

CLOVIS CITY COUNCIL MEETING

JUNE 19, 2000

7:00 P.M.

COUNCIL CHAMBER

Meeting called to order by Mayor Armstrong
Flag Salute led by Councilmember Stearns

Roll Call: Present: Councilmembers Flores, Stearns, Waterston, Wynne, Mayor Armstrong
Absent: None

PRESENTATION FROM SERVICE CLUBS TO THE CITY OF CLOVIS - PROCEEDS FROM ANNUAL MAYOR'S BREAKFAST

Assistant City Manager Jeff Witte indicated that the presentation would be rescheduled for July 10, 2000.

CONSENT CALENDAR

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

- a) Approved - Minutes for the June 8 and June 12, 2000 Council meetings.
- b) Adopted - **Ordinance 00-18** -R2000-8, rezone property from the M-1 (Light Manufacturing) zone district to the P-C-C (Planned Commercial Center) zone district properties designated under the Clovis General Plan as "Limited Commercial" generally located at the northeast corner of Clovis and Shaw Avenues. City of Clovis, applicant.
- c) Approved - Authorize the City Manager to:
 - 1. Execute the Community Development Block Grant Agreement with the County of Fresno for property acquisition;
 - 2. Execute the Community Development Block Grant Agreement with the County of Fresno for the Housing Rehabilitation Program;
 - 3. Execute the Community Development Block Grant Agreement with the County of Fresno for the Summer Youth Employment Program.
- d) Approved - Authorize the purchase of 1402 Fourth Street from Mildred Clark.
- e) Approved - **Resolution 00-71**-Amending the 1999-2000 budget.
- f) Approved - Lease agreement with Old Clovis Winery Properties for property located at 3495 Clovis Avenue (Clovis Recreation Center).
- g) Approved - **Resolution 00-72** - Adopting the 2000-2001 Consolidated Transportation Service Agency (CTSA) Operations and Program Budget for Roundup Services.
- h) Approved - Extension of the Fresno Area Express Transit Agreement for Fiscal Year 1999/2000.
- i) Received and Filed - General Services Department Monthly Report for April 2000.
- j) Received and Filed - Public Utilities Monthly Report for March 2000.

APPROVED - RESOLUTION 00-73 - ADOPTING ENGINEER'S REPORT, CONFIRMING ASSESSMENTS, ORDERING THE WORK AND ACQUISITIONS, AND DIRECTING ACTIONS WITH RESPECT THERETO FOR ASSESSMENT DISTRICT 2000-1 FOR PUBLIC IMPROVEMENTS AT THE SOUTHWEST CORNER OF SHEPHERD AND TEMPERANCE; AND

APPROVED - RESOLUTION 00-74 - AUTHORIZING ISSUANCE OF BONDS FOR ASSESSMENT DISTRICT 2000-1

Finance Director Michael Prandini presented a report on the proposed confirmation of assessments, ordering the work and acquisitions, and directing actions related to the formation of Assessment District 2000-1 for public improvements at the southwest corner of Shepherd and Temperance Avenues and to authorize the issuance of bonds for the Assessment District. Robert Wood, representing Granville Homes, stated that Granville Homes would issue a separate notice regarding the assessments on the property. Frank Wirght, 2544 Harvard, commented about how far the City would grow to the north. There being no further public comment, Mayor Armstrong closed the public hearing. Motion by Councilmember Wynne, seconded by Councilmember Flores, that Resolution 00-73 (adopting an Engineer's Report, confirming assessments, ordering the work and acquisitions and directing actions with respect to AD 2000-1) and Resolution 00-74 (authorizing the issuance of bonds) be approved. Motion carried.

Mayor Armstrong adjourned the meeting for the Council to sit as the Board of the Clovis Community Development Agency.

Adjourned: 7:20 p.m.

Reconvened: 7:22 p.m.

APPROVED - RESOLUTION 00-75 - CONSENTING TO AND APPROVING THE SALE OF 790 SUNNYSIDE AVENUE TO REBECCA HILL

Housing Project Manager Tina Sumner presented a report on the proposed sale of property at 790 Sunnyside to Rebecca Hill. There being no public comment, Mayor Armstrong closed the public portion. Motion by Councilmember Wynne, seconded by Councilmember Stearns, that Resolution 00-75 (consenting to and approving the sale of 790 Sunnyside) be approved. Motion carried.

CONSIDER AMENDING THE MASTER ADMINISTRATIVE FEE SCHEDULE PERTAINING TO ANIMAL SHELTER FEES

Mayor Armstrong stated that the item would be deferred to later in the meeting.

APPROVED - RESOLUTION 00-76 - APPROVING FINAL ENGINEER'S REPORT AND CONFIRMING THE ASSESSMENTS FOR THE ANNUAL LEVY FOR 2000-2001 LANDSCAPE MAINTENANCE DISTRICT #1

Construction Manager John Lovejoy presented a report on the proposed approval of the assessments for the annual levy for 2000-2001 for the Landscape Maintenance District No. 1. There being no public comment, Mayor Armstrong closed the public portion. Motion by Councilmember Wynne, seconded by Councilmember Flores, that Resolution 00-76 (approving Engineer's Report and confirming assessments for LMD) be approved. Motion carried.

**MAYOR ARMSTRONG ADJOURNED THE CITY COUNCIL
TO A JOINT MEETING WITH THE CLOVIS COMMUNITY DEVELOPMENT AGENCY
AT 7:26 P.M.**

JOINT PUBLIC HEARING BETWEEN THE CITY OF CLOVIS AND THE CLOVIS COMMUNITY DEVELOPMENT AGENCY REGARDING THE ADOPTION OF THE REDEVELOPMENT PLAN FOR THE SOUTHWEST CLOVIS REDEVELOPMENT PROJECT AREA

Action required by the Clovis Community Development Agency:

1. Consider - A resolution certifying the final environmental impact report for the Plan;
2. Consider - Adopting the Redevelopment Plan.

Actions required by the Council:

1. Consider - Certifying the final environmental impact report for the Plan;
2. Consider - Adopting rules governing preferences for owners and tenants in the project area; rules and regulations governing relocation assistance and procedures;
3. Consider - Authorizing the City to receive a proportionate share of tax increments from the project area;
4. Consider - Approving the usage of low and moderate income housing funds outside the project area;
5. Consider - An ordinance approving adopting the Redevelopment Plan.

Mayor Armstrong reviewed the process for the hearing and noted for the record that the joint public hearing was open. City Clerk Michael Prandini read into the record a summary description of Exhibits 1 through 7. Steven Peck, of Quad Knoff, Consultants on the project, presented a report on the findings and the procedures for adoption of the Project Area Plan. Steven Peck reviewed the uses within the area and described the low property values for single family homes and the overcrowding, lack of open space, calls for police services, and the general economic conditions in the area. Steven Peck reviewed the substandard physical conditions in the area. Police Corporal Lonnie Amerjan, reviewed the calls for service in the area and indicated that 36% of all City calls were for the southwest area. Lonnie Amerjan reviewed the police problems in the area and the physical conditions of the dwelling units in the area. Lonnie Amerjan reported on the CARE Clovis Program. Lonnie Amerjan indicated that there were 10 beat officers assigned to the area and reviewed the contents of Exhibit 8 submitted for the record. Housing Project Manager Tina Sumner reviewed the conditions within the area, especially problems not visible from the outside of the home. Tina Sumner reviewed the conditions existing in the area and reviewed the programs being proposed and provided a summary of Exhibit 9 for the record.

Recessed: 8:16 p.m. Reconvened: 8:24 p.m.

Mayor Armstrong stated for the record that the Agency's report to the Council would be made a part of the record as Exhibit 10. Steven Peck summarized the Redevelopment Plan proposed for the Southwest Area and stated that the Plan included a twenty year term on a limit on the issuance of debt and the maximum debt to be incurred. Mayor Armstrong indicated that the draft Redevelopment Plan would be made part of the record as Exhibit 11. Mayor Armstrong stated that the rules governing participation and preferences by owners, operators and businesses and tenants for the Redevelopment Project and the Agency's relocation guidelines would be made part of the record as Exhibits 12 and 13, respectively. City Clerk Michael Prandini stated for the record that no written comments had been received prior to the public hearing. Larry Holly, 303 W. Rialto, spoke in support of the project area to allow the agency to provide assistance to the declining property in the area. Doug Whipple, 890 W. Euclid, spoke in support of the Plan and reviewed the conditions in his neighborhood that needed assistance. The business owner at 2929 Larkin, commented regarding the problems along Clovis Avenue and spoke in support of the project area. Elizabeth Lynham, 40 W. Ashcroft, commented regarding the conditions surrounding Tarpey School and homes in the area and commented about the diverse ethnicity of the area. Joe Rouit, 309 W. Rialto, commented about the crime in the area and spoke in support of the project. Theresa Emler, 82 W. San Gabriel, commented about the crime in the area and indicated that the area needed assistance to redevelop. Wallace Vanderford, 311 W. Gettysburg, commented about the eminent domain power and what impact it would have and commented about the access problems in the area. David Miller, 3157 Terry, commented about the County's misunderstanding about the deterioration of the homes in the area and felt that the County was ignoring the needs of the area for redevelopment. Mr. Miller commented about the lack of recreational activities and amenities and spoke in support of the project. Lynn King, representing homeowners in the area of Rall, Santa Ana, inquired as to what the plans were for the homes in the area. Tina Sumner stated that the existing uses would remain and that no plans for change was anticipated except for the rehabilitation efforts in the area. Ed McAllister, owner of property on W. Ashlan, commented about absentee landlords and spoke in support of the redevelopment plan. Isabel Lawson, 820 Cherryfield, commented about the conditions in the Tarpey area and inquired about reverse mortgage loans for the area. Tina Sumner responded that the Agency did not use the reverse mortgage program but did have deferred payment programs for property owners. Evelyn Toews, 1101 Gettysburg, read into the record a letter regarding her property and inability to develop the property because of the City's requirements. Frank Wright, 2544 Harvard, commented about the lack of shopping and expressed concern about the declining neighborhoods.

Recessed: 9:23 p.m. Reconvened: 9:29 p.m.

Ruben Castillo, Chief Deputy Counsel for Fresno County, stated that the County supported redevelopment if properly done but stated that the County and the Library District were opposed to the project area because it did not meet the conditions of the law. Mr. Castillo indicated that he felt that most of the area was not blighted and presented evidence of misuse of redevelopment. Mr. Castillo commented that the County would lose \$12 million which would impact the County's ability to provide assistance to residence of the County. Mr. Castillo stated that the improvement of the area by itself was not sufficient to support redevelopment. Mr. Castillo presented a letter from Lindsey Daniel, County Administrative Officer, outlining the County's objections to the Plan. Brian Milikian, of the County Counsel's office, presented a video for the record of the areas within the project area that showed that the area did not need financial assistance through redevelopment. Ruben Castillo read into the record the letter from Lindsey Daniel, the Interim County Administrative Officer. Ruben Castillo commented about the deficiencies and errors in the documents. Jose Barazo, representing the County, commented about the negotiations with the County regarding the project. Mr. Barazo stated that the County had not had an opportunity to review the police data. Mr. Barazo stated that the County believed that it was improper for the Council and the Board to approve the Plan. Mr. Barazo urged the Council and the Agency not to adopt the Plan and stated that the County would work with the staff to develop a Plan that would meet the requirements of the law. Bob Francque, 1964 Cougar Lane, read a statement into the record in support of the project.

Recessed: 10:23 p.m. Reconvened: 10:28 p.m.

Discussion by the Board and the Council. Motion by Councilmember Wynne, seconded by Councilmember Waterston, that the Council close the public hearing. Motion carried. Motion by Councilmember Wynne, seconded by Councilmember Waterston, that the matter regarding the Southwest Area Plan be continued to July 10, 2000. Motion carried.

Mayor Armstrong adjourned the meeting of the Council to the Clovis Community Development Agency meeting.

Meeting Adjourned: 10:24 p.m. Reconvened: 10:35 p.m

CONSIDER AMENDING THE MASTER ADMINISTRATIVE FEE SCHEDULE PERTAINING TO ANIMAL SHELTER FEES

Assistant City Manager Jeff Witte presented a report on the proposed amendment to the Master Administrative Fee Schedule pertaining the animal shelter fees. Discussion by the Council. Isabel Lawson, 820 Cherryfield, suggested that the fee for the use of traps be for a one week period and then a \$3.00 per day fee should be applied. It was the consensus of the Council to continue the hearing to July 10, 2000.

APPROVED - **RESOLUTION 00-77** - APPROVING THE 2000-2001 ANNUAL BUDGET AND 2000-2001 CLOVIS COMMUNITY DEVELOPMENT AGENCY BUDGET

City Manager Kathy Millison presented a brief report on the proposed approval of the 2000-2001 Annual Budget and the 2000-2001 Clovis Community Development Agency Budget. There being no public comment, Mayor Armstrong closed the public portion. Motion by Councilmember Flores, seconded by Councilmember Stearns, that Resolution 00-77 (approve the 2000-2001 Annual Budget and 2000-2001 Clovis Community Development Agency Budget) be approved. Motion carried.

APPROVED - AMENDMENTS THE COUNCIL MEETING SCHEDULE FOR JULY AND AUGUST

City Manager Kathy Millison presented a report on proposed revisions to the Council meeting schedule for July and August to cancel the July 3 meeting and to add the July 24 and July 31 and to cancel the August 7 meeting. There being no public comment, Mayor Armstrong closed the public portion. It was the consensus of the Council to approve the revised meeting schedule.

CONSIDER REQUEST FOR NOMINATIONS FOR THE NEWLY FORMED LOCAL WORKFORCE INVESTMENT BOARD

Mayor Armstrong stated that he had not received any nominations and suggested that the item be continued to July 10. Council concurred.

APPROVED - REQUEST FOR TEMPORARY CLOSURE OF BARSTOW FROM SUNNYSIDE TO BROOKHAVEN, AND SUNNYSIDE FROM PURVIS TO JEFFERSON, ON JUNE 20-21, 2000, TO FILM ON LOCATION A PORTION OF A FEATURE FILM. RODEO PRODUCTIONS, APPLICANT

Business Development Manager Marilyn Lidyoff presented a report on the proposed temporary closure of Barstow from Sunnyside to Brookhaven for location filming. There being no public comment, Mayor Armstrong closed the public portion. Motion by Councilmember Waterston, seconded by Councilmember Wynne, that the Council approve the request for temporary closure per staff recommendation. Motion carried.

APPROVED - REPORT AND RECOMMENDATION - COMMENTS ON THE PROPOSED FRESNO COUNTY GENERAL PLAN UPDATE

City Manager Kathy Millison presented a report on the proposed comments on the Fresno County General Plan Update. There being no public comment, Mayor Armstrong closed the public portion. Motion by Councilmember Wynne, seconded by Councilmember Flores, that the Council approve the report and recommendation on comments on the proposed Fresno County General Plan Update. Motion carried.

CLOSED SESSION

Mayor Armstrong adjourned the meeting to Closed Session in accordance with:

Government Code Section 54957.6

CONFERENCE WITH LABOR NEGOTIATOR

Agency Negotiators: K. Millison, R. Ford, W. McMillen

Employee Organizations: Clovis Police Officers Association, Clovis Fire Fighters Association, Clovis Public Works Employee Affiliation, Clovis Unaffiliated Employees

Agency Negotiators: K. Millison, R. Ford, W. McMillen

Employee Organizations: Management and Supervisory Employees

and stated that the Council may be taking public action.

Meeting adjourned: 10:59 p.m. Reconvened: 11:35 p.m.

APPROVED - RESOLUTION 00-78 - MANAGEMENT COMPENSATION PACKAGE

City Manager Kathy Millison reviewed the proposed Management Compensation Package. There being no public comment, Mayor Armstrong closed the public portion. Motion by Councilmember Wynne, seconded by Councilmember Stearns, that Resolution 00-78 (Management Compensation Package) be approved per staff recommendation. Motion carried.

ADJOURNMENT

Mayor Armstrong adjourned the meeting of the Council to July 10, 2000.

Meeting adjourned: 11:35 p.m.

Mayor

City Clerk

CLOVIS COMMUNITY DEVELOPMENT AGENCY

JUNE 19, 2000

7:20 P.M.

COUNCIL CHAMBER

Meeting called to order by Chairperson Armstrong.

Roll Call: Present: Boardmembers Flores, Stearns, Waterston, Wynne, Chairperson Armstrong
Absent: None

APPROVED - RESOLUTION 00-3 - APPROVING THE SALE OF 790 SUNNYSIDE AVENUE TO REBECCA HILL

Housing Project Manager Tina Sumner presented a report on a proposed sale of 790 Sunnyside Avenue to Rebecca Hill. There being no public comment, Chairperson Armstrong closed the public portion. Motion by Boardmember Stearns, seconded by Boardmember Wynne, that the Board, by Resolution 00-3, approve the sale of 790 Sunnyside Avenue to Rebecca Hill. Motion carried.

Meeting Adjourned: 7:22 p.m. Reconvened: 7:26 p.m.

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Recessed: 10:23 p.m. Reconvened: 10:28 p.m.

Discussion by the Board and the Council. Motion by Councilmember Wynne, seconded by Councilmember Waterston, that the Council close the public hearing. Motion carried. Motion by Councilmember Wynne, seconded by Councilmember Waterston, that the matter regarding the Southwest Area Plan be continued to July 10, 2000. Motion carried.

CONSENT CALENDAR

Motion by Boardmember Wynne, seconded by Boardmember Flores, that the items on the Consent Calendar be approved. Motion carried.

- a) Approved - Minutes of the June 5, 2000 Board meeting.
- b) Approved - Authorize the subordination of the Agency's second mortgage loan to a new first mortgage for William and Lorraine Guerra (1776 5th Street).
- c) Received and Filed - B.O.O.T. Quarterly Report, April through June 2000.

ADJOURNMENT

Chairperson Armstrong adjourned the meeting of the Agency Board.

Meeting adjourned: 10:35 p.m.

Chairperson

Secretary

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