

## CLOVIS CITY COUNCIL MEETING

January 19, 2021

6:00 P.M.

Council Chamber

Meeting called to order by Mayor Bessinger  
Flag Salute led by Eagle Scout Amanda Bales

Roll Call: Present: Councilmembers Ashbeck, Flores, Mouanoutoua, Mayor Bessinger  
Absent: Councilmember Whalen (arrived at 6:30)

6:07 – ITEM 1 - PRESENTATION OF PROCLAMATION DECLARING JANUARY AS NATIONAL SLAVERY AND HUMAN TRAFFICKING PREVENTION MONTH.

Councilmember Mouanoutoua presented a proclamation declaring January as National Slavery and Human Trafficking prevention month to Amber Secundino, Outreach Coordinator, Central Valley Against Human Trafficking, Fresno Economic Opportunities Commission.

### CONSENT CALENDAR – 6:20

Motion by Councilmember Ashbeck, seconded by Councilmember Flores, that the items on the Consent Calendar be approved. Motion carried 4-0-1 with Councilmember Whalen absent.

2. Administration - Approved - Minutes from the January 11, 2021 Council Meeting.
3. Finance – Received and Filed – Investment Report for the Month of October 2020.
4. Finance – Received and Filed – Treasurer’s Report for the Month of October 2020.
5. Finance – Received and Filed – Investment Report for the Month of November 2020.
6. Finance – Received and Filed – Treasurer’s Report for the Month of November 2020.
7. Finance – Received and Filed – Status Report of Development Fee Funds for the fiscal year ended June 30, 2020.
8. Planning and Development Services - Approved – **Res. 21-11**, Amending the Fresno Metropolitan Flood Control District (FMFCD) Schedule of Drainage Costs and Fees for 2021-2022.

### PUBLIC HEARINGS

6:21 – ITEM 9 - APPROVED - **RES. 21-12**, AMENDING THE 2017 AMENDED AND RESTATED MEMORANDUM OF UNDERSTANDING BETWEEN THE COUNTY OF FRESNO AND CITY OF CLOVIS REGARDING STANDARDS OF ANNEXATION TO ADDRESS THE ANNEXATION OF APPROXIMATELY 40 ACRES OF PROPERTY AT THE SOUTHEAST CORNER OF ASHLAN AND THOMPSON AVENUES. CITY OF CLOVIS, APPLICANT.

Senior Planner George Gonzales presented a report on a request to amend the 2017 Amended and Restated Memorandum of Understanding between the County of Fresno and City of Clovis regarding Standards of Annexation to address the annexation of approximately 40 acres of property at the southeast corner of Ashlan and Thompson Avenues. The Ashlan-Thompson Southeast Reorganization includes two previously approved vesting tentative tract maps 6161 and 6340, proposing the development of 183

single-family residential homes on approximately 40 acres. This reorganization would extend a peninsula of the City limits eastwardly along the south side of Ashlan Avenue. This configuration is not consistent with the Standards for Annexation set forth in the City's Memorandum of Understanding with the County of Fresno. A Third Amendment to the 2017 Amended and Restated Memorandum of Understanding between the County of Fresno and City of Clovis is necessary to accommodate the annexation of the Ashlan-Thompson Southeast Reorganization to the City of Clovis. There being no public comment, Mayor Bessinger closed the public portion. Discussion by the Council.

Motion by Councilmember Ashbeck, seconded by Councilmember Mouanoutoua, for the Council to approve a resolution amending the 2017 Amended and Restated Memorandum of Understanding between the County of Fresno and City of Clovis regarding Standards of Annexation to address the annexation of approximately 40 acres of property at the southeast corner of Ashlan and Thompson Avenues. Motion carried 4-0-1 with Councilmember Whalen absent.

6:27 – ITEM 10 - APPROVED INTRODUCTION - **ORD. 21-01**, R2020-004, AMENDING THE P-C-C ZONE DISTRICT TO ESTABLISH THE LOMA VISTA MARKETPLACE P-C-C ZONE DISTRICT STANDARDS FOR APPROXIMATELY 23 ACRES OF PROPERTY LOCATED AT THE SOUTHWEST CORNER OF SHAW AND LEONARD AVENUES. LOMA VISTA MARKETPLACE, LP, APPLICANT; PROVOST & PRITCHARD CONSULTING GROUP, REPRESENTATIVE.

Councilmember Whalen arrived at 6:30 p.m.

City Planner Dave Merchen presented a report on a request to amend the P-C-C Zone District to establish the Loma Vista Marketplace P-C-C Zone District Standards for approximately 23 acres of property located at the southwest corner of Shaw and Leonard Avenues. The applicant is proposing to amend the existing P-C-C (Planned Commercial Center) Zone District to establish a set of planned commercial standards specific to the Marketplace commercial center proposed at the southwest corner of Shaw and Leonard Avenues in the Loma Vista community. Approval of this Project will allow the applicant to move forward with the construction of the first phase of the commercial center. Will Dyke, representing Loma Vista Marketplace, LP, commented and spoke in support of the amendments. Discussion by the Council.

Motion by Councilmember Ashbeck, seconded by Councilmember Mouanoutoua, for the Council to approve the introduction of an ordinance amending P-C-C Zone District to establish the Loma Vista Marketplace P-C-C Zone District Standards for approximately 23 acres of property located at the southwest corner of Shaw and Leonard Avenues. Motion carried by unanimous vote.

7:09 – ITEM 11 - APPROVED – VARIOUS ACTIONS RELATED TO ANNEXATION OF TERRITORY (ANNEXATION #66, T6277-NORTHEAST CORNER OF LOCAN AND TEAGUE) TO THE CITY OF CLOVIS COMMUNITY FACILITIES DISTRICT NO. 2004-1 (POLICE AND FIRE SERVICES); ITEM 11a - APPROVED - **RES. 21-13**, A RESOLUTION ANNEXING TERRITORY (ANNEXATION #66) (T6277-NORTHEAST CORNER OF LOCAN AND TEAGUE) TO THE CITY OF CLOVIS COMMUNITY FACILITIES DISTRICT



NO. 2004-1 (POLICE AND FIRE SERVICES) AND CALLING A SPECIAL LANDOWNER ELECTION TO ANNEX TERRITORY (ANNEXATION #66) TO CITY OF CLOVIS COMMUNITY FACILITIES DISTRICT NO. 2004-1 (POLICE AND FIRE SERVICES), AND 11b - APPROVED - **RES. 21-14**, A RESOLUTION OF THE CITY OF CLOVIS DECLARING THE RESULTS OF A SPECIAL LANDOWNER ELECTION AND DIRECTING RECORDING OF THE NOTICE OF SPECIAL TAX LIEN FOR CITY OF CLOVIS COMMUNITY FACILITIES DISTRICT NO. 2004-1 (POLICE AND FIRE SERVICES).

Finance Director Jay Schengel presented a report on actions related to annexation of Territory (Annexation #66, T6277-Northeast Corner of Locan and Teague) to the City of Clovis Community Facilities District No. 2004-1 (Police and Fire Services). Since the condition to establish a CFD was imposed on the developments being processed by the City, developments proceeding after March 8, 2004 must petition to be annexed to the existing CFD. This action is required to begin the process of annexation provided by the conditions of approval of the development entitlements. Jay Schengel provided an overview of Annexation #66. 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 approve **Resolution 20-13**, for the Council to approve a resolution annexing territory Annexation #66, T6277-Northeast Corner of Locan and Teague) to the City of Clovis Community Facilities District (CFD) No. 2004-1 (Police and Fire Services) and calling a special landowner election to annex territory (Annexation #66) to City of Clovis Community Facilities District No. 2004-1 (Police and Fire Services). Motion carried by unanimous vote.

City Clerk John Holt reported out that he was in receipt of one ballot representing 5 votes all in favor and noted unanimous passage of the ballot measure. There being no comment, Mayor Bessinger closed the public portion. Discussion by the Council.

Motion by Councilmember Ashbeck, seconded by Councilmember Flores, for the Council to approve **Resolution 20-14**, a Resolution of the City of Clovis declaring the results of a special landowner election and directing recording of the Notice of Special Tax Lien for City of Clovis Community Facilities District No. 2004-1 (Police and Fire Services). Motion carried by unanimous vote.

## **ADMINISTRATIVE ITEMS**

7:13 – ITEM 12 - APPROVED – **RES. 21-15**, A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSULTANT AGREEMENT BETWEEN THE CITY OF CLOVIS AND ASCENT ENVIRONMENTAL, INC. ADDRESSING THE PREPARATION OF THE GENERAL PLAN HOUSING ELEMENT AND RELATED SERVICES.

Planning and Development Services Director Renee Mathis presented a report on a request to authorize the City Manager to execute a consultant agreement between the City of Clovis and Ascent Environmental, Inc. addressing the preparation of the General Plan Housing Element and related services. The City's next general plan housing element (sixth cycle) is due at the end of December 2023. The process of establishing the Regional

Housing Needs Allocation (RHNA) for Fresno County is scheduled to begin in the next few weeks. A request for proposals (RFP) was developed and circulated by City staff to select a consulting firm to assist the City with the preparation of the housing element. The scope of work also includes assistance with the City's review of the RHNA methodology as well as preparation of the next three housing element annual reports. Ascent Environmental has been selected by a team of City staff to perform this work. There being no comment, Mayor Bessinger closed the public portion. Discussion by the Council.

Motion by Councilmember Ashbeck, seconded by Councilmember Mouanoutoua, for the Council to approve a request to authorize the City Manager to execute a consultant agreement between the City of Clovis and Ascent Environmental, Inc. addressing the preparation of the General Plan Housing Element and related services. Motion carried by unanimous vote.

### **WORKSHOP – 7:25**

City Manager Luke Serpa provided City Council and update on the Fresno County and City of Clovis pandemic numbers.

### **CITY MANAGER COMMENTS - 7:41**

City Manager Luke Serpa commented on a groundbreaking for Landmark Square on Tuesday, February 16, 2021, at 2:00 p.m.

### **COUNCIL COMMENTS – 7:42**

Councilmember Mouanoutoua reported out on a League of California Cities Housing Committee he attended.

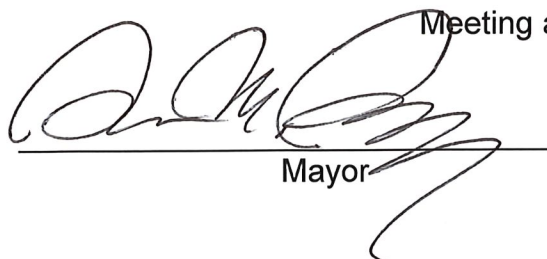
Mayor Bessinger reported out on a League of California Cities Public Safety Committee he and Councilmember Whalen attended.

### **CLOSED SESSION 7:46 p.m.**

13. Government Code Section 54956.9  
CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION  
Significant Exposure to Litigation Pursuant to Paragraph (2) or (3) of Subdivision (d) of Section 54956.9  
1 potential case

Mayor Bessinger adjourned the meeting of the Council to February 1, 2021

Meeting adjourned: 8:40 p.m.

  
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Mayor

  
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City Clerk

