

CLOVIS CITY COUNCIL MEETING

May 6, 2024

6:00 P.M.

Council Chamber

Meeting called to order by Mayor Pro Tem Mouanoutoua **at 6:00**
Flag Salute led by Councilmember Bessinger

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

PUBLIC COMMENTS – 6:01

None

CONSENT CALENDAR – 6:04

Motion by Councilmember Bessinger, seconded by Councilmember Basgall, that items on the Consent Calendar with the exception of items #3 and #9 be approved. Motion carried, 4-0-1 with Mayor Ashbeck Absent.

1. Administration - Approved - Minutes from the April 15, 2024, Council Meeting.
2. Administration - Approved – Waive Formal Bidding Requirements and Authorize the City Manager to Enter into an Agreement with Keyser Marston Associates for \$135,000 to Conduct a Mixed Income Ordinance Feasibility Study and In-Lieu Fee Analysis.
4. Fire – Approved – Authorizing the City Manager to Enter into an Agreement with the Central California Emergency Medical Services Agency for the provision of Fire Department Dispatch Services from July 1, 2024, through June 30, 2027, in the amount of \$1,309,203.00.
5. General Services – Approved – **Res. 24-44**, Authorizing Amendments to the City’s Classification and Compensation Plans to Adopt the Lead Accounting Systems Technician Classification with a Salary Range of \$6,984 to \$8,489 per month, and Approved – **Res. 24-45**, Amending the City’s FY 23-24 Position Allocation Plan.
6. General Services – Approved – **Res. 24-46**, Amending the City’s FY 2023-2024 Position Allocation Plan by adding one (1) Senior Management Analyst Position and removing (1) Fire Administrator Position within the Fire Department.
7. Planning and Development Services – Approved – Final Acceptance for CIP 22-06 Test Hole at Reservoir T-10 Site.
8. Planning and Development Services – Approved – Bid Award for CIP 23-27, Temperance Avenue Street Improvements to Dave Christian Construction in the amount of \$979,231.08; and authorize the City Manager to execute the contract on behalf of the City.
10. Planning and Development Services - Approved - **Res. 24-47**, a request to adopt a resolution approving the initiation of a general plan amendment and ordinance amendment to adjust the existing density ranges for multi-family residential development in the General Plan and Development Code.
11. Police – Approved – Annual Review of Ordinance 22-03, Clovis Police Department Policy 706, and the Annual Military Equipment Use Report.

6:04 Consent Item 3 - Administration - Received and Filed – Economic Development Corporation Serving Fresno County Quarterly Report, Jan. 1, 2024 – Mar. 31, 2024.

Motion for approval by Councilmember Bessinger, seconded by Councilmember Bessinger. Motion carried, 4-0-1 with Mayor Ashbeck Absent.

6:09 Consent Item 9 - Planning and Development Services - Approved - **Res. 24-48**, a request to adopt a resolution approving the initiation of a general plan amendment and rezone for the Infill Rezone Program; and Approved – **Res. 24-49**, a request to adopt a resolution authorizing the City Manager to execute a consultant agreement between the City of Clovis and Rincon Consultants, Inc., for preparation of an environmental assessment and related services.

Motion for approval and to include legal notice to adjacent property owners per City policy by Councilmember Basgall, seconded by Councilmember Pearce. Motion carried, 4-0-1 with Mayor Ashbeck Absent.

PUBLIC HEARINGS – 6:12

6:12 ITEM 12 – APPROVED – **RES. 24-50**, ADOPTION OF THE CITY OF CLOVIS 2024-2025 ANNUAL ACTION PLAN FOR THE EXPENDITURE OF COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS.

Motion for approval by Councilmember Bessinger, seconded by Councilmember Pearce. Motion carried, 4-0-1 with Mayor Ashbeck Absent.

6:31 ITEM 13 - CONSIDER ITEMS ASSOCIATED WITH APPROXIMATELY 155 ACRES OF LAND LOCATED ON THE NORTH SIDE OF SHEPHERD AVENUE, BETWEEN N. SUNNYSIDE AND N. FOWLER AVENUES. GREAT BIGLAND, LP., OWNER/APPLICANT; HARBOUR AND ASSOCIATES, REPRESENTATIVE. (CONTINUED FROM THE MARCH 18, 2024, COUNCIL MEETING)

Dirk Poeschel spoke on behalf of the applicant in support of the project.

Ivette Sanchez, resident, spoke in opposition to the project.

Stan Harbor spoke on behalf of the applicant on trail concerns on the south side of Shepherd Avenue.

Michelle Lund, resident, spoke in opposition to the project.

Albert Sanchez, resident, spoke in opposition to the project.

Ivette Sanchez, resident, spoke in opposition to the project.

13A - APPROVED - **RES. 24-51**, A RESOLUTION OF THE CLOVIS CITY COUNCIL APPROVING ADOPTION OF AN ADDENDUM TO THE PREVIOUSLY CERTIFIED EIR FOR THE SHEPHERD NORTH PROJECT.

Motion for approval by Councilmember Bessinger, seconded by Councilmember Pearce. Motion carried, 4-0-1 with Mayor Ashbeck Absent.

13B - APPROVED - **RES. 24-52**, GPA2021-006, A RESOLUTION OF THE CLOVIS CITY COUNCIL APPROVING A REQUEST TO AMEND THE CIRCULATION ELEMENT OF THE GENERAL PLAN TO ALLOW FOR THE PLACEMENT OF A SHEPHERD AVENUE ACCESS POINT ON THE NORTH SIDE OF SHEPHERD AVENUE, BETWEEN N. SUNNYSIDE AND N. FOWLER AVENUES.

Motion for approval by Councilmember Bessinger, seconded by Councilmember Pearce. Motion carried, 4-0-1 with Mayor Ashbeck Absent.

13C – APPROVED - **RES. 24-53**, GPA2021-005, A RESOLUTION OF THE CLOVIS CITY COUNCIL APPROVING A REQUEST TO AMEND THE LAND USE ELEMENT OF THE GENERAL PLAN FOR THE DEVELOPMENT AREA (APPROXIMATELY 77 ACRES) FROM THE RURAL RESIDENTIAL LAND USE DESIGNATION TO THE MEDIUM-HIGH DENSITY RESIDENTIAL LAND USE DESIGNATION.

Motion for approval by Councilmember Bessinger, seconded by Councilmember Pearce. Motion carried, 4-0-1 with Mayor Ashbeck Absent.

13D - APPROVED INTRODUCTION - **ORD. 24-02**, R2021-009, AN ORDINANCE OF THE CLOVIS CITY COUNCIL APPROVING A REQUEST TO PREZONE PROPERTY WITHIN THE DEVELOPMENT AREA (APPROXIMATELY 77 ACRES) OF THE PROJECT SITE FROM THE FRESNO COUNTY AL20 ZONE DISTRICT TO THE CLOVIS R-1-PRD ZONE DISTRICT.

Motion for approval by Councilmember Bessinger, seconded by Councilmember Pearce. Motion carried, 4-0-1 with Mayor Ashbeck Absent.

13E - APPROVED - **RES. 24-54**, TM6205, A RESOLUTION OF THE CLOVIS CITY COUNCIL APPROVING A REQUEST TO APPROVE A VESTING TENTATIVE TRACT MAP FOR A 580-LOT SINGLE-FAMILY PLANNED RESIDENTIAL DEVELOPMENT.

Motion for approval of TM 6205, a vesting tentative tract map for a 580-lot single-family planned residential development by Councilmember Bessinger, seconded by Councilmember Pearce. Motion carried, 4-0-1 with Mayor Ashbeck Absent.

13F - APPROVED - **RES. 24-55**, PDP2021-004, A RESOLUTION OF THE CLOVIS CITY COUNCIL APPROVING A REQUEST TO APPROVE A PLANNED DEVELOPMENT PERMIT FOR A 580-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.

Motion for approval of a planned development permit for s 580-lot single-family development by Councilmember Bessinger, seconded by Councilmember Pearce. Motion carried, 4-0-1 with Mayor Ashbeck Absent.\

13G - APPROVED - **RES. 24-56**, A RESOLUTION OF THE CLOVIS CITY COUNCIL APPROVING AN AMENDMENT TO THE 2017 AMENDED AND RESTATED MEMORANDUM OF UNDERSTANDING BETWEEN THE COUNTY OF FRESNO AND CITY OF CLOVIS REGARDING A SPHERE OF INFLUENCE EXPANSION TO ADD APPROXIMATELY 155 ACRES AND THE STANDARDS OF ANNEXATION TO ADDRESS THE ANNEXATION OF APPROXIMATELY 77 ACRES OF PROPERTY (SHEPHERD-SUNNYSIDE NORTHEAST REORGANIZATION).

Motion for approval by Councilmember Bessinger, seconded by Councilmember Pearce. Motion carried, 4-0-1 with Mayor Ashbeck Absent.

CITY MANAGER COMMENTS – 7:20

COUNCIL COMMENTS – 7:21

Council provided consensus to consider a proclamation for the Special Olympics at a future City Council meeting.

Council provided consensus to direct staff to research the potential for Clovis to become a charter city.

ADJOURNMENT

Mayor Pro Tem Mouanoutoua adjourned the meeting of the Council to May 13, 2024

Meeting adjourned: 7:30 p.m.



Mayor Pro Tem



City Clerk



**Public Comments Packet
May 6, 2024**

Rebecca Simonian

From: Andrew Haussler
Sent: Wednesday, April 24, 2024 2:50 PM
To: Rebecca Simonian
Cc: John Holt
Subject: FW: [External] Homeless issue in Downtown Clovis

Please include as a public comment for City Council's next meeting.

Andy Haussler
Assistant City Manager
City of Clovis
(559) 324-2095
andrewh@cityofclovis.com

From: Shawn Miller <ShawnM@ci.clovis.ca.us>
Sent: Wednesday, April 24, 2024 10:32 AM
To: Andrew Haussler <andrewh@ci.clovis.ca.us>
Subject: FW: [External] Homeless issue in Downtown Clovis

Andy,

The author of this message sent it to me and asked that it be shared with council.

Shawn Miller
Business Development Manager
City of Clovis
1033 Fifth Street
Clovis, CA 93612
shawnm@cityofclovis.com
559-324-2083



CITY OF CLOVIS

From: Kristin walters <kristin.walters@hotmail.com>
Sent: Thursday, April 18, 2024 8:21 PM
To: Shawn Miller <ShawnM@ci.clovis.ca.us>
Subject: [External] Homeless issue in Downtown Clovis

Hello Shawn and to whom else this may concern,

I would like to address the council concerning the growing homeless issue occurring in downtown Clovis. I work at the House Of Juju and over the past years have noticed the rise of homeless individuals in the area. I want to document several instances in which these individuals have threatened mine, coworkers and other community members safety and have disrupted business and are creating an atmosphere of unease and dirtiness.

1. While walking with a coworker to Old Town Cafe for breakfast around 930am, we came upon a homeless man yelling at all the patrons of Twin Cities Coffee Shop enjoying their morning outside and those of us crossing 4th street at Pollasky. He was obviously agitated and aggressively yelling at us to "Stay off our cell phones and stop tattle tailing". He was not backing down. He continued this behavior for blocks! I was grateful the elementary school children waiting for a tour of the museum had not quite caught up to the area.
2. The same day I contacted the non-emergency police number while at work because another individual was sitting outside our entrance shirtless, slapping himself and talking nonsense.
3. Another individual wandered into our restaurant during a busy dinner rush playing a guitar and yelling "F you"....."F you"....
4. 2 individuals came into House of Juju, male and female, the male was insisting that we take the female home and provide her with care and protection.
5. While sitting at Boba Fresh across the street from House Of Juju, A male was walking around swing something, hitting objects and causing a fuss, again obviously agitated and disruptive.
6. A 19-year-old coworker was in her car at the light at Bullard and Fowler. A homeless man walked up to her passenger door and tried to open it. Luckily, she had the doors locked. He then proceeded to tap on the window and attempt to get in the vehicle until the light changed green and she drove off.
7. We have had repeated time periods where males have been instructed to walk females to their vehicles after night shifts due to homeless activity in and amongst the dumpsters.

These are just a handful of MANY instances. I grew up in Clovis and this was not an issue during my childhood. I have worked for 7 years over the past 10 years in Downtown Clovis and have seen this issue grow. IT NEEDS TO BE ADDRESSED! Please....Do Something!

Thank you
Kristin Walters
5595933367

APR 25 2024

ADMN/CITYMGR

Dear Mayor Lynne Ashbeck,

3/25/2024

Hello Mayor Ashbeck, my name is Melissa & I have lived in Clovis for 40 years. (I am 42, so most of my life.) I am writing you today about a treacherous pothole that my husband has to try and avoid every single day on his way to work at Cross City Christian Church. This pothole has been there for at least 10 years.

The 10 year old pothole lives on Willow between Herndon & Alluvial, North bound, left lane. We live off of Willow between Gettysburg & Shaw so he takes Willow straight to work everyday. And if you don't know that pothole is there, it's a doozy. Now over the years the city has "filled it in", but one good rain & it washes out, it's a busy road! I do believe that section of road should be redone completely to fix the problem. The patch jobs are always terrible & I will not consider that a solution to this at least 10 year old pothole.

I would like to see this issue resolved within this calendar year, I don't think that is too much to ask. I look forward to your response Mayor.

Sincerely a citizen who is
tired of hitting this pothole,
Melissa Tripp

Item 13-1

Rebecca Simonian

From: Jeff Harris <jharris@wilsondevelopment.com>

Sent: Monday, May 6, 2024 9:01 AM

To: George Gonzalez <georgeg@ci.clovis.ca.us>

Cc: Todd Wilson <twilson@wilsondevelopment.com>; Goldie Lewis <glewis@wilsondevelopment.com>; Dirk Poeschel <dirk@dplds.com>

Subject: [External] FW: Shepherd North Project--May 6th City Council

As noted in the correspondence that you received under separate cover today at 7:15am from Jared Callister, representing the Quail Run homeowners (attached), Wilson Homes and the neighbors have reached agreement to allow the project to proceed without legal challenge.

The agreed project design changes are consistent with the alternate "proposed design" that was presented to the neighbors on April 17.

Therefore, Wilson Homes respectfully requests City Council approve the Tract 6205 project totaling 580 units and using Wilson's *Windsor* product as outlined in Attachment 20 & Attachment 1A.

Thank you.

-Jeff

Jeffrey B. Harris
Chief Operating Officer

WILSON HOMES

Over 55 Years Building the Valley

7550 N. Palm Avenue, Ste. 102 | Fresno, CA 93711

Office: 559.224.7550 | Fax: 559.224.6625

Email: jharris@wilsondevelopment.com

Begin forwarded message:

From: Jared Callister <callister@flclaw.net>

Date: May 6, 2024 at 7:15:26 AM PDT

To: George Gonzalez <georgeg@ci.clovis.ca.us>

Cc: Richard Wathen <rich.wathen@outlook.com>, Gina Wathen <ginawathen@gmail.com>, John Kinsey <jkinsey@wjhattorneys.com>, Todd Wilson <twilson@wilsondevelopment.com>

Subject: Shepherd North Project--May 6th City Council

George,

See attached letter from the Quail Run homeowner group with regards to Wilson's Shepherd North Project.

Let me know if you have any questions.

-Jared Callister

Re: Shepherd North Project—Shepherd & Sunnyside-Wilson Homes

Dear Members of the Clovis City Council,

We, the undersigned, are residents of the Quail Run community and members of the Quail Run 18 Association (the "Association"), a community of homeowners deeply invested in the well-being and future of our neighborhood.

As the City Council is well aware, the Association expressed numerous concerns with respect to Wilson Homes' proposed Shepherd North development on Shepherd and Sunnyside (the "Project").

During an April 17th community meeting, Wilson Homes presented a revised tract map and presented other changes with respect to the Project.

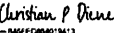
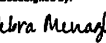
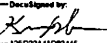


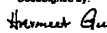
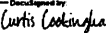





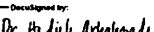




Since that meeting, the Association has been in discussions with Wilson Homes regarding our concerns about the Project.

The Association and Wilson Homes are in general agreement with respect to a potential resolution of the matter but have not had sufficient time to finalize such terms in a binding agreement.

In light of the changes presented at the April 17th community meeting, and in light of an impending binding agreement that addresses the Association's concerns, the Association is prepared to offer their conditional support of the Project, subject to and conditional upon the April 17th changes and the finalization of a binding agreement between Wilson and the Association..

Thank you for your attention to these matters.

Sincerely,

<p>DocuSigned by:  <small>845FED804019413</small></p>	<p>DocuSigned by:  <small>48E500F4875248B</small></p>	<p>DocuSigned by:  <small>12E022A450F934F</small></p>
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