

CLOVIS CITY COUNCIL MEETING

May 11, 2020

6:00 P.M.

Council Chamber

Meeting called to order by Mayor Bessinger
Flag Salute led by Councilmember Flores

Roll Call: Present: Councilmembers Ashbeck, Flores, Mouanoutoua, Whalen
Mayor Bessinger
Absent: None

PUBLIC COMMENTS 6:07

Gary Vermenti, resident and business owner, spoke in support of opening up businesses impacted by the stay-at-home order.

Marcus DiBuduo, county resident, commented on the trail closure on the Enterprise Canal and the danger associated with the closure.

CONSENT CALENDAR 6:17

Motion by Councilmember Whalen, seconded by Councilmember Flores, that the items on the Consent Calendar be approved, including the waiver of the reading of the ordinance.

1. Administration - Approved - Minutes from the May 4, 2020 Council Meeting.
2. Administration - Adopted - **Ord. 20-09**, Amending Title 4, Chapter 4.4 Article 1 of the Clovis Municipal Code relating to the California Fire Code. (Vote: 5-0)
3. General Services – Received and Filed – 3rd Quarter FY 2019-20 General Services Department Report.

PUBLIC HEARINGS 6:18

ITEM 4A - APPROVED - **RES. 20-54**, A REQUEST TO APPROVE AN ENVIRONMENTAL FINDING OF A MITIGATED NEGATIVE DECLARATION FOR GENERAL PLAN AMENDMENT GPA2019-006, PREZONE R2019-007, PREZONE R2020-002, & VESTING TENTATIVE TRACT MAP TM6284; AND **ITEM 4B** - APPROVED - **RES. 20-55**, GPA2019-006, A REQUEST TO AMEND THE GENERAL PLAN TO RE-DESIGNATE APPROXIMATELY 34.3 ACRES FROM RURAL RESIDENTIAL (1 LOT PER 2 ACRES) CLASSIFICATION TO LOW DENSITY RESIDENTIAL (2.1 TO 4 DU/AC) CLASSIFICATION; AND **ITEM 4C** - APPROVED INTRODUCTION - **ORD. 20-10**, R2019-007, A REQUEST TO PREZONE APPROXIMATELY 50.80 ACRES FROM THE COUNTY R-R (RURAL RESIDENTIAL) ZONE DISTRICT TO THE CLOVIS R-1 (SINGLE-FAMILY RESIDENTIAL) AND R-R (RURAL RESIDENTIAL) ZONE DISTRICTS; AND **ITEM 4D** - APPROVED - **RES. 20-56**, TM6284, A REQUEST TO APPROVE A VESTING TENTATIVE TRACT MAP FOR A 74-LOT SINGLE-FAMILY SUBDIVISION ON 32.19 ACRES OF LAND.

Associate Planner George Gonzales presented a report on various items associated with approximately 50.80 acres of land located in the southwest area of Teague and N. Fowler

Avenues. The applicant is proposing the development of a 74-lot residential subdivision on approximately 32.19 acres of property within the Dry Creek Preserve. The proposal will require annexation into the City before development can proceed, and a general plan amendment application has been filed to implement the provisions of the Dry Creek Preserve Master Plan. The general plan amendment would change the land use designation from Rural Residential (1 lot per 2 acres) to Low Density Residential (2.1 to 4 DU/Ac). A rezoning application has also been submitted to prepare the future annexation boundary to become part of the City. The 50.8 acre rezoning area is larger than the subdivision site, because it also includes the surrounding rural residential properties that are necessary to achieve a logical annexation boundary. The subdivision properties are proposed to be rezoned to Clovis R-1 (Single-Family Residential), while the rural residential properties will be rezoned to Clovis R-R (Rural Residential), consistent with the City's General Plan. Approval of this project would allow the developer to continue processing development drawings.

Matt Smith, applicant, spoke in support of the project. Norman Morrison, area resident, spoke in opposition due to concerns with traffic on Sunnyside, requirement for residents on Sunnyside being required to hook up for city water and sewer services, and the Emergency Vehicle Access becoming a permanent street in the future. Troy McKinney, area property owner, spoke in support of the project. John, area property owner, spoke in support of the project. Marcus DiBuduo, area resident, spoke in opposition due to concerns with traffic, and other than vehicle paths of travel in the area. Rick Warren, area resident, spoke in support. Erin Fanning, area resident, spoke in opposition. Debbie Miller, area resident, spoke in opposition due to concerns increased traffic on Sunnyside Avenue. Darren Stemwedel, area resident, spoke in opposition due to concerns increased traffic on Sunnyside Avenue. Steven Shoemaker, area resident, spoke in opposition due to concerns increased traffic on Sunnyside Avenue. Adam Kook, area resident, spoke in support of the project. Charles Merrell, area resident, spoke in support of the project. Dale Mitchell, area resident, spoke in support of the project. Discussion by the Council.

Motion by Councilmember Whalen, seconded by Councilmember Flores, for the Council to approve **Resolution 20-54**, a request to approve an environmental finding of a mitigated negative declaration for general plan amendment GPA2019-006, prezone R2019-007, prezone R2020-002, & vesting tentative tract map TM6284. Motion carried by unanimous vote.

Motion by Councilmember Whalen, seconded by Councilmember Flores, for the Council to approve **Resolution 20-55**, GPA2019-006, a request to amend the general plan to re-designate approximately 34.3 acres from rural residential (1 lot per 2 acres) classification to low density residential (2.1 to 4 du/ac) classification. Motion carried by unanimous vote.

Motion by Councilmember Whalen, seconded by Councilmember Flores, for the Council to approve the introduction of **Ordinance 20-10**, R2019-007, a request to prezone approximately 50.80 acres from the county R-R (rural residential) zone district to the Clovis R-1 (single-family residential) and R-R (rural residential) zone districts. Motion carried by unanimous vote.

Motion by Councilmember Whalen, seconded by Councilmember Flores, for the Council to approve **Resolution 20-56**, TM6284, a request to approve a vesting tentative tract map for a 74-lot single-family subdivision on 32.19 acres of land. The motion includes the modification of Condition #60(d) pertaining to permanent paving on Sunnyside Avenue and the addition of Condition #60(h) pertaining to the extension of Quincy Avenue. Motion carried by unanimous vote.

ITEM 5 - 8:25 - APPROVED - **RES. 20-57**, RO301, A RESOLUTION OF APPLICATION FOR THE ANNEXATION OF THE TERRITORY KNOWN AS THE TEAGUE-FOWLER SW REORGANIZATION LOCATED AT THE SOUTHWEST CORNER OF TEAGUE AND N. FOWLER AVENUES. VARIOUS OWNERS; WOODSIDE 06N, LP., APPLICANT; YAMABE & HORN ENGINEERING, INC., REPRESENTATIVE.

Associate Planner George Gonzales presented a report on an application for the annexation of the territory known as the Teague-Fowler SW reorganization located at the southwest corner of Teague and N. Fowler Avenues. The total area of the annexation is approximately 50.80 acres (52.26 acres including public rights-of-way) located at the southwest corner of Teague and N. Fowler Avenues. The Project site includes an approved Vesting Tentative Tract Map TM6284, for a 74-lot single-family residential development. The project area is in the process of being rezoned to the Clovis R-1 and R-R Zone Districts under Prezone R2019-007, consistent with the General Plan Land Use Diagram, Herndon-Shepherd Specific Plan and Dry Creek Preserve Master Plan. Matt Smith, applicant, spoke in support of the annexation. Discussion by the Council. Motion by Councilmember Whalen, seconded by Councilmember Ashbeck, for the Council to approve Resolution 20-57, an application for the annexation of the territory known as the Teague-Fowler SW reorganization located at the southwest corner of Teague and N. Fowler Avenues. Motion carried by unanimous vote.

ITEM 6 – 8:29 - APPROVED – **RES. 20-58**, ADOPTION OF THE CITY OF CLOVIS 2020-21 ANNUAL ACTION PLAN FOR EXPENDITURE OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS AND AMENDING THE 2019-20 ANNUAL ACTION PLAN TO INCLUDE EXPENDITURE OF CDBG-CV FUNDS; AND AMENDING THE FY 2019-20 HOUSING AND COMMUNITY DEVELOPMENT BUDGET TO INCREASE THE FUNDS BY \$441,214.

Community and Economic Development Director Andy Haussler presented a report on a request to adopt the City of Clovis 2020-21 Annual Action Plan for expenditure of Community Development Block Grant (CDBG) Funds and amending the 2019-20 Annual Action Plan to include expenditure of CDBG-CV Funds; and approve a resolution amending the FY 2019-20 Housing and Community Development budget to increase the funds by \$441,214. The U. S. Department of Housing and Urban Development (HUD) requires the City to adopt the attached 2020-21 Annual Action Plan identifying projects for the 2020-21 fiscal year. In addition, the Federal Government recently authorized the CARES Act which provides funding in response to the COVID-19 outbreak. As a part of the CARES Act Clovis received an additional CDBG-CV allocation of \$441,214. In order to expend these funds Clovis must first amend their FY 2019-20 Annual Action Plan to include the projects that will be funded with these additional funds. Discussion by the Council. Motion by Councilmember Ashbeck, seconded by Councilmember Mouanoutoua, for the Council to adopt the City of Clovis 2020-21 Annual Action Plan for expenditure of Community Development Block Grant (CDBG)

Funds and amending the 2019-20 Annual Action Plan to include expenditure of CDBG-CV Funds; and approve a resolution amending the FY 2019-20 Housing and Community Development budget to increase the funds by \$441,214. Motion carried by unanimous vote.

ITEM 7 – 8:44 - APPROVED – PROGRAM GUIDELINES FOR CITY OF CLOVIS MEALS ON WHEELS PROGRAM AND EMERGENCY HOUSING PAYMENTS PROGRAM.

Community and Economic Development Director Andy Haussler presented a report on a request to approve operating guidelines for the new Community Development Block Grant (CDBG) Meals on Wheels Program and the Emergency Housing Payments Program.

The guidelines are required by the U.S. Department of Housing and Urban Development (HUD) to ensure the program is compliant with federal regulations. As part of the federal CARES Act, Clovis has received an additional CDBG allocation of \$441,412 to respond to COVID-19 related issues in the community. In compliance with federal guidelines, the following programs are being implemented to be funded by the additional allocation of funds:

Clovis will enter into contracts with local food service providers to provide meals once a week to Clovis residents who are 65 years and older in Clovis' senior communities (i.e., mobile home parks and multi-family residential complexes).

Clovis will enter into an agreement with a local HUD-approved housing counseling agency to assist both owner-occupied households and tenant households who are facing foreclosure/eviction once current COVID-19 related protections are lifted. Counselors will assist these low-income households by working with the client's mortgage lender or landlord to attempt a work-out of any past due amounts. In the event a work-out cannot be reached, funds will be granted to the client in an amount of no more than three months' worth of rent/mortgage payments to bring the balance due current, thus eliminating the threat of homelessness to the household.

COUNCIL ITEMS

ITEM 8 – 8:57 - WORKSHOP – FOR THE CLOVIS CITY COUNCIL TO CONDUCT A WORKSHOP TO DISCUSS THE IMPACT ON ONGOING CITY OPERATIONS DURING THE COVID-19 STATE OF EMERGENCY AS DECLARED BY THE FEDERAL GOVERNMENT, STATE OF CALIFORNIA, COUNTY OF FRESNO, AND CITY OF CLOVIS; AND TO EXPLORE ACTIONS THE CITY MAY TAKE IN RESPONSE TO THE CRISIS.

City Manager Luke Serpa provided Council an update on COVID-19 State of Emergency related City activity since the last meeting on May 4, 2020. Kristina Barnum, area hair salon owner, commented on the impact the stay-at-home order is having on her business and personal finances and requested council take whatever action they can to support opening up businesses. Discussion by Council. No action was taken.

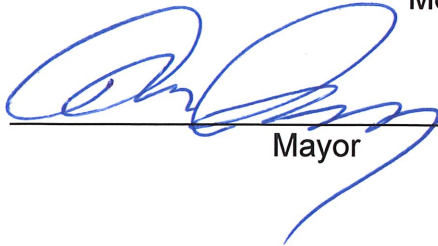
CITY MANAGER COMMENTS - None

COUNCIL COMMENTS – 9:46

Councilmember Whalen commented on a request to staff begin the process to evaluate amending the city's current ordinance banning chickens in the city limits.

Mayor Bessinger adjourned the meeting of the Council to May 18, 2020

Meeting adjourned: 9:51 p.m.



Mayor



City Clerk

