHAD MCCOLLUM)

12F - GENERAL SERVICES (SHONNA HALTERMAN)

12G - FIRE DEPARTMENT (CHRIS EKK) – CONTINUED FROM THE MAY 13, 2024, COUNCIL MEETING

12H - POLICE DEPARTMENT (CURT FLEMING) – CONTINUED FROM THE MAY 13, 2024, COUNCIL MEETING

Motion to continue to June 10, 2024 by Councilmember Basgall, seconded by Councilmember Bessinger Motion carried by unanimous vote.

8:00 ITEM 13 - CONSIDER ITEMS ASSOCIATED WITH APPROXIMATELY 246 ACRES OF LAND LOCATED SOUTHWEST OF THE INTERSECTION OF BEHYMER AVENUE AND THE SUNNYSIDE AVENUE ALIGNMENT, WITHIN THE HERITAGE GROVE URBAN CENTER. GREAT BIGLAND LP., OWNER; WILSON PREMIER HOMES, INC., APPLICANT; HARBOUR AND ASSOCIATES, REPRESENTATIVE.

Jeff Harris, applicant representative spoke in favor of the project.

Mark Magnus, resident, spoke in support of the project and expressed concern on the proposed annexation.

Rick Andreson, resident, expressed concern on the proposed annexation.

Ben Lynn, resident, expressed concern on the proposed annexation.

Ryan Weaver, resident, expressed concern on traffic and the proposed annexation.

13A - APPROVED - **RES. 24-61**, A RESOLUTION (1) CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE TM 6343 PROJECT; (2) ADOPTING CEQA FINDINGS OF FACT AND A STATEMENT OF OVERRIDING CONSIDERATION; AND (3) ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM.

Motion for approval by Councilmember Mouanoutoua, seconded by Councilmember Bessinger. Motion carried by unanimous vote.

13B - APPROVED – **RES. 24-62**, GPA2021-003, A RESOLUTION APPROVING A REQUEST TO AMEND THE LAND USE ELEMENT OF THE GENERAL PLAN FOR THE DEVELOPMENT AREA (APPROXIMATELY 71.54 ACRES) FROM THE MEDIUM DENSITY LAND USE DESIGNATION TO THE MEDIUM HIGH DENSITY LAND USE DESIGNATION AS PART OF THE SECOND GENERAL PLAN AMENDMENT CYCLE OF 2024.

Motion for approval by Councilmember Mouanoutoua, seconded by Councilmember Bessinger. Motion carried by unanimous vote.

13C - APPROVED INTRODUCTION - **ORD. 24-07**, R2021-006, AN ORDINANCE APPROVING A REQUEST TO PREZONE THE PROPERTIES WITHIN THE ANNEXATION AREA (246 ACRES) FROM THE FRESNO COUNTY AE-20 ZONE DISTRICT TO THE CLOVIS O, P-F, R-A, R-1, AND R-1-PRD ZONE DISTRICTS.

Motion for approval by Councilmember Mouanoutoua, seconded by Councilmember Bessinger. Motion carried by unanimous vote.

13D - APPROVED - **RES. 24-63**, TM6343, A RESOLUTION APPROVING A VESTING TENTATIVE TRACT MAP FOR A 590-LOT SINGLE-FAMILY PLANNED RESIDENTIAL DEVELOPMENT.

Motion for approval by Councilmember Mouanoutoua, seconded by Councilmember Bessinger. Motion carried by unanimous vote.

13E - APPROVED - **RES. 24-64**, PDP2021-001, A RESOLUTION APPROVING A PLANNED DEVELOPMENT PERMIT FOR A 590-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.

Motion for approval by Councilmember Mouanoutoua, seconded by Councilmember Bessinger. Motion carried by unanimous vote.

13F - APPROVED - **RES. 24-65**, RO305, A RESOLUTION APPROVING APPLICATION FOR THE ANNEXATION OF THE TERRITORY KNOWN AS THE BEHYMER-SUNNYSIDE SOUTHWEST REORGANIZATION AREA (APPROXIMATELY 246 ACRES)

Motion for approval by Councilmember Mouanoutoua, seconded by Councilmember Bessinger. Motion carried by unanimous vote.

9:29 ITEM 14 – CONSIDER INTRODUCTION - **ORD. 24-08**, R2024-001, AN ORDINANCE OF THE CITY COUNCIL APPROVING AN EXEMPTION FROM FURTHER ENVIRONMENTAL REVIEW UNDER CEQA GUIDELINES SECTION 15183, AND APPROVING A REZONE, ADJUSTING THE EXISTING ZONING DESIGNATION FROM THE R-1-7500 (SINGLE FAMILY RESIDENTIAL – 7,500 SQ. FT.) ZONE DISTRICT TO THE C-P (ADMINISTRATIVE AND PROFESSIONAL OFFICE) ZONE DISTRICT FOR THE PROPERTY LOCATED AT 488 N. ARMSTRONG AVENUE. DALE AND MARY DE GEODE, OWNER; GMA ENGINEERING, APPLICANT AND REPRESENTATIVE.

Scott Butler, developer, spoke in support of the project.

Adam Stevenson, applicant representative, spoke in support of the project.

Motion for approval by Councilmember Mouanoutoua, seconded by Councilmember Bessinger. Motion carried by unanimous vote.

ADMINISTRATIVE ITEMS – 9:36

9:36 ITEM 15 - CONSIDER ITEMS ASSOCIATED WITH APPROXIMATELY 1.62 ACRES OF LAND LOCATED ON THE NORTHWEST CORNER OF ASHLAN AND DE WOLF AVENUES. HARPREET SINGH SUMAL, OWNER/APPLICANT; KELSEY GEORGE OF PRECISION CIVIL ENGINEERING, REPRESENTATIVE.

15A - APPROVED - **RES. 24-40**, A RESOLUTION TO APPROVE AN ENVIRONMENTAL FINDING OF A MITIGATED NEGATIVE DECLARATION FOR GENERAL PLAN AMENDMENT 2023-002 AND REZONE 2023-002. (APRIL 15, 2024, VOTE: 4-1 WITH COUNCILMEMBER BASGALL VOTING NO)

Motion for approval by Councilmember Bessinger, seconded by Councilmember Mouanoutoua. Motion carried 4-1 (Councilmember Basgall voting no).

15B - APPROVED - **RES. 24-41**, GPA2023-002, A RESOLUTION TO AMEND THE GENERAL PLAN AS PART OF THE SECOND GENERAL PLAN AMENDMENT CYCLE OF 2024, RE-DESIGNATING THE SUBJECT PROPERTY FROM THE LOW DENSITY RESIDENTIAL (2.1-4.0 DWELLING UNITS PER ACRE) AND OPEN SPACE DESIGNATIONS TO THE HIGH DENSITY RESIDENTIAL (15.1-30.0 DWELLING UNITS PER ACRE) DESIGNATION. (APRIL 15, 2024, VOTE: 3-2 WITH MAYOR ASHBECK AND COUNCILMEMBER BASGALL VOTING NO)

Motion for approval by Councilmember Bessinger, seconded by Councilmember Mouanoutoua. Motion carried 3-2 (Mayor Ashbeck and Councilmember Basgall voting no).

15C- ADOPTED - **ORD. 24-01**, R2023-002, AN ORDINANCE TO REZONE THE SUBJECT PROPERTY FROM THE R-A (SINGLE-FAMILY RESIDENTIAL VERY LOW DENSITY) ZONE DISTRICT TO THE R-3 (MULTIFAMILY HIGH DENSITY RESIDENTIAL) ZONE DISTRICT. (APRIL 15, 2024, VOTE: 3-2 WITH MAYOR ASHBECK AND COUNCILMEMBER BASGALL VOTING NO)

Motion for approval by Councilmember Bessinger, seconded by Councilmember Mouanoutoua. Motion carried 3-2 (Mayor Ashbeck and Councilmember Basgall voting no).

CITY MANAGER COMMENTS – 9:41

COUNCIL COMMENTS – 9:41

CLOSED SESSION – 9:47

ITEM 16 - GOVERNMENT CODE SECTION 54956.9(D)(1) CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION CASE NAME: DESIREE MARTINEZ V. CITY OF CLOVIS, ET AL., CASE NO. F082914

ITEM 17 - 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 – 10:10

No action taken.

ADJOURNMENT

Mayor Ashbeck adjourned the meeting of the Council to June 3, 2024

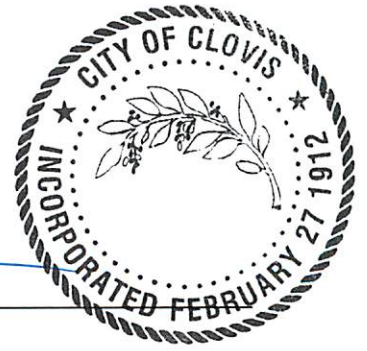
Meeting adjourned: 10:11 p.m.



Mayor



City Clerk



35th Memorial Day

Sunrise Service

5:45AM, Woodward Park



Vietnam Veterans of America

Chapter 933

Monday, May 27th

Audubon Gate

Join us as we Honor and Remember our Fallen



**CLOVIS
VETERANS
MEMORIAL DISTRICT**