

Mayor Bessinger indicated that this item was being removed from the agenda and continued to a date uncertain.

PUBLIC HEARINGS

ITEM 11A – 6:07 11A - APPROVED - **RES. 20-70**, A RESOLUTION ANNEXING TERRITORY (ANNEXATION #60) (SOLIVITA COMMONS-NORTHEAST CORNER OF WILLOW AND ALLUVIAL) 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 #60) TO CITY OF CLOVIS COMMUNITY FACILITIES DISTRICT NO. 2004-1 (POLICE AND FIRE SERVICES); AND ITEM 11B - APPROVED - **RES. 20-71**, 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).

Assistant Finance Director Gina Daniels presented a report on actions related to annexation of Territory (Annexation #60 Solivita Commons-Northeast Corner of Willow and Alluvial) 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. Gina Daniels provided an overview of Annexation #60. 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 20-70**, for the Council to approve a resolution annexing territory (Annexation #60 Solivita Commons-Northeast Corner of Willow and Alluvial) 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 #60) 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 4 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 20-71**, 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.

ITEM 12A – 6:12 - APPROVED - **RES. 20-72**, A RESOLUTION ANNEXING TERRITORY (ANNEXATION #62) (T6239-NORTHEAST CORNER OF LOCAN AND LOYOLA) 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 #62) TO CITY OF CLOVIS COMMUNITY FACILITIES DISTRICT NO. 2004-1 (POLICE AND FIRE SERVICES); AND ITEM 12B - APPROVED - **RES. 20-73**, 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).

Assistant Finance Director Gina Daniels presented a report on actions related to annexation of Territory (Annexation #62 t6239-Northeast corner of Locan and Loyola) 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. Gina Daniels provided an overview of Annexation #62. 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 20-72**, for the Council to approve a resolution annexing territory (Annexation #60 Solivita Commons-Northeast Corner of Willow and Alluvial) 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 #60) 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 11 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 20-73**, 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.

ITEM 13A – 6:16 - APPROVED - **RES. 20-74**, A REQUEST TO APPROVE AN ENVIRONMENTAL FINDING OF A MITIGATED NEGATIVE DECLARATION FOR PREZONE R2016-10 & VESTING TENTATIVE TRACT MAP TM6050; AND ITEM 13B - APPROVED INTRODUCTION - **ORD. 20-12**, R2016-10, A REQUEST TO PREZONE FROM THE COUNTY AE-20 (EXCLUSIVE AGRICULTURAL) ZONE DISTRICT TO THE CLOVIS R-1-PRD (PLANNED RESIDENTIAL DEVELOPMENT) ZONE DISTRICT; AND ITEM 13C - APPROVED - **RES. 20-75**, TM6050, A REQUEST TO APPROVE A VESTING TENTATIVE TRACT MAP FOR A 255-LOT SINGLE-FAMILY PLANNED RESIDENTIAL DEVELOPMENT.

Associate Planner George González presented a report on various items associated with approximately 38.50 acres of land located at the northwest corner of Shepherd and N. Clovis Avenues. The applicant is proposing the development of a 255-lot gated single-family Planned Residential Development (PRD) with private streets, increased lot coverage and reduced building setbacks on approximately 38.50 acres of property within the Heritage Grove area. The proposal is within the City's Sphere of Influence and will require annexation into the City before development can proceed. Additionally, the applicant is requesting to prezone the Project site from the County AE-20 (Exclusive Agricultural) Zone District to the Clovis R-1-PRD (Planned Residential Development) Zone District. The applicant is proposing a Homeowner's Association with this Project.

The Planning Commission considered the Project at its May 28, 2020 meeting and adopted resolutions in support of the Prezoning and Tract Map. In taking action to approve Tract Map 6050, the Commission added a new condition stating that the Project's driveway on Clovis Avenue should be "addressed to make for a safer entry and exit." The City Engineering Division and the applicant's Project Engineer have reviewed the proposed access points and circulation patterns and independently come to the same conclusion that the access points as proposed are safe and sufficient. Dirk Poeschel, representing the applicant, commented on, answered questions, and spoke in favor of the project. James White, property owner adjacent the project requested Council consider adding a pedestrian crossing on Minnewawa from the project site to his commercial property to the west. Discussion by the Council.

Motion by Councilmember Ashbeck, seconded by Councilmember Flores, for the Council to approve **Res. 20-74**, an environmental finding of a mitigated negative declaration for prezone R2016-10 & vesting tentative tract map TM6050. Motion carried by unanimous vote.

Motion by Councilmember Ashbeck, seconded by Councilmember Flores, for the Council to approve a prezone (**Ord. 20-12**, R2016-10) from the county AE-20 (exclusive agricultural) zone district to the Clovis R-1-PRD (planned residential development) zone district. Motion carried by unanimous vote.

Motion by Councilmember Ashbeck, seconded by Councilmember Flores, for the Council to approve **Res. 20-75**, TM6050, approving a vesting tentative tract map for a 255-lot single-family planned residential development, and to remove the Planning Commission added condition stating that the Project's driveway on Clovis Avenue should be "addressed to make for a safer entry and exit." Motion carried by unanimous vote.

ITEM 14 – 7:13 - APPROVED - **RES. 20-76**, RO303, A RESOLUTION OF APPLICATION FOR THE ANNEXATION OF THE TERRITORY KNOWN AS THE SHEPHERD-CLOVIS NW REORGANIZATION LOCATED AT THE NORTHWEST CORNER OF SHEPHERD AND N. CLOVIS AVENUES. 6050 ENTERPRISES, LP., OWNER/APPLICANT; HARBOUR AND ASSOCIATES, REPRESENTATIVE.

Associate Planner George González presented a report on an application for the annexation of the territory known as the Shepherd-Clovis Northwest Reorganization located at the Northwest corner of Shepherd and N. Clovis Avenues. The total area of the annexation is approximately 38.50 acres (38.99 acres including public rights-of-way) located at the northwest corner of Shepherd and N. Clovis Avenues. The Project site includes an approved Vesting Tentative Tract Map TM6050, for a 255-lot gated single-family planned residential development. The project area is in the process of being rezoned to the Clovis R-1-PRD Zone District under Prezone R2016-10, consistent with the General Plan Land Use Diagram and Heritage Grove Design Guidelines.

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 **Res. 20-76**, RO303, a resolution of application for the annexation of the territory known as the Shepherd-Clovis Northwest Reorganization located at the Northwest corner of Shepherd and N. Clovis Avenues. Motion carried by unanimous vote.

ITEM 15 – 7:15 - APPROVED - **ORD. 20-11**, R2019-009, A REQUEST TO RECONSIDER APPROVAL OF A REZONE OF APPROXIMATELY 4 ACRES OF PROPERTY LOCATED AT THE SOUTHWEST CORNER OF TEMPERANCE AND NEES AVENUES FROM THE R-A (SINGLE-FAMILY RESIDENTIAL VERY LOW DENSITY) ZONE DISTRICT TO THE C-P (PROFESSIONAL OFFICE) ZONE DISTRICT, IN ORDER TO ADDRESS THE CONDITION REQUIRING TRAIL IMPROVEMENTS ON THE WESTERN SIDE OF THE PROPERTY. BEAL PROPERTIES INC., PROPERTY OWNER/ APPLICANT.

City Planner Dave Merchan presented a report for the City Council to reconsider approval of Ordinance 20-11, to rezone approximately 4 acres of property located at the southwest corner of Temperance and Nees Avenues from the Single-Family Residential Very Low Density) Zone District to the Professional Office Zone District, in order to address the condition requiring trail improvements on the western side of the property. The City Council approved the introduction of an ordinance Rezoning R2019-009 at the May 18th meeting with an added condition requiring trail improvements along the parcel's Enterprise Canal frontage. Rather than scheduling the second reading and adoption of the ordinance on the consent calendar, the item has been scheduled as reconsideration of the rezoning to create the opportunity to confirm or modify the trail condition as desired by the Council. The owner of the Project site and the owner of the parcel to the south have expressed concerns regarding the required dedication of their properties towards the trail alignment and requested that Council consider alternative trail methods. In this report, staff has included additional trail information and viable options for Council to consider and decide upon.

On Monday, June 8, 2020, the applicant notified staff that they were withdrawing their application and requested to be removed from the agenda. Upon contacting the property owner, they requested the item be reconsidered and kept on the agenda. Staff has also reached out to the property owner to the south for their input on how it would impact that sites future development. Dave Merchen provided four different options for council to consider and provide council direction on which option they would like staff to pursue as follows:

1. Require the standard trail right-of-way dedication of 30-35 feet in width from the property for the trail alignment; or
2. Require a reduced trail right-of-way dedication of 15 feet in width from the properties for the trail alignment. An additional 5 foot wide landscaping buffer should be provided between the property and the established trail alignment; or
3. Explore opportunities using the Fresno Irrigation District (FID) canal bank as a trail pathway. Property dedication may be required towards trail pathway width and landscaping; or
4. Remove the condition requiring trail improvements along the Enterprise Canal and instead, emphasize the existing trail alignment along the north side of Nees Avenue and the east side of Temperance Avenue with expanded width and enhanced signage feature.

Trevor Beal, property owner, addressed council on the impact of placing a trail adjacent his property and the canal and how it could impact future projects at this location. He also raised concerns on the impact of the requirement on the property to the south because it was only one acre. Bobby Fina, Colliers Real Estate representing both property owners raised concerns on how the trail requirement will have a negative impact on the two sites and requested clarity on what was being required. Discussion by the Council.

Motion by Councilmember Whalen, seconded by Councilmember Flores, for the Council to approve the reintroduction of Ordinance 20-11, approving a rezone of approximately 4 acres of property located at the southwest corner of Temperance and Nees Avenues to be consistent with the underlying General Plan designation of MU-BC (Mixed Use- Business Campus). (This request is to rezone the subject property from the R-A (Single-Family Residential Very Low Density) Zone District to the C-P (Professional Office) Zone District), and amending the added condition from the May 18 introduction to for staff and the property owners to explore opportunities using the Fresno Irrigation District canal bank as a trail pathway on the west side of the property. Property dedication may be required towards trail pathway width and landscaping. If property dedication is required, the maximum amount of dedication the City may require from the property owner for the trail pathway is five (5) feet. Motion carried with Councilmember Ashbeck and Mouanoutoua voting no.

ITEM 16 – 8:25 - APPROVED – **RES. 20-77**, RESOLUTION APPROVING A PROPOSED MITIGATED NEGATIVE DECLARATION AND ADOPTING A MITIGATION MONITORING PROGRAM FOR COMMUNITY INVESTMENT PROJECT, CIP 17-12, VILLA/MINNEWAWA WIDENING PROJECT FROM HERNDON AVENUE TO ALLUVIAL AVENUE.

Management Analyst Claudia Cazares presented a report on a request to approve a resolution approving a Proposed Mitigated Negative Declaration and adopting a Mitigation Monitoring Program for CIP 17-12, Villa/Minnewawa Avenue Widening Project from Herndon Avenue to Alluvial Avenue. Consistent with the California Environmental Quality Act (CEQA), the Initial Study was prepared to analyze the environmental impacts of CIP 17-12, Villa/Minnewawa Avenue Widening Project from Herndon Avenue to Alluvial Avenue, Attachment 1 – Vicinity Map. Staff recommends the adoption of a Mitigated Negative Declaration for this project.

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 approving a Proposed Mitigated Negative Declaration and adopting a Mitigation Monitoring Program for CIP 17-12, Villa/Minnewawa Avenue Widening Project from Herndon Avenue to Alluvial Avenue. Motion carried by unanimous vote.

ITEM 17 – 8:31 - APPROVED – RES. 20-78, REVISING THE MASTER DEVELOPMENT FEE SCHEDULE AND PROVIDING A DESCRIPTION OF FEES TO BE REQUESTED FOR COUNTY ADOPTION.

Supervising Civil Engineer Sean Smith presented a report on a request to revise the Master Development Fee Schedule and providing a Description of Fees to be requested for county adoption. Staff proposes an update to the Development Impact Fees pursuant to the municipal code, which provides for an annual adjustment based on the Construction Cost Index (CCI) for California Cities. The average CCI between the Los Angeles and San Francisco areas since the last update is +2.8%. The 2.8% CCI increase allows for the fees to keep pace with the market CCI for the twelve month period ending the prior December. The proposed CCI increase will help facilitate timely reimbursements to projects. The Water Supply Fee was excluded from the CCI increase as it was recently approved by Council in March of 2020. Administrative fee rates, which are based on a percentage of certain DIF's, are adequate and will not require an increase with this DIF update.

In July of 2019, Council approved a 3-year incremental phase-in plan for the Parks & Acquisition Fee that also included an annual CCI increase. The Parks Fee will enter its second year of this plan plus the CCI increase of 2.8% as approved by Council.

Staff proposes the update to the DIF's as follows:

- All fee rates, except for the Water Supply Fee and Administrative Fee rates, are adjusted by the CCI for an increase of 2.8%.
- The Water Supply Fee is part of the Master Development Fee Schedule as approved by Council in March of 2020 and there are no proposed fee rate adjustments.
- The Parks & Acquisition Fee is adjusted in accordance with the 3-year incremental phase-in plan together with an increase of the CCI (this would be year two of a three year negotiated implementation).

There being no public comment, Mayor Bessinger closed the public portion. Discussion by the Council. Motion by Councilmember Mouanoutoua, seconded by Councilmember Whalen, for the Council to approve a request to revise the Master Development Fee Schedule as described above. Motion carried by unanimous vote.

ITEM 18 – 8:53 - CONTINUED - RES. 20-XX, ESTABLISHING VEHICLE MILES TRAVELED (VMT) THRESHOLDS AND INTERIM GUIDELINES PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR ASSESSING TRAFFIC IMPACTS IN COMPLIANCE WITH THE PROVISIONS OF SENATE BILL 743 (SB 743). (TO BE CONTINUED TO THE JULY 20, 2020 MEETING)

Mayor Bessinger indicated that staff is recommending this item was being removed from the agenda and continued to the meeting of July 20, 2020. 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 continue this item to the meeting of July 20, 2020. Motion carried by unanimous vote.

ADMINISTRATIVE ITEMS

ITEM 19 – 8:54 - APPROVED – THIRD AMENDMENT TO CITY MANAGER EMPLOYMENT AGREEMENT.

City Attorney David Wolfe presented a report recommending the City Manager Employment Agreement be extended for a two year term through June 2022. 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 the third amendment to the City Manager Employment Agreement extending a two year term through June 2022. Motion carried by unanimous vote.

COUNCIL ITEMS

ITEM 20 – 8:55 - 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 provide council an update on data of the impact of COVID-19 on the City of Clovis and Fresno County as reported out by the Fresno County Health Department. There being no public comment, Mayor Bessinger closed the public portion. Discussion by the Council. No action taken.

CITY MANAGER COMMENTS – 9:04

City Manager Luke Serpa commented on the 100th Anniversary of the Fresno Irrigation District.

COUNCIL COMMENTS – 9:05

Councilmember Whalen reported out on his League of California Cities Public Safety Committee Zoom call he participated in.

Councilmember Ashbeck reported out on attending a Fresno County Transportation Authority meeting she attended.

Councilmember Mouanoutoua reported out on his League of California Cities Public Housing Committee Zoom call he participated in.

Councilmember Flores reported out on his The North Fork Kings Groundwater Sustainability Agency Committee meeting he participated in.

Mayor Bessinger commented on the numerous emails he has received over the past few weeks regarding police procedures and indicated that he had been recommending the email senders participate in a police department ride along to better understand the operations of the Clovis Police Department.

Mayor Bessinger adjourned the meeting of the Council to July 6, 2020

Meeting adjourned: 9:15 - p.m.



Mayor



City Clerk

