

# CLOVIS CITY COUNCIL MEETING

JULY 24, 2000

7:00 P.M.

COUNCIL CHAMBER

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

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

## PRESENTATION OF DISTINGUISHED BUDGET AWARD FROM THE GOVERNMENT FINANCE OFFICERS ASSOCIATION

City Manager Kathy Millison made a presentation of the Distinguished Budget Presentation Award to Finance Director Michael Prandini from the Government Finance Officers Association.

## CONSENT CALENDAR

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

- a) Approved - Minutes for the July 10 and July 17, 2000 Council meetings.
- b) Approved - Bid Award - Asbestos removal at various locations to Bowen Engineering in the amount of \$51,350.
- c) Approved - **Resolution 00-89** - Authorizing relinquishment of Foreign Trade Zone 226 General Purpose Site No. 13 containing four parcels totaling 12.47 acres and authorize City Manager to execute required documentation.

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

Adjourned: 7:07 p.m.

Reconvened: 7:15 p.m.

## APPROVED - RESOLUTION 00-90 - CONSENTING TO AND APPROVING THE SALE OF REAL PROPERTY LOCATED ON CLOVIS AVENUE NORTH OF SECOND STREET IN OLD TOWN CLOVIS, PURSUANT TO A DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN CLOVIS COMMUNITY DEVELOPMENT AGENCY AND CLOVIS PROPERTIES, INC.

Community and Economic Development Director Mike Dozier presented a report on the proposed sale of property located on Clovis Avenue north of Second Street pursuant to a Disposition and Development Agreement between the Clovis Community Development Agency and Clovis Properties be approved. Tim Green, representing Clovis Properties, spoke in support of the sale. Motion by Councilmember Wynne, seconded by Councilmember Flores, that the Council, by Resolution 00-90, consent to and approve the sale of real property located on Clovis Avenue north of Second Street in Old Town pursuant to a Disposition and Development Agreement between the Clovis Community Development Agency and Clovis Properties. Motion carried.

## CONSIDER - R99-16, A REQUEST TO APPROVE A REZONE AMENDMENT TO THE P-C-C (PLANNED COMMERCIAL CENTER) ZONE DISTRICT TO ALLOW FOR REMODELING AND EXPANSION OF THE EXISTING SHOPPING CENTER (CLOVIS COUNTY CENTER) LOCATED ON THE NORTHWEST CORNER OF SHAW AND ARMSTRONG AVENUES. SHAW-ARMSTRONG PARTNERS, OWNER/APPLICANT; DAVID PAYNTER OF PAYNTER REALTY AND INVESTMENTS, REPRESENTATIVE

City Planner Dwight Kroll presented a report on the request to approve a rezone amendment to the P-C-C (Planned Commercial Center) zone district for the shopping center at Armstrong and Shaw. Dwight Kroll reviewed the issue of access to the fueling station at Burl and Shaw Avenues by fuel delivery trucks. Dwight Kroll indicated that a letter had been received regarding access to the station from Equilon Enterprises, the fuel delivery company for the fueling station. Dwight Kroll indicated the staff was requesting a continuance to July 31 to resolve the access issue. Dave

Paynter addressed the Council regarding the access for the fuel delivery. Mr. Paynter stated that he had met with each tenant in the complex and stated that written proposals had been submitted to all existing tenants. Dave Paynter requested that the Council approve the zone change subject to the resolution of the access issue. Jeff Reich, Attorney representing Valley Liquor, stated that Valley Liquor was in support of the remodeling and stated that the owner had one objection and that was that the negotiations had not taken place with the property owner and requested a delay until the lease negotiations were complete. Jeff Reich indicated that Valley Liquor would sustain considerable cost to enforce their existing lease agreement. Jan Molloy, of The Biggest Little Hair House Hair Salon, indicated that the owner had not yet personally contacted her but did receive a new lease proposal at twice the current rate. David Paynter indicated that the rental rates were at market rates and every effort would be made to assist the existing businesses to relocate within the remodeled center. David Paynter acknowledged that Valley Liquor did have a right to stay at their present location because their lease expired in four years. Mayor Armstrong stated, for the record, that the only issue before the Council was the revised site plan and ordinance amendment and the City was not involved in negotiations between the tenants and the property owner. Discussion by the Council. Motion by Councilmember Wynne, seconded by Councilmember Waterston, that the Council continue the matter to July 31, 2000. Motion carried with Councilmember Stearns voting no. Councilmember Stearns stated that he voted no because he felt the decision should not be delayed.

APPROVED - **RESOLUTION 00-91** - APPROVING A CERTIFICATE OF PARTICIPATION FINANCING FOR THE BENEFIT OF COMMUNITY MEDICAL CENTERS (COMMUNITY HOSPITALS OF CENTRAL CALIFORNIA) TO FINANCE THE ACQUISITION, CONSTRUCTION, IMPROVEMENT, EXPANSION, AND EQUIPPING OF THE HEALTH CARE FACILITIES

Councilmember Wynne stated that she would abstain from voting or discussion on this issue because she was employed by Community Hospitals of Central California. City Attorney Tom Riggs confirmed that Councilmember Wynne should abstain from voting or discussion on the issue because of the conflict of interest. Councilmember Wynne left the dais and 7:52 p.m. Finance Director Mike Prandini presented a report on the proposed approval of the issuance of Certificates of Participation for the Community Hospitals of Central California by the Central California Joint Powers Health Financing Authority to assist the hospital in its capital improvement program. Mike Prandini indicated that the capital expansion program that was proposed included \$32,000,000 for the Clovis hospital facility. Mike McGuiness, representing Community Medical Center, spoke in support of the approval of the financing and reviewed the planned capital improvement program. Manuel Cuna, representing the Board of the Community Hospitals of Central California, spoke in support of the approval of the issuance of the tax exempt debt. Discussion by the Council. Motion by Councilmember Stearns, seconded by Councilmember Flores, that Resolution 00-91 (approving a Certificate of Participation financing for Community Hospitals for Central California) be approved. Motion carried with Councilmember Wynne abstaining. Councilmember Wynne returned to the dais at 7:59 p.m.

APPROVED - **RESOLUTION 00-92** - DESIGNATING THE MAYOR AS THE "CHIEF ELECTED OFFICIAL" OF THE CITY OF CLOVIS AND AUTHORIZING THE MAYOR TO SUBMIT THE NOMINATION FOR BUSINESS REPRESENTATIVE TO THE LOCAL WORKFORCE DEVELOPMENT BOARD

City Manager Kathy Millison presented a report on the proposed approval of the resolution designating the Mayor as the "Chief Elected Official" for the City of Clovis and authorizing the Mayor to submit the nomination for Business Representative to the Local Workforce Development Board. Kathy Millison stated that the Mayor had submitted the name of Steve Domonkos, Manager of Sierra Vista Mall, for consideration for appointment to the Board. There being no public comment, Mayor Armstrong closed the public portion. Motion by Councilmember Wynne, seconded by Councilmember Waterston, that the Council, by Resolution 00-92 designate the Mayor as the Chief Elected Official of the City of Clovis and authorize the Mayor to submit the nomination for Business Representative to the Local Workforce Development Board. 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 Designated Representatives: K. Millison, W. McMillen

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

and stated that the Council would be taking no public action.

Meeting adjourned: 8:04 p.m.      Reconvened: 8:40 p.m.

ADJOURNMENT

Mayor Armstrong adjourned the meeting of the Council to July 31, 2000.

Meeting adjourned: 8:40 p.m.

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Mayor

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City Clerk

CLOVIS COMMUNITY DEVELOPMENT AGENCY

JULY 24, 2000

7:06 P.M.

COUNCIL CHAMBER

Meeting called to order by Chairperson Armstrong.

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

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 July 10, 2000 Board meeting.

APPROVED - RESOLUTION 00-4 - APPROVING THE SALE OF REAL PROPERTY LOCATED ON CLOVIS AVENUE, NORTH OF SECOND STREET IN OLD TOWN, PURSUANT TO A DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE CLOVIS COMMUNITY DEVELOPMENT AGENCY AND CLOVIS PROPERTIES, INC.

Community and Economic Development Director Mike Dozier presented a report on the proposed sale of property on Clovis Avenue north of Second Street pursuant to a Disposition and Development Agreement to Clovis Properties, Inc. Tim Green, representing Clovis Properties, spoke in support of the sale of the land. Motion by Boardmember Wynne, seconded by Boardmember Waterston, that the Board, by Resolution 00-4, approve the sale of real property located on Clovis Avenue north of Second Street in Old Town Clovis pursuant to a Disposition and Development Agreement by and between the Agency and Clovis Properties, Inc. Motion carried.

ADJOURNMENT

Chairperson Armstrong adjourned the meeting of the Agency Board.

Meeting adjourned: 7:15 p.m.

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Chairperson

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Secretary

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