

# CLOVIS CITY COUNCIL MEETING

November 6, 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 CONCERNING THE WESTLANDS WATER DISTRICT'S FILING FOR SAN JOAQUIN RIVER RIGHTS

Mario Santoyo, Construction and Maintenance Manager, Friant Water Users Authority, made a presentation concerning the Westlands Water District's filing for San Joaquin River water rights. Mario Santoyo requested that Council adopt a resolution in opposition to Westlands Water District's filing for San Joaquin River water. Discussion by the Council. Council directed staff to prepare a report for consideration by Council for the meeting of November 20, 2000.

## PUBLIC COMMENTS

Douglas Baker, 643 North Shirley Avenue, spoke in regard to the area south of Boston Avenue, north of Herndon Avenue, west of Fowler Avenue, and east of Sunnyside. Douglas Baker indicated that, at a previous council meeting where he had requested the City Council adopt a General Plan Amendment to designate the area a greenbelt area, City Council had suggested that he meet with staff. Douglas Baker indicated that he had met with Planning Director John Wright on October 11, 2000 and that John Wright had provided him with commercial zoning information for the area and a listing of the types of commercial development that could occur there under the existing zoning. Douglas Baker indicated that he had taken that information back to residential neighbors in an effort to establish a listing of commercial development types that they could support. John Wright indicated that staff was meeting with commercial land owners within the affected area this week to compare what the residential neighborhoods would support as far as commercial development and what the commercial property owners would support. John Wright indicated that, if there were little difference between what the commercial land owner's desire and what the residential neighborhood supported, the process would be relatively easy. John Wright indicated that if there were major differences, further discussion between the two parties would be required. Council indicated that, after further meetings have taken place to determine the differences, the item would be scheduled on the Council agenda.

## 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 October 9 and October 16, 2000 Council meetings.
- b) Received and Filed - Treasurer's Report for the month of September 2000.
- c) Received and Filed - Investment Report for the month of September 2000.
- d) Approved - **Resolution 00-139** - Authorizing Retiree Health Program for January 1, 2001, through December 31, 2001.
- e) Approved - **Resolution 00-140** - Final Map for Tract No. 4583A, The Summit IV, located on the east side of Temperance Avenue between Ashlan Avenue and the Gould Canal, and authorize recording of final map. Leo A. Wilson, Laura A. Wilson, and James Andreoli as Trustee.
- f) Approved - **Resolution 00-141** - Annexation of proposed Tract No. 4583A, The Summit IV, located on the east side of Temperance Avenue between Ashlan Avenue and the Gould Canal, to the Landscape Maintenance District No. 1 of the City of Clovis.

- g) Approved - **Resolution 00-142** - Adoption of a Negative Declaration for EA2000-46, The Dry Creek Trail, Nees Avenue to Alluvial Avenue.
- h) Approved - **Resolution 00-143** - Approving Program Supplement Nos. 029-M through 042-M to Local Agency - State Master Agreement No. 06-5208 for local street improvements.
- i) Approved - Purchase of a Ford F-150 truck as an alternative police patrol vehicle.
- j) Approved - Waive the bidding procedure for temporary kenneling for the Animal Control Annex and award the purchase to T-Kennels.

APPROVED - **RESOLUTION 00-144** - A RESOLUTION OF ANNEXATION ORDERING THE TEAGUE-WILLOW REORGANIZATION

Assistant City Manager Jeff Witte presented a report on the Teague-Willow reorganization. Discussion by the Council. There being no public comment, Mayor Armstrong closed the public portion. Motion by Councilmember Wynne, seconded by Councilmember Stearns, that the Council, by Resolution 00-144, approve the Teague-Willow reorganization. Motion carried.

COUNCIL ITEMS

*Councilmember Wynne:*

- Councilmember Wynne requested that Public Utilities Director Alan Weaver look into a street light outage at the corner of Ash and Mitchell Avenues (light # 415415) and have the light fixed.

*Councilmember Flores:*

- Councilmember Flores encouraged everyone to get out and vote for the November 7, 2000 election.

*Mayor Armstrong:*

- Mayor Armstrong indicated that he was in receipt of a letter from Fresno County Board of Supervisors requesting support from the City Council regarding the use of funding for a \$10.6 million Fresno County grant from the State Board of Corrections. Mayor Armstrong indicated that the intended use of the grant was for a 200-bed expansion of the Elkhorn Facility. Mayor Armstrong indicated that the bids for the 200-bed expansion came in significantly higher than original estimates. Mayor Armstrong indicated that Fresno County was requesting City Council support one of two alternatives for the use of the grant: 1) Use the grant proceeds toward the cost of a new Juvenile Justice Complex; or 2) If that was not possible, use the grant proceeds on an amended expansion plan for Elkhorn Facility reducing the expansion from 200 beds to 100. Council concurred with the request for Mayor Armstrong to send a letter to the State Board of Corrections in support of Fresno County's request.

APPROVED - A REQUEST TO PERMIT CONCURRENT PROCESSING OF A GENERAL PLAN AMENDMENT AND REZONE, CONCERNING A PROPOSAL FOR A COMMERCIAL LAND USE AT THE SOUTHEAST CORNER OF WILLOW AND BARSTOW AVENUES. SAM LUCIDO, APPLICANT

City Planner Dwight Kroll presented a report on a request to permit concurrent processing of a General Plan Amendment and rezone. Sam Lucido, applicant, 516 Villa, #9, spoke in support of the request. Motion by Councilmember Wynne, seconded by Councilmember Flores, that the Council approve the request to permit concurrent processing of a General Plan Amendment and rezone concerning a proposal for a commercial land use at the southeast corner of Willow and Barstow Avenues. Motion carried. Council requested that staff develop conditions to help determine under what conditions concurrent processing of General Plan Amendments and rezoning should occur.

ADOPTED - **ORDINANCE 00-28** - R00-16, PREZONING APPROXIMATELY 21.7 ACRES OF PROPERTY LOCATED AT THE NORTHEAST CORNER OF TEAGUE AND WILLOW AVENUES FROM COUNTY AL-20 TO THE R-2 (LOW DENSITY MULTIPLE FAMILY RESIDENTIAL). ROBERT SMITTCAMP, OWNER; WATHEN-CASTANOS, APPLICANT

Mayor Armstrong indicated that the adoption of this ordinance was placed on the regular Council Agenda instead of the Consent Calendar because the item, when introduced on October 16, 2000, was approved 40 with Mayor Armstrong absent. Mayor Armstrong indicated that he had not had sufficient time to review the audio-tapes and would, therefore, abstain from the vote. There being no public comment, Mayor Armstrong closed the public portion. Motion by Councilmember Wynne, seconded by Councilmember Stearns, that the Council waive reading and adopt, by Ordinance 00-28, the rezoning of approximately 21.7 acres of property located at the northeast corner of Teague and Willow Avenues from the County AL-20 to the R-2 (Low Density Multiple Family Residential). Motion carried with Mayor Armstrong abstaining.

ADOPTED - ORDINANCE 00-29 - FLOOD HAZARD ORDINANCE AMENDING IN ITS ENTIRETY CHAPTER 12 OF TITLE 8 OF THE CLOVIS MUNICIPAL CODE TO CONFORM TO THE CURRENT FEDERAL GUIDELINES

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APPROVED - CONTRACT AMENDMENT WITH TACKETT CONSTRUCTION FOR INACTIVE LANDFILL DEMONSTRATION PROJECT, PHASE 3

Public Utilities Director Alan Weaver presented a report and recommendation on a request to approve a contract amendment for Phase 3 of the Inactive Landfill Demonstration Project and authorize the City Manager to execute the contract amendment. Alan Weaver reviewed the specific recommendations of the report. There being no public comment, Mayor Armstrong closed the public portion. Motion by Councilmember Wynne, seconded by Councilmember Stearns, that the Council: 1. Authorize the City Manager to execute a contract amendment with Tackett Construction for the Landfill Demonstration Project, Phase 3; 2. Authorize the City Manager to approve a revolving advance account for up to \$50,000 to Tackett Construction Company; 3. Approve a repayment plan whereby Tackett will repay the advances within 120 days of receipt from proceeds earned in the prosecution of the Landfill Demonstration Project; and 4. Approve City's acceptance of a Trust Deed in the amount of \$75,000 against property owned by Tackett Construction as security for advance. Motion carried.

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

Adjourned: 8:18 p.m.

Reconvened: 8:26 p.m.

CLOSED SESSION

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

**Government Code Section 54956.8**

CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Property: Right-of-Way at the southwest corner of Shaw and Willow Avenues  
Negotiating Parties: K. Millison, J. Wright, S. Sanders  
Under Negotiation: Price and Terms

**Government Code Section 54957.6**

CONFERENCE WITH LABOR NEGOTIATOR

Agency Designated Representatives: K. Millison, R. Ford, 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.

ADJOURNMENT

Mayor Armstrong adjourned the meeting of the Council to November 13, 2000.

Meeting adjourned: 8:50 p.m.

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Mayor

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City Clerk

CLOVIS COMMUNITY DEVELOPMENT AGENCY

NOVEMBER 6, 2000

8:18 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 Stearns, that the items on the Consent Calendar be approved. Motion carried.

- a) Approved - Minutes of the October 16, 2000 Board meeting.

REQUEST FOR ASSISTANCE - OLD TOWN STREETScape IMPROVEMENTS FOR OLD TOWN OFFICE SQUARE, 642 POLLASKY AVENUE. DEMCO/PSC PROPERTIES, OWNER

Community and Economic Development Director Mike Dozier presented a report on a request for assistance to help pay for construction of Old Town streetscape improvements at 642 Pollasky Avenue. Dave Camenson, Partner, PSC Properties, owner, spoke in support of the request. Motion by Boardmember Wynne, seconded by Boardmember Flores, that the Agency Board: 1. Approve assistance, not to exceed \$24,525, for Old Town streetscape improvements to Old Town Office Square, located at the northeast corner of Pollasky Avenue and Seventh Street; and 2. Authorize the Executive Director to execute and agreement with Demco / PSC Properties for payment of this assistance, not to exceed \$3,504 per year for seven years, with the actual payment to be determined by the tax increment generated by the project annually. Motion carried.

ADJOURNMENT

Chairperson Armstrong adjourned the meeting of the Agency.

Meeting adjourned: 8:26 p.m.

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Chairperson

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Secretary

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