

## CLOVIS CITY COUNCIL MEETING

**July 16, 2018**

**6:00 P.M.**

**Council Chamber**

Meeting called to order by Mayor Whalen  
Flag Salute led by Councilmember Mouanoutoua

Roll Call: Present: Councilmembers Flores, Mouanoutoua, and Bessinger  
Absent: Mayor Whalen, Councilmember Ashbeck

### 6:01 - RECOGNITION OF WILLIAM "BILLY" TERRENCE FOR HIS SERVICE TO THE PLANNING COMMISSION

Mayor Pro Tem Bessinger indicated that this item will be continued due to Mayor Whalen's and Councilmember Ashbeck's absence.

### 6:02 ITEM 4A - APPROVED – APPOINTMENT TO THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

Mayor Pro Tem Bessinger reported out on the recommendation of the Mayor, subject to approval by the City Council, to reappoint, Roy Spina, Jr., to the Fresno Metropolitan Flood Control District (FMFCD) Board of Directors for another 4-year term through August 2022. There being no public comment, Mayor Pro Tem Bessinger closed the public portion. Discussion by the Council. Motion by Councilmember Mouanoutoua, seconded by Councilmember Flores, for the Council to reappoint Roy Spina, Jr., to the FMFCD Board of Directors for another 4-year term through August 2022. Motion carried 3-0-2 with Mayor Whalen and Councilmember Ashbeck absent.

### 6:03 - PUBLIC COMMENTS

None

### 6:04 - CONSENT CALENDAR

Motion by Councilmember Mouanoutoua, seconded by Councilmember Flores, that the items on the Consent Calendar be approved. Motion carried 3-0-2 with Mayor Whalen and Councilmember Ashbeck absent.

- A1) Approved - Minutes for the July 9, 2018 Council meeting.
- C1) Approved – Approving First Amendments to Disposition and Development Agreements between the City of Clovis and Habitat for Humanity Fresno County to Provide a Construction Loan using Clovis Community Redevelopment Agency Housing Successor Funds for the Construction of Single-Family Homes at 1408 and 1418 Fourth Street in Clovis.
- C2) Approved – Amend Agreement with Habitat for Humanity Fresno County to Provide Inspection Services for Implementation of the Clovis Home Rehabilitation Grant Program.
- C3) Approved – **Res. 18-98**, Authorizing Submission of an Application to the California Department of Housing and Community Development for Funding Under the HOME Investment Partnerships Program; and if Selected, the Execution of a Standard

Agreement, Any Amendments Thereto, and of Any Related Documents Necessary to Participate in the HOME Investment Partnerships Program.

H1) Received and Filed – Public Utilities Report for April 2018.

6:07 ITEM 1A - APPROVED INTRODUCTION – **ORD. 18-18**, R2018-06, REZONING OF APPROXIMATELY 5.99 ACRES OF LAND LOCATED AT THE NORTHWEST CORNER ASHLAN AND LOCAN AVENUES FROM THE R-A (SINGLE-FAMILY RESIDENTIAL – 24,000 SQ. FT.) ZONE DISTRICT TO THE R-1 (SINGLE-FAMILY RESIDENTIAL – 6,000 SQ. FT.) ZONE DISTRICT

Associate Planner George Gonzales presented a report on a request to rezone approximately 5.99 acres of land located at the northwest corner Ashlan and Locan Avenues from the R-A (Single-Family Residential – 24,000 Sq. Ft.) Zone District to the R-1 (Single-Family Residential – 6,000 Sq. Ft.) Zone District. The applicant is requesting to rezone approximately 5.99 acres of land located at the northwest corner of Ashlan and Locan Avenues from the R-A (Single-Family Residential – 24,000 Sq. Ft.) Zone District to the R-1 (Single-Family Residential – 6,000 Sq. Ft.) Zone District. Approval of the request will bring the property into conformance with the General Plan Land Use Diagram and would allow the developer to continue processing the development drawings.

Tom Miyake, property owner, commented on the impact of the proposed development on a metal shed on his property and negative impact on parking and requested the removal of lot 23. Gary Mason, developer, commented on changes to address Mr. Miyake's concerns. Eric Fig, lives near the project, commented on concerns about rezoning property not owned by the developer. Ed Rennel, lives adjacent the project, requested a traffic study be performed. Discussion by the Council. Motion by Councilmember Flores, seconded by Councilmember Mouanoutoua, for the Council to approve a request to rezone approximately 5.99 acres of land located at the northwest corner Ashlan and Locan Avenues from the R-A (Single-Family Residential – 24,000 Sq. Ft.) Zone District to the R-1 (Single-Family Residential – 6,000 Sq. Ft.) Zone District. Motion carried 3-0-2 with Mayor Whalen and Councilmember Ashbeck absent.

6:28 ITEM 1B - APPROVED - **RES. 18-99**, RO299, A RESOLUTION OF APPLICATION FOR THE ANNEXATION OF THE TERRITORY KNOWN AS THE ASHLAN-THOMPSON SE REORGANIZATION LOCATED AT THE SOUTHEAST CORNER OF ASHLAN AND THOMPSON AVENUES

Associate Planner George Gonzales presented a report on a resolution of application for the annexation of the territory known as the Ashlan-Thompson SE Reorganization located at the southeast corner of Ashlan and Thompson Avenues. The total area of the annexation is approximately 38.5 acres located at the southeast corner of Ashlan and Thompson Avenues. The Project site includes an approved Vesting Tentative Tract Map TM6161, for a 142-lot single-family residential development. The Project area has been rezoned to the R-1-MD Zone District under Prezone R2016-16, consistent with the General Plan Land Use Diagram and Loma Vista Specific Plan.

Bud Armstrong, area resident, spoke in support of the annexation. Discussion by the Council. Motion by Councilmember Mouanoutoua, seconded by Councilmember Flores, for the Council to approve a resolution of application for the annexation of the territory known as the Ashlan-Thompson SE Reorganization located at the southeast corner of Ashlan and Thompson Avenues. Motion carried 3-0-2 with Mayor Whalen and Councilmember Ashbeck absent.

6:33 ITEM 1C - APPROVED INTRODUCTION – **ORD. 18-19**, OA2018-01, A REQUEST TO AMEND THE CLOVIS DEVELOPMENT CODE AS A SEMI-ANNUAL CLEANUP TO ADDRESS TYPOGRAPHICAL, GRAMMATICAL, AND CONTENT ERRORS AS A RESULT OF THE 2014 DEVELOPMENT CODE UPDATE

Associate Planner George Gonzales presented a report on a request to amend the Clovis Development Code as a semi-annual cleanup to address typographical, grammatical, and content errors as a result of the 2014 Development Code Update. The City of Clovis is processing an Ordinance Amendment to address modifications, inadvertent omissions, typographical, grammatical, and content errors to the Development Code discovered after its adoption in October 2014. Additionally, text changes are needed to the Definitions section and Allowable Uses section for compliance with the City's Housing Element requirements. Modifications are summarized in the staff report. There being no public comment, Mayor Pro Tem Bessinger closed the public portion. Discussion by the Council. Motion by Councilmember Flores, seconded by Councilmember Mouanoutoua, for the Council to approve an ordinance amending the Clovis Development Code as a semi-annual cleanup to address typographical, grammatical, and content errors as a result of the 2014 Development Code Update. Motion carried 3-0-2 with Mayor Whalen and Councilmember Ashbeck absent.

6:40 ITEM 1D - APPROVED – **RES. 18-100**, ADOPTION OF THE CITY OF CLOVIS 2018-19 ANNUAL ACTION PLAN FOR EXPENDITURE OF COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS

Community and Economic Development Director Andy Haussler presented a report on the adoption of the City of Clovis 2018-19 Annual Action Plan for expenditure of Community Development Block Grant Funds. As an entitlement city for the purpose of receiving Community Development Block Grant Funds from HUD, Clovis must adopt an Annual Action Plan to identify CDBG projects for the upcoming budget year. In 2016, City Council approved the five-year Consolidated Plan. This required an extensive analysis of housing and community development needs for disadvantaged populations to be completed through community input and census data analysis. Staff conducted over 50 interviews with agencies and Clovis residents to identify gaps in services for disadvantaged populations. There being no public comment, Mayor Pro Tem Bessinger closed the public portion. Discussion by the Council. Motion by Councilmember Mouanoutoua, seconded by Councilmember Flores, for the Council to adopt the City of Clovis 2018-19 Annual Action Plan for expenditure of Community Development Block Grant Funds. Motion carried 3-0-2 with Mayor Whalen and Councilmember Ashbeck absent.

6:50 ITEM 2C1 - APPROVED – AUTHORIZE THE CITY MANAGER TO EXECUTE A CONSULTANT AGREEMENT BETWEEN THE CITY OF CLOVIS AND O'DELL ENGINEERING, INC., FOR THE PREPARATION OF THE CITY'S DOG PARK MASTER PLAN

Management Analyst Ryan Burnett presented a report on a request to authorize the City Manager to Execute a Consultant Agreement between the City of Clovis and O'Dell Engineering, Inc., for the preparation of the City's Dog Park Master Plan. The City Council approved the 2018 City of Clovis Parks Master Plan on April 16, 2018. As part of that planning process City staff was tasked with preparing a Dog Park Master Plan for

the development and siting of Dog Park(s) throughout the City. Subsequently, Planning and Development Services (PDS) staff issued a Request for Proposals (RFP) on May 23, 2018, soliciting proposals from consultants to prepare the Plan. As a result, Staff is recommending that City Council approve an Agreement with O'Dell Engineering Inc. for the preparation of the Dog Park Master Plan, in the amount of \$55,872.00. The Dog Park Master Plan will be brought forth to Council for review in January 2019, and for approval in March 2019. Chad Kennedy, O'Dell Engineering, addressed questions of Council. Robert Evans, resident commented on and spoke in support. Josie McGwire, resident, spoke in support. Bill Holland, resident, spoke in support.

Discussion by the Council. Motion by Councilmember Flores, seconded by Councilmember Mouanoutoua, for the Council to authorize the City Manager to Execute a Consultant Agreement between the City of Clovis and O'Dell Engineering, Inc., for the preparation of the City's Dog Park Master Plan. Motion carried 3-0-2 with Mayor Whalen and Councilmember Ashbeck absent.

#### 7:10 ITEM 2B1 - RECEIVED AND FILED - UPDATE ON TEMPORARY DOG PARK

Public Utilities Director Scott Redelfs presented an update on the temporary dog park. Clovis Municipal Code section 10.2 provides direction on the "Use of City Parks" and allows the Facilities Manager – normally the Department Head responsible for the respective facility – to designate special use areas within that facility. Under this Code section, staff is proceeding with the implementation of a temporary dog park to be located at Sierra Bicentennial Park. Sierra Bicentennial Park was selected as the most suitable location for the temporary dog park because it is centrally located within the City, the specific area in the park is underused and available to be utilized, and it is adjacent to the City's Corporation Yard, allowing for better responsiveness to maintenance concerns. In addition, this location is near the Police Headquarters and Fire Station No. 1, which allows for a quick response time in case of an emergency. Finally, it is already a multi-use park, the park is mature with an existing tree canopy to provide shade, and the public demonstrated an overwhelming desire to choose Bicentennial over Letterman when given the option of the two locations. City staff has investigated many other dog parks located in and around the valley, and has solicited input from the public for design and construction of a temporary dog park. The basic elements of the temporary dog park will be dual area fencing (large and small dog areas), mow strip, benches and tables, and a supply of drinking water for both dogs and people. The annual cost of maintenance is estimated to be approximately \$5,500/year, of which approximately \$500/year will be additional expense, while \$5,000/year will be absorbed by current maintenance staff.

Josie McGwire, asked when construction could begin. Bill Holland, asked about a double entry system to be used. Discussion by the Council. It was the consensus of City Council, with Mayor Whalen and Councilmember Ashbeck absent, to receive and file an update on the temporary dog park.

#### 7:19 ITEM 2A1 - APPROVED – DESIGNATION OF VOTING DELEGATE AND ALTERNATE FOR THE 2018 LEAGUE OF CALIFORNIA CITIES' ANNUAL CONFERENCE AND ANNUAL BUSINESS MEETING, SEPT. 12-14, 2018

City Manager Luke Serpa presented a report on the designation of Voting Delegate and Alternate for the 2018 League of California Cities' Annual Conference. The annual

business meeting of the League of California Cities will be conducted in conjunction with the Annual League Conference. In order for the City to cast votes on policy matters coming before the League, it must take action to designate a voting delegate and an alternate voting delegate who will be issued credentials for voting purposes. This authority may not be transferred unofficially and must be accomplished only by action of the City Council. There being no public comment, Mayor Pro Tem Bessinger closed the public portion. Discussion by the Council. Motion by Councilmember Flores, seconded by Councilmember Mouanoutoua, for the Council to designate Mayor Whalen as the voting delegate and Councilmember Mouanoutoua as the alternate. Motion carried 3-0-2 with Mayor Whalen and Councilmember Ashbeck absent.

#### 7:22 ITEM 3 - CITY MANAGER COMMENTS

City Manager Luke Serpa commented on the "Harry Armstrong Interchange" signage to be installed this weekend.

#### 7:23 ITEM 4B - COUNCIL COMMENTS

Councilmember Mouanoutoua commented on the opening of the new Clovis Community Cancer Center as well as the new Valley Children's office.

Councilmember Flores commented on being out of the country beginning tomorrow.

#### 7:24 ITEM 5A - CLOSED SESSION

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

One Case (June 28, 2018 claim for damages filed by M. Rau)

#### ADJOURNMENT

Mayor Pro Tem Bessinger adjourned the meeting of the Council to August 6, 2018

Meeting adjourned: 7:40 p.m.

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Mayor Pro Tem

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City Clerk