



# CITY of CLOVIS

## AGENDA • CITY COUNCIL MEETING

Council Chamber, 1033 Fifth Street, Clovis, CA 93612 (559) 324-2060  
[www.cityofclovis.com](http://www.cityofclovis.com)

September 12, 2022

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; you may participate by calling in by phone (see “Verbal Comments” below); and you may view the meeting which is webcast and accessed at [www.cityofclovis.com/agendas](http://www.cityofclovis.com/agendas).

### **Written Comments**

- Members of the public are encouraged to submit written comments at: [www.cityofclovis.com/agendas](http://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.

## **Verbal Comments**

- If you wish to speak to the Council on an item by telephone, you should contact the City Clerk at (559) 324-2060 no later than 4:00 p.m. the day of the meeting.
- You will be asked to provide your name, phone number, and your email. You will be emailed instructions to log into Webex to participate in the meeting. Staff recommends participants log into the Webex at 5:30 p.m. the day of the meeting to perform an audio check.
- All callers will be placed on mute, and at the appropriate time for your comment your microphone will be unmuted.
- In order for everyone to be heard, please limit your comments to 5 minutes or less, or 10 minutes per topic

## **Webex Participation**

- Reasonable efforts will be made to allow written and verbal comment from a participant communicating with the host of the virtual meeting. To do so, a participant will need to chat with the host and request to make a written or verbal comment. The host will make reasonable efforts to make written and verbal comments available to the City Council. Due to the new untested format of these meetings, the City cannot guarantee that these written and verbal comments initiated via chat will occur. Participants desiring to make a verbal comment via chat will need to ensure that they accessed the meeting with audio transmission capabilities.

## **CALL TO ORDER**

### **FLAG SALUTE - Councilmember Bessinger**

## **ROLL CALL**

## **PRESENTATIONS/PROCLAMATIONS**

1. Presentation of Certificates of Recognition to Students Receiving American Legion Boys and Girls State Awards.
2. Presentation by Fresno County Economic Development Corporation on Services Provided to the City of Clovis.

**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 5 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.

**ORDINANCES AND RESOLUTIONS** - With respect to the approval of resolutions and ordinances, the reading of the title shall be deemed a motion to waive a reading of the complete resolution or ordinance and unless there is a request by a Councilmember that the resolution or ordinance be read in full, further reading of the resolution or ordinance shall be deemed waived by unanimous consent of the Council.

**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.

3. Administration - Approval - Minutes from the August 1, 2022, Council Meeting.
4. Administration – Adopt – Ord. 22-07, Amending various sections of the Clovis Municipal Code relating to the quadrant intersection development fee. (Vote: 5-0)
5. Administration – Approval – Res. 22-\_\_\_\_, Amending the Conflict of Interest Code list of Designated Employees.
6. Administration - Receive and File – Economic Development Corporation Serving Fresno County Quarterly Report, April - June 2022.
7. Administration - Approval – FY 2022-23 Agreement between the City of Clovis and the Economic Development Corporation Serving Fresno County.
8. Administration - Approval – Res. 22-\_\_\_\_, A Resolution authorizing the City Manager to approve the sales of mobile homes obtained through California's CalHome Program, and other state and/or federal affordable housing programs, and to execute all necessary documents to effectuate the sales.
9. Finance – Receive and File – Investment Report for the Month of May 2022.
10. Finance – Receive and File – Treasurer's Report for the Month of May 2022.
11. General Services – Approval - Claim Rejection of the General Liability Claim on behalf of Cynthia Enns, Elwood Enns, and the Estate of Carson Warren Enns.
12. General Services – Approval – Res. 22-\_\_\_\_, Authorizing Amendments to the Senior Systems Video Analyst Classification in the Police Department.
13. Planning and Development Services – Approval – Res. 22-\_\_\_\_, Final Map Tract 6389, located in the southwest area of Loyola and North De Wolf Avenues (Granville Homes).
14. Planning and Development Services - Approval – Res. 22-\_\_\_\_, Annexation of Proposed Tract 6389, located in the southwest area of Loyola and North De Wolf Avenues to the Landscape Maintenance District No. 1 of the City of Clovis (Granville Homes).
15. Planning and Development Services – Approval – Bid Award for CIP 17-21 Well 35 Drilling and Development; and Authorize the City Manager to execute the contract on behalf of the City.
16. Planning and Development Services – Approval - Res. 22-\_\_\_\_, Amending the 2022-2023 Community Investment Program (CIP) budget and authorizing the execution of a real property purchase agreement for property located at 2791 Serena Avenue.

**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.

17. Consider Approval – Res. 22-\_\_\_\_, Adoption of the City of Clovis 2021-2022 Consolidated Annual Performance and Evaluation Report (CAPER) for expenditure of Community Development Block Grant Funds.

**Staff:** Claudia Cazares, Management Analyst  
**Recommendation:** Approve

18. Consider Various Options Regarding the Creation of a Historic Preservation Board:
- a. Establish a temporary committee that would assess historic resources in the City of Clovis and provide recommendations to City Council on the protection of those identified resources;
  - b. Consider Introduction – Ord. 22-\_\_\_\_, An Ordinance of the City Council of the City of Clovis adding Chapter 9.81 of Title 9 of the Clovis Municipal Code creating a Historic Preservation Board;
  - c. Take no action at this time.

**Staff:** Andrew Haussler, Assistant City Manager / Renee Mathis, Director of Planning and Development Services

**Recommendation:** Consider options and provide staff policy direction

19. Consider items associated with approximately 310 acres of land bound by Leonard Avenue on the west, Thompson Avenue on the east, Gettysburg Avenue on the north, and Ashlan Avenue on the south. The Home Place Holdings, LLC Applicant, 4Creeks Inc. Representative; Sayre M. Miller, Trustee of the Sayre M. Miller Revocable Trust dated November 27, 2001, et. al., Owner. **(To be continued to September 19, 2022)**
- a. Consider Introduction – Ord. 22-\_\_\_\_, Rezone 2021-001 and R2021-003, A request to establish a Master Plan Community (MPC) Overlay District in conjunction with Home Place Master Plan and a request to prezone properties within the boundaries of the Home Place Master Plan to a combination of base zone districts to implement the land uses identified in the Home Place Master Plan.
  - b. Consider Approval – Res. 22-\_\_\_\_, TM 6364, A request for a master tentative tract map to create approximately 1,174 new residential lots.
  - c. Consider Approval – Res. 22-\_\_\_\_, PDP 2022-002, A request for a planned development permit to establish development standards and criteria for the proposed Tract Map 6364.)

**Staff:** Dave Merchen, City Planner

**Recommendation:** Continue

20. Consider Approval - Res. 22-\_\_\_\_, RO304, A Resolution of Application for the Annexation of the territory known as the Home Place – Gettysburg Leonard Southeast Reorganization encompassing approximately 304 acres of land generally bound by Leonard Avenue on the west, Thompson Avenue on the east, Gettysburg Avenue on the north, and Ashlan Avenue on the south. The Home Place Holdings, LLC Applicant; Sayre M. Miller, Trustee of the Sayre M. Miller Revocable Trust dated November 27, 2001, et. al., Owner. **(To be continued to September 19, 2022)**

**Staff:** Dave Merchen, City Planner

**Recommendation:** Continue

21. Consider items associated with approximately 4.45 acres of land located at the southeast corner of Armstrong and Gettysburg Avenues. Gary McDonald Homes/Gleneagles Homes, property owner/applicant; Harbour & Associates, representative. **(Mayor Pro Tem Ashbeck has a conflict of interest on this item)**

a. Consider Approval - Res. 22-\_\_\_\_, TM6403, A request to approve a vesting tentative tract map for a 15-lot single-family subdivision on approximately 4.45 acres of land.

b. Consider Approval - Res. 22-\_\_\_\_, PDP2022-001, A request to approve a planned development permit to allow deviations from the R-1-B (Single-Family Residential – 12,000 Sq. Ft.) Zone District residential development standards associated with TM6403.

**Staff:** George González, Senior Planner

**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.

22. Government Code Section 54956.9(d)(2)

**CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION**

Significant Exposure to Litigation

Four potential cases based on claims received for the Sunnyside Avenue water main break and property flooding incident on January 3, 2022.

### **ADJOURNMENT**

### **MEETINGS AND KEY ISSUES**

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

Sep. 19, 2022 (Mon.)

Oct. 3, 2022 (Mon.)

Oct. 10, 2022 (Mon.)

Oct. 17, 2022 (Mon.)