

## CLOVIS CITY COUNCIL MEETING

December 2, 2024

6:00 P.M.

Council Chamber

Meeting called to order by Mayor Ashbeck at 6:02  
Flag Salute led by Councilmember Basgall

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

Absent: Councilmember Pearce

### PUBLIC COMMENTS – 6:03

Bill Scott, resident, addressed concerns with public awareness and outreach regarding the Clovis districting process and highlighted transparency and better public engagement.

Steven Trevino, resident, addressed concerns regarding insufficient public outreach regarding the Clovis district process and suggested broader outreach efforts including radio talk shows, Spanish-language platforms.

### CONSENT CALENDAR – 6:08

Upon call, there was no public comment.

Motion by Councilmember Bessinger, seconded by Councilmember Basgall, that the items on the Consent Calendar be approved, with the exception of item 7, including the waiver of the reading of the ordinance. Motion carried by 4-0-1 vote, with Councilmember Pearce absent.

1. Administration - Approval - Minutes for the November 18, 2024, Regular Council Meeting and the November 18, 2024, Special Council Meeting.
2. Administration - Adopt - **Ord. 24-17**, Amending Sections 2.7.06 and 2.7.08 of Chapter 2.7 and Section 2.9.03 of Chapter 2.9 of Title 2 of the Clovis Municipal Code Pertaining to the City Purchasing System and Procurement Procedures for Public Projects. (Vote: 5-0)
3. Administration - Approval - Waive Normal Purchasing Process and approve the purchase of a next generation enterprise cybersecurity system from CDWG Corporation using the Omnia cooperative purchasing program; a competitively bid contract with purchasing provisions for California State and Local government agencies in the amount of \$54,978.89 per year for three years.
4. General Services – Approval – **Res. 24-133**, Authorizing Amendments to the City's Classification and Compensation Plans to Adopt the Parks Supervisor Classification with a Salary Range of \$8,773 to \$10,665 per month.
5. General Services – Approval - Waive the City's Usual Purchasing Requirements and Authorize the Purchase of One (1) Ram Promaster Transit Vehicle for \$170,610.05 Utilizing the California Association for Cooperative Transportation (CalACT) Competitive Bid Award.

6. Planning and Development Services – Approval – Final Acceptance for CIP 24-01, Rubberized Cape Seal 2024.
8. Planning and Development Services – Approval – Bid Award for CIP 24-24, Santa Ana Sidewalk Improvements to Platinum Dirt Worx, LLC, in the amount of \$74,594.02; and authorize the City Manager to execute the contract on behalf of the City.
9. Planning and Development Services - Approval – **Res. 24-134**, Final Map Tract 6205 located on northeast corner of Shepherd Avenue and Sunnyside Avenue (Great Bigland, Inc., a California Corporation).
10. Planning and Development Services - Approval – **Res. 24-135**, Annexation of Proposed Tract 6205 located on northeast corner of Shepherd Avenue and Sunnyside Avenue to the Landscape Maintenance District No. 1 of the City of Clovis. (Great Bigland, Inc., a California Corporation).
11. Public Utilities – Approval – Waive Formal Bidding Requirements and Authorize the Purchase of One Case 521G XT Wheel Loader Tractor from Sequoia Equipment Company Using the Sourcewell Cooperative Purchasing Contract in the Amount of \$204,892.59.
12. Public Utilities – Approval – Final Acceptance for CIP 23-17, Sierra Bicentennial Dog Park Improvements, with a Final Contract Cost of \$66,196.86.

#### **ITEMS PULLED FROM CONSENT CALENDAR**

- 6:08 ITEM 7 - Planning and Development Services – Approval – Bid Award for CIP 24-06, New Bus Stops: B2 to Cervantes Landscape Services, Inc., in the amount of \$167,172.00; and authorize the City Manager to execute the contract on behalf of the City.

The above item was continued to December 16, 2024, by staff.

#### **CHRISTMAS TREE LIGHTING CEREMONY– 6:27**

Meeting called to order by Mayor Ashbeck at 7:04

#### **COUNCIL ITEMS – 6:09**

Upon call, there was no public comment.

- 6:09 ITEM 13 - CONSIDER APPROVAL - RE-APPOINTMENT TO CONSOLIDATED MOSQUITO ABATEMENT DISTRICT FOR A TERM ENDING DECEMBER 31, 2026.

Motion for approval by Councilmember Mouanoutoua, seconded by Councilmember Bessinger. Motion carried by 4-0-1 vote, with Councilmember Pearce absent.

#### **PRESENTATION – 7:10**

- 7:10 ITEM 14 - PRESENTATION OF PROCLAMATION HONORING GENERAL SERVICES DIRECTOR SHONNA HALTERMAN UPON HER RETIREMENT AND COMMENDING HER FOR 30 YEARS OF SERVICE TO THE CLOVIS COMMUNITY.

## **PUBLIC HEARINGS – 6:11**

- 6:11 ITEM 15 - CONSIDER APPROVAL – **RES. 24-XX**, ADOPTION OF A RESOLUTION AMENDING THE 2019-2020 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ACTION PLAN AND THE 2016-2020 CONSOLIDATED PLAN TO CHANGE THE USE OF COMMUNITY DEVELOPMENT BLOCK GRANT – CORONAVIRUS (CDBG-CV) FUNDS FROM THE UTILITIES ASSISTANCE PROGRAM AND PROGRAM ADMINISTRATION TO THE WATER TOWER I TRAIL EXPANSION FOR THE PREVENTION OF THE SPREAD OF CORONAVIRUS BY INCREASING THE CAPACITY FOR SOCIAL DISTANCING; AND CONSIDER APPROVAL – **RES. 24-XX**, AMEND THE 2024-2025 COMMUNITY INVESTMENT PROGRAM BUDGET FOR PARKS IMPROVEMENTS, TO INCLUDE WATER TOWER 1 TRAIL PLAZA IMPROVEMENTS IN THE AMOUNT OF \$155,876.

Steven Trevino, resident, suggested improving lighting and beautification efforts in the areas of downtown and addressed aesthetic concerns around tiny house and unused spaces.

The Council discussed whether the proposed trail improvement project was the best use of CDBG funds to serve the neediest communities and addressed public usage, connectivity for seniors, potential safety hazards, and if there are alternative projects in the southwest or other areas that might better address community priorities within the funding and eligibility criteria.

Motion by Councilmember Bessinger, seconded by Councilmember Basgall to continue the item to a date uncertain in 2025. Motion carried by 4-0-1 vote, with Councilmember Pearce absent.

- 7:29 ITEM 16 - CONDUCT A PROPOSITION 218 PUBLIC HEARING AND MAJORITY PROTEST VOTE TO IMPLEMENT A WATER METER INSTALLATION FEE TO UNMETERED PARCELS IN TARPEY VILLAGE; AND CONSIDER APPROVAL – **RES. 24-136**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS AUTHORIZING A WATER METER INSTALLATION FEE.

Lilian, resident, requested the council to consider delaying the decision on the proposed fee increase, citing economic hardships, concerns about accessibility for non-English speakers, public outreach, and the need for clearer communication on how residents can formally submit protests.

The public hearing was closed at 7:43 p.m.

City Clerk Parra announced the City received a total of 11 written protests.

The Council discussed concerns about ensuring public meetings and communications are accessible to non-English speakers, emphasizing the need for future communications to include Spanish and Hmong translations.

Motion for approval by Councilmember Mouanoutoua, seconded by Councilmember Bessinger. Motion carried by 4-0-1 vote, with Councilmember Pearce absent.

### **ADMINISTRATIVE ITEMS – 7:53**

7:53 ITEM 17 - CONSIDER VARIOUS REQUESTS FROM WILSON HOMES REGARDING TRACT MAP 6205, A 580-LOT SUBDIVISION LOCATED AT THE NORTHEAST CORNER OF SUNNYSIDE AND SHEPHERD AVENUES.

Goldie Lewis with Wilson Homes, addressed the challenges of the development project, emphasized the need for fair and equitable policies related to fees and reimbursement.

Todd Wilson Vice President of Wilson Homes also emphasized the need to find an equitable solution to allow development to continue while addressing the challenges and complexities faced by all parties involved.

Brandon DeYoung with DeYoung Properties expressed support for Wilson's proposals, provided they are applied equitably to all developers in the future and recommended seeking solutions already established elsewhere rather than reinventing the wheel.

Andrew Phelps representing Woodside Homes, emphasized the importance of distinguishing between setting policy and granting exceptions, opposing exceptions while supporting the development of clear criteria for fee credits and project prioritization.

Mayor Ashbeck motions to approve staffs' recommendation as presented. Motion dies for lack of second.

17A - ALLOW FOR A DEVIATION FROM CITY POLICY REGARDING REIMBURSEMENTS WITHIN STREET AREA 1 AS REQUESTED BY WILSON HOMES.

Motion by Councilmember Mouanoutoua, seconded by Councilmember Bessinger, to continue to a date uncertain and bring back to Council a workshop and policy discussion. Motion carried by 4-0-1 vote, with Councilmember Pearce absent.

17B - DENY THE REQUEST TO DEVIATE FROM CITY POLICY REGARDING REIMBURSEMENTS OF SEWER MAJOR FACILITY IMPROVEMENTS AS REQUESTED BY WILSON HOMES.

Motion by Councilmember Mouanoutoua, seconded by Councilmember Bessinger, to continue to a date uncertain and bring back to Council a workshop and policy discussion. Motion carried by 4-0-1 vote, with Councilmember Pearce absent.

17C - DENY THE REQUEST TO DEVIATE FROM CITY POLICY REGARDING REIMBURSEMENTS OF WATER MAJOR FACILITY IMPROVEMENTS AS REQUESTED BY WILSON HOMES.

Motion by Councilmember Mouanoutoua, seconded by Councilmember Bessinger, to continue to a date uncertain and bring back to Council a workshop and policy discussion. Motion carried by 4-0-1 vote, with Councilmember Pearce absent.

17D - DENY THE REQUEST TO DEVIATE FROM THE CITY'S MUNICIPAL CODE AND ALLOW FOR THE DEFERMENT OF THE WATER SUPPLY FEE AS REQUESTED BY WILSON HOMES.

Motion by Councilmember Mouanoutoua, seconded by Councilmember Bessinger, to approve staff's recommendation to deny the request for deferment of the Water Supply Fee, and if there is a subsequent amendment to the City's policy on fee deferment a refund or reimbursement of the Water Supply Fee paid can be considered at that time. Motion carried by 4-0-1 vote, with Councilmember Pearce absent.

**CITY MANAGER COMMENTS - 10:18**

None.

**COUNCIL COMMENTS –10:19**

None.

**CLOSED SESSION – 10:23**

Upon call, there was no public comment.

ITEM 18 - GOVERNMENT CODE SECTION 54956.9 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION DECIDING WHETHER TO INITIATE LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9, SUBDIVISION (D)(4): ONE POTENTIAL CASE

Motion by Councilmember Bessinger, seconded by Councilmember Basgall, that the Council authorized initiating litigation in the form of a receivership action to abate the nuisance condition at 1495 Fourth Street. Motion carried 4-0 1, with Councilmember Pearce absent.

ITEM 19 - GOVERNMENT CODE SECTION 54957.6 CONFERENCE WITH LABOR NEGOTIATOR(S) AGENCY DESIGNATED REPRESENTATIVE: CITY ATTORNEY UNREPRESENTED EMPLOYEE: CITY MANAGER

No action taken.

ITEM 20 - GOVERNMENT CODE SECTION 54957 PUBLIC EMPLOYEE APPOINTMENT /  
EMPLOYMENT TITLE: CITY MANAGER

No action taken.

**RECONVENE INTO OPEN SESSION AND REPORT FROM CLOSED SESSION**

**ADJOURNMENT**

Mayor Ashbeck adjourned the meeting of the Council to December 9, 2024.

Meeting adjourned: 11:30 p.m.



Mayor



City Clerk



# PUBLIC COMMENT FOR DECEMBER 2, 2024

**Briana Parra**

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**Sent:** Monday, November 25, 2024 8:51 PM  
**To:** Andrew Haussler; Rebecca Simonian; Briana Parra  
**Subject:** [External] Public Comment for City Council

Council Meeting Date: 2024-12-02

Item Number (put "0" if your comment is regarding an item not on the agenda): 0

Full Name: Joseph Tucker

Email: joedt1023@yahoo.com

Comment: July 13, 2024 — The long-anticipated Village Green park in Clovis officially opened its gates to the public on Saturday, July 13, marking a significant milestone in the development of the Loma Vista neighborhood. The ribbon-cutting ceremony, held from 9 a.m. to noon, drew residents from across the city to celebrate the new seven-acre community space with a day of music, family activities, giveaways, and a free barbecue.

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Respectfully, Joe Tucker The above is from a snip I took from the Clovis Roundup 7/18/24

Supporting Files (2 Max.):

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Time: 8:50 pm

Remote IP: 73.66.197.20

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Council Meeting Date: 2024-11-18

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Allow for a deviation from city policy regarding reimbursements within Street Area as requested by Wilson Homes.

We ask that you deny this request for Wilson homes to be moved to the top of the order for reimbursement. We here at The Well Community Church are in sequential order waiting for reimbursement and ask that you keep the order where it currently is. As a non profit here in the City of Clovis the reimbursement we are waiting for is desperately needed to refill our financial reserve accounts and putting Wilson in front will only delay that much needed reimbursement for our church even more. Thanks for considering this request.

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---

Date: November 25, 2024

Time: 8:50 pm

Remote IP: 73.66.197.20

**Briana Parra**

---

**From:** City of Clovis Website <wp-donotreply@ci.clovis.ca.us>  
**Sent:** Thursday, November 14, 2024 4:31 PM  
**To:** Andrew Haussler; Rebecca Simonian; Briana Parra  
**Subject:** [External] Public Comment for City Council

Council Meeting Date: 2024-11-18

Item Number (put "0" if your comment is regarding an item not on the agenda): 14

Full Name: Jeremy Vanderlinden

Email: jeremyv@thewellcommunity.org

Comment: We are writing in opposition of administrative Item 14. a.

Allow for a deviation from city policy regarding reimbursements within Street Area as requested by Wilson Homes.

We ask that you deny this request for Wilson homes to be moved to the top of the order for reimbursement. We here at The Well Community Church are in sequential order waiting for reimbursement and ask that you keep the order where it currently is. As a non profit here in the City of Clovis the reimbursement we are waiting for is desperately needed to refill our financial reserve accounts and putting Wilson in front will only delay that much needed reimbursement for our church even more. Thanks for considering this request.

Supporting Files (2 Max.):

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Date: November 14, 2024

Time: 4:30 pm

Remote IP: 50.115.207.2

# PUBLIC COMMENT FOR DECEMBER 2, 2024

**Briana Parra**

---

**From:** City of Clovis Website <wp-donotreply@ci.clovis.ca.us>  
**Sent:** Monday, November 25, 2024 8:51 PM  
**To:** Andrew Haussler; Rebecca Simonian; Briana Parra  
**Subject:** [External] Public Comment for City Council

Council Meeting Date: 2024-12-02

Item Number (put "0" if your comment is regarding an item not on the agenda): 0

Full Name: Joseph Tucker

Email: joedt1023@yahoo.com

Comment: July 13, 2024 — The long-anticipated Village Green park in Clovis officially opened its gates to the public on Saturday, July 13, marking a significant milestone in the development of the Loma Vista neighborhood. The ribbon-cutting ceremony, held from 9 a.m. to noon, drew residents from across the city to celebrate the new seven-acre community space with a day of music, family activities, giveaways, and a free barbecue.

My Question is what events are happening here? You had the ribbon-cutting on the hottest day ever. Can we refocus on this being a hub for the community and make it work?

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Date: November 14, 2024

Time: 4:30 pm

Remote IP: 50.115.207.2

Public Comment  
December 2, 2024

Received

DEC 02 2024

ADMIN/CITYMGR

My name is Bill Scott, I have lived in Clovis since 1978. I have been in my current home for 33 years. I am nobody special, I have no fancy titles or degrees, however I have a half century of experience living in the chaos, caused by those who do. Our city is currently going through a new chaotic mess, caused by entitled, educated morons, from out of the area, looking for a way to take more money from those of us who have none.

I might not have everything right, but I think I can explain the gest of the story. This began on the scheduled City Council meeting on November 4, 2024. Some anonymous person, filed a legal action against the City of Clovis, essentially claiming we are racist. I know this person is anonymous because, one of the council members pointed out the suit came from southern California and asked, "how do they have standing". Legal council explained, a Clovis resident must be the plaintiff, but can remain unnamed, and the law firm can be from out of the area. We were told that at large council members, (all members are voted in by all citizens) restrict the ability for minority groups to elect minority candidates. Therefore Clovis must adopt a system that our council members represent a district and only members of that district can vote for them. We were told, other cities have tried to fight these suits, and all have lost, after spending as much as \$30,000,000. The council explained, none of them wanted to accept this, but could not justify the expense. All members, except council member Vong Mountanoa, voted to change to elections by district.

Currently we have two white men, two white women, and one Hmong man. In the past we have had other races represented on the council. In the past two elections, no other person has offered to run for a council seat. I have heard no protest, anywhere in Clovis, of a group complaining about not being fairly represented. Have you seen a group at any Clovis parade complaining about our council NOT representing their wishes. Was there a booth at any of the many Old Town events looking to unseat a council member. We just had an election. Two council members ran for reelection. UNOPPOSED. One was Hmong, AND HE WON. Where is the racism?

On November 18, 2024, the council arranged for a representative of XXXX to start the procedure to change to a district system. He explained how the time table worked and how the decisions would be made, and under what rules. However, he said nothing about the requirements of the basis of the legal action. The whole purpose of this upheaval, was to create districts that concentrate minority groups together, so they can effectively vote for someone who would represent their interests. The requirements did not address that. The districts population numbers

had to be within 10% of each other. Natural borders and barriers should be considered, but gerrymandering is not allowed. He specifically said "we can create the district's anyway we want". Does this make any sense, a legal action, requiring Clovis to dismantle its effective and long standing, at large representation, in order to improve minority representation, is fixed by doing nothing to increase minority representation.

We have our system for a reason. If you don't like a council member, you can go talk to a different member. They ALL represent you. With election districts, only your representative, will care about your problem. The others won't care because you can't vote for them. How do you think Clovis has such a positive reputation. We have it because the council members care about Clovis, NOT just their district. Do you think Fresno is a better place to live? They have a district system. Should we be like Fresno?

During the presentation, the mayor opened the meeting for public discussion. I was there because I have been regularly attending Clovis City Council Meetings. But I have not heard about any notices informing the public about this issue. Very few people spoke on this issue and the mayor was dumbfounded that there was no feed back on how we should create these borders. No one made suggestions because, no one can make sense out of this colossal nonsense. Imagine the mayor announcing, we voted, starting next year, it will get dark when the sun comes up. What kind of lights should we buy? How do you process that, how do you even consider a suggestion? This issue is just that crazy.

I would suggest the council inform the citizens about this problem and delay the current remedy. Ask for input and search for solutions. Can groups like Pacific Legal foundation, provide help or guidance. The citizens of Clovis just passed a sales tax that is supposed to bring inn \$30,000,000 a year. It was intended to supplement the police and fire department, we could certainly delay that for one year. This redistricting disaster is far more important than any problem facing Clovis this decade.



# CITY *of* CLOVIS

## MEMORANDUM

Received

DEC 02 2024

ADMIN/CITYMGR

TO: Mayor and Councilmembers

FROM: Renee Mathis, Planning and Development Services Director

DATE: December 2, 2024

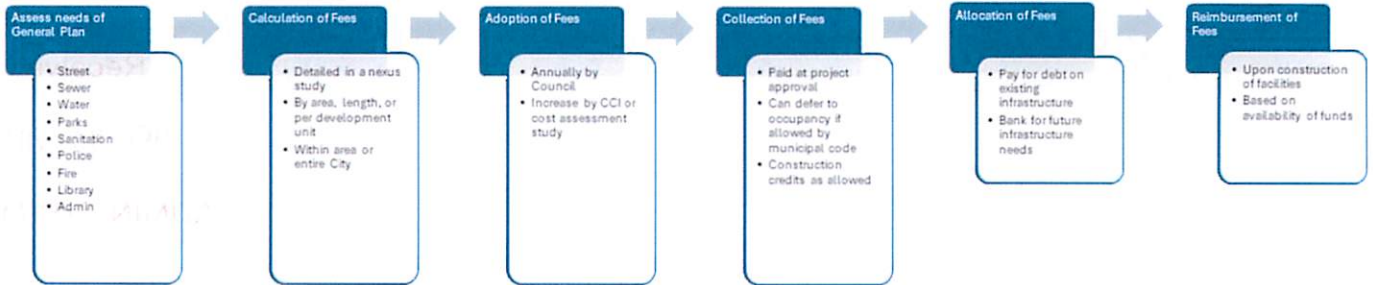
SUBJECT: Administrative Item #17

Consider Various Requests from Wilson Homes regarding Tract Map 6205, a 580-lot subdivision located at the northeast corner of Sunnyside and Shepherd Avenues

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### Key Take Aways:

- Wilson Homes is requesting special consideration to deviate from the Municipal Code, standing city policy and practice on various fee and construction related items.
- The City is currently responsible for approx. \$10m in bond debt payments annually.
- Pace of development fluctuates and the revenues collected from development impact fees are not always sufficient to cover our annual bond debt.
- When there is a revenue shortfall, debt is covered by the rate payers.
- 2021 Council established a priority reimbursement policy for major facilities construction costs.
  - The policy placed developers third in line, after debt payment and capital projects.
- Application of fee credits to offset the cost of major facilities construction is not eligible
  - If Council were to approve fee credits for major facilities - developers who construct major facilities improvements, would receive a reduction in the amount of their overall development fee obligation equivalent to the cost of the major facilities construction.
  - This would mean less revenue collected to cover our bond debt, and a higher likelihood that users would need to cover the difference.
- Northwest and Northeast areas of the city are the critical areas that need major sewer and water facilities to support new development and growth.
- The City does not have bonding capacity to build the necessary facilities, until our current debt is paid off.





WILSON HOMES  
Over 55 Years Building the Valley

7550 N. Palm Ave.  
Fresno, CA 93711  
Phone (559) 224-7550 Fax (559) 224-6625

DEC 02 2024  
ADMIN/CITYMGR

December 2, 2024

Mr. John Holt, City Manager  
City of Clovis  
1033 5<sup>th</sup> Street  
Clovis, CA 93712

Dear Mr. Holt,

**SUBJECT: Payment of Water Major Facilities Fees Under Protest – Tract 6205**

The Subdivision Agreement and Deferment agreement associated with Tract 6205 reflects the current fee rate for the Water Major Facilities fees as adopted by City Council for 2024-25. The current fee per the agreements will be paid when due, however the fee will be paid under protest.

It is our understanding that you are in receipt of correspondence dated October 23, 2024 from the Building Industry Association of Fresno/Madera Counties, Inc. providing the City with information bringing to your attention the need for adjustments to said fee to ensure that intended impact fees satisfy the nexus standards required by applicable law and United States Supreme Court holdings. In particular, that portion of the fee associated with future financing costs, resulting in 44% overstatement of the current actual costs.

This letter shall serve as written notice that said fee will be paid when due, however the fees will be paid under protest stipulating that should fee revisions occur after payment of these fees, any adjustment in fee will be refunded, and any adjustment in the fee will necessitate a revised deferment/subdivision agreement reflecting changes in said fee.

Sincerely,



Todd A Wilson  
Vice President  
Wilson Premier Homes Inc

cc: Clovis City Council Members



7550 N. Palm Ave.  
Fresno, CA 93711  
Phone (559) 224-7550 Fax (559) 224-6625

October 24, 2024

Mayor Lynne Ashbeck  
City of Clovis  
1033 5<sup>th</sup> Street  
Clovis, CA 93712

Dear Mayor Ashbeck,

**SUBJECT: Master Development Agreement – Tentative Tract No. 6205 – Section 2 (f) Sewer (Major Facilities) and (g) Water (Major Facilities) – Request for Fee Credits**

The Development Agreement associated with Tract No 6205 was prepared by City Staff to memorialize conditions related to construction requirements, timelines and payments. A Development Agreement is commonly utilized when offsite construction activities are unusually extensive or complex. Typically, a development project located next to an existing street would be conditioned to install an additional outside travel lane or other features necessary to complete the adjacent street. In this case, in agreement with City Staff, Wilson Homes agreed to completely rehabilitate Shepherd Avenue from Sunnyside to Fowler to remedy a prominent public safety issue. To facilitate the project, we have already prepared plans for Shepherd Avenue, installed a portion of sewer and water facilities in Shepherd Avenue, facilitated preparation and approval of PG &E plans, obtained and paid for the PG & E contract, provided Right-of-way deposit, deeds, appraisals and made initial contact with all adjacent property owners and are working cooperatively with City Staff to facilitate right-of-way acquisitions.

It should be noted, Tract 6205 will be making improvements that are significantly above and beyond typical project conditions, this requires Wilson Homes to obtain financing and performance bonds for the Shepherd Avenue work and the offsite Sunnyside Water Main. These additional financing and bond costs are not reimbursable from the City.

To facilitate the offsite municipal improvements in recognition of the atypical conditions, Wilson Homes is requesting a deviation from standard City Policy to allow the use of Fee Credits for the installation of Sewer Major Facilities including a half mile of 8" and half mile of 16" sewer force main and a 16" water Main in Sunnyside Avenue through the Dry Creek Preserve. The use of credits prevents a disproportionate cost burden resulting from requiring both the payment of fees and the construction of facilities. While not typical a development agreement of this nature has been used before for projects that involve extensive offsite improvements in the City of Clovis, such as Harlan Ranch.



Staff has been great to work with in preparing this agreement, but appropriately do not want to implement a change in policy without Council direction. Respectfully, we are requesting your consideration of this request and direction to Staff to include these provisions in the Development Agreement to allow the use of Fee Credits for Shepherd and Sunnyside Avenue Sewer and Water Major Facilities improvements.

Sincerely,

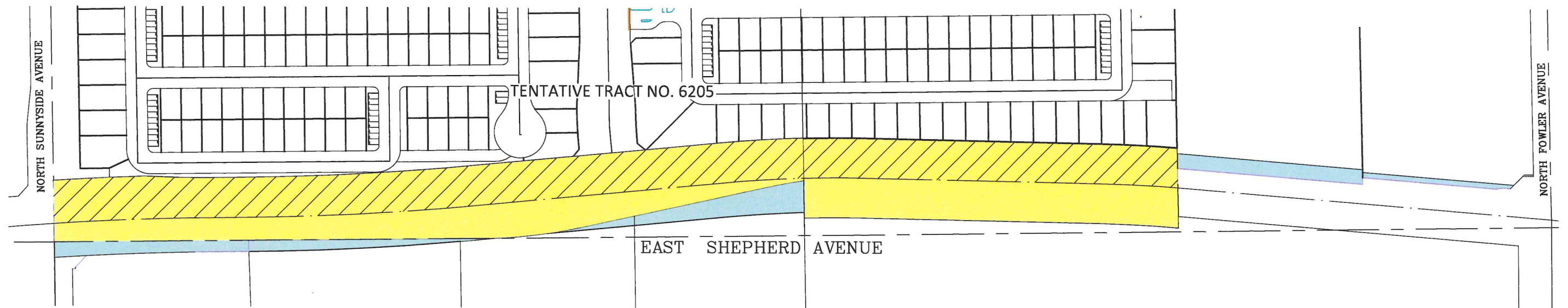
A handwritten signature in black ink, appearing to read 'Todd A Wilson', with a stylized, cursive script.

Todd A Wilson  
Vice President  
Wilson Premier Homes Inc

cc: Mayor Lynne Ashbeck  
Mayor Pro Tem Vong Mouanoutoua  
Council Member Matt Basgall  
Council Member Drew Bessinger  
Council Member Diane Pearce

Tract 6205 - Major Facilities						
Water	Units	Cost/Unit - Fair Share	Total Fee Obligation -Fair Share	Estimated Construction Cost		<i><b>Total Project Cost</b></i>
Water Major Facilities	303	\$11,158.40	\$3,380,995.20	\$1,800,000.00		\$5,180,995.20
				Construction Improvements	Fee Payments	
Water Major Fcilities Fee (With Credit)	303	\$11,158.40	\$3,380,995.20	\$1,800,000.00	\$1,580,995.20	\$3,380,995.20
Fair Share of Existing Bond Debt - 3.5%					\$118,334.83	
Additional Revenue					\$1,462,660.37	
Sewer	Units	Cost/Unit - Fair Share	Total Fee Obligation -Fair Share	Estimated Construction Cost		<i><b>Total Project Cost</b></i>
Sewer Major Facilities	303	\$10,322.00	\$3,127,566.00	\$750,000.00		\$3,877,566.00
				Construction Improvements	Fee Payments	
Sewer Major Facilities (With Credit)	303	\$10,322.00	\$3,127,566.00	\$750,000.00	\$2,377,566.00	\$3,127,566.00
Fair Share of Existing Bond Debt - 33%					\$1,032,096.78	
Additional Revenue					\$1,345,469.22	

# SHEPHERD AVENUE RIGHT-OF-WAY EXHIBIT



## LEGEND

- SHEPHERD AVENUE RIGHT-OF-WAY PREVIOUSLY DEDICATED BY WILSON HOMES OR TO BE DEDICATED BY WILSON HOMES
- TYPICAL RIGHT-OF-WAY DEDICATION WITH SUBDIVISION DEVELOPMENT
- SHEPHERD AVENUE RIGHT-OF-WAY PREVIOUSLY DEDICATED OR TO BE DEDICATED BY OTHERS

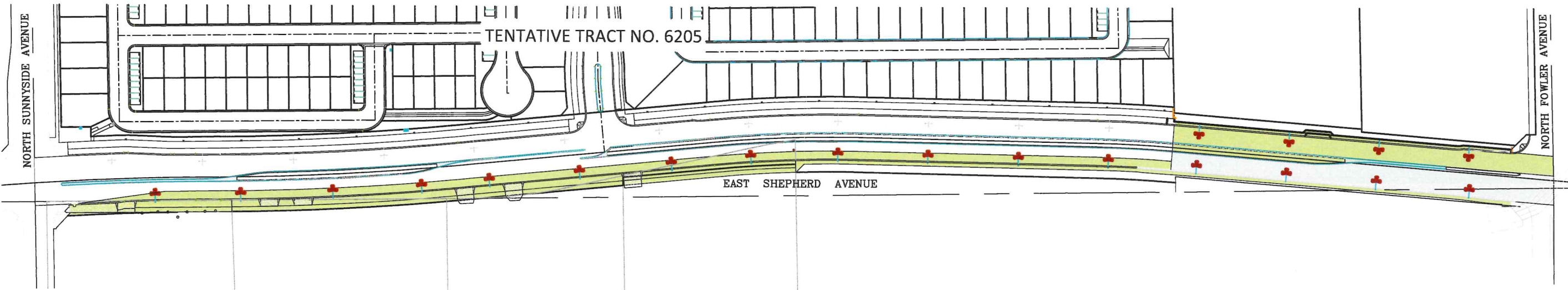


N.T.S.


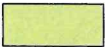
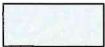



**Harbour & Associates**  
Civil Engineers  
389 Clovis Avenue, Suite 300 • Clovis, California 93612  
(559) 325-7676 • Fax (559) 325-7699 • e-mail [lorrens@harbour-engineering.com](mailto:lorrens@harbour-engineering.com)

# SHEPHERD AVENUE IMPROVEMENTS EXHIBIT



## LEGEND

-  TYPICAL IMPROVEMENTS REQUIRED WITH SUBDIVISION DEVELOPMENT
-  IMPROVEMENTS NOT TYPICALLY REQUIRED WITH SUBDIVISION IMPROVEMENTS
-  EXISTING STREET IMPROVEMENTS
-  STREET LIGHTS NOT TYPICALLY REQUIRED WITH SUBDIVISION IMPROVEMENTS



N.T.S.



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