

CLOVIS CITY COUNCIL MEETING

MAY 1, 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

PROCLAMATION - ELDER ABUSE PREVENTION MONTH

Councilmember Wynne read a proclamation proclaiming the month of May as *Elder Abuse Prevention Month* in Clovis.

PROCLAMATION - OLDER AMERICANS MONTH

Councilmember Waterston read a proclamation proclaiming May as *Older Americans Month* in Clovis.

PROCLAMATION - VETERAN APPRECIATION MONTH

Councilmember Flores read a proclamation proclaiming the month of May as *Veteran Appreciation Month* in Clovis.

PUBLIC COMMENTS

Chris Harding, representing A.G. Construction, requested that item (q) be removed from the Consent Calendar and considered separately.

Mary Moss, downtown business owner, addressed the Council regarding a parking problem in the parking lot at Woodworth and Bullard and the use of the parking lot by employees of Clovis Community Bank.

Stan Davis, Manager of Clovis Community Bank, indicated that the bank was willing to work with the downtown merchants to resolve the problem.

It was the consensus of the Council to have staff work with the bank and the downtown business owners to resolve the issues.

CONSENT CALENDAR

Motion by Councilmember Wynne, seconded by Councilmember Stearns, that the items on the Consent Calendar, except item (q), be approved, including the waiver of the reading of the ordinances. Motion carried.

- a) Approved - Minutes for the April 3, 10, and 17, 2000 Council meetings.
- b) Adopted - **Ordinance 00-12** - Amending various sections of the Clovis Municipal Code relating to development fees.
- c) Approved - Introduction - **Ordinance 00-13** -Adjustment to Councilmember salaries.
- d) Approved - Introduction - **Ordinance 00-14** -Adjustment to compensation for Planning and Personnel Commissioners.

- e) Received and Filed - Media One Fifth Annual Progress Report on Capital Spending for system upgrades and rebuilds for 1999 under the social contract.
- f) Received and Filed - 1999 Annual Report of the Consolidated Mosquito Abatement District.
- g) Approved - Authorization to execute an Option and Agreement of Sale and/or Exchange and Escrow Instructions with the Estate of Emil J. Prudek for property located in the Research and Technology Business Park, APN #564-031-08.
- h) Approved - Authorization to execute an Option and Agreement of Sale and/or Exchange and Escrow Instructions with Nadine Pishione for property located in the Research and Technology Business Park, APN #564-031-09, 10.
- i) Approved - Authorization to execute an Option and Agreement of Sale and/or Exchange and Escrow Instructions with Headliner Broadcasting for property located in the Research and Technology Business Park, APN #564-032-01.
- j) Approved - **Resolution 00-53** - Shepherd-Temperance Assessment District - Resolution of Intention to make acquisition and improvements; and
Approved - **Resolution 00-54** - Preliminary approval of engineering report and directing actions with respect thereto.
- k) Approved - **Resolution 00-55** - Authorizing and approving the issuance of Tax and Revenue Anticipation Notes and participation in the California Communities Cash Flow Financing Program and authorizing actions related thereto.
- l) Approved - Final Acceptance - Project 99-16A, 1999 Miscellaneous Concrete Repairs Area A.
- m) Approved - Final Acceptance - Project 99-16B, 1999 Miscellaneous Concrete Repairs Area B.
- n) Approved - Final Acceptance - Project 99-26, Stanford Avenue Overlay.
- o) Approved - Final Acceptance - Chlorination and auxiliary power at various water pump stations, 25, 28, 29, 7A, 4AA.
- p) Approved - Bid Award - Tarpey Depot Restoration Landscape Project to Lanco General Contractors, Inc. in the amount of \$71,638.30.
- r) Approved - Authorize the building of a pocket park in Tract 4848 in Brookside Terrace.
- s) Approved - Authorize contract for an outside vendor for fueling of police vehicles to Beacon Oil.

ITEM Q - APPROVED - REJECTION OF ALL BIDS FOR THE SHAW AVENUE AND WILLOW AVENUE INTERSECTION MODIFICATIONS, PROJECT NO. 98-19

Chris Harding, representing AGEE Construction, addressed the Council regarding AGEE's bid for the Shaw-Willow Intersection Improvements and the difference between the bid and the Engineer's Estimate. Chris Harding stated that AGEE Construction would hold the bid amount to allow the City to secure appropriate funding for the bid. Chris Harding stated that AGEE Construction considered their bid a very favorable bid and that the Engineer's Estimate was off in certain areas. Planning and Development Services Director John Wright reported that only two bids were received on the project and that the project was over the Engineer's Estimate by \$250,000. John Wright indicated that it was the staff's recommendation to reject all bids and to rebid the project in late 2000 for award in early 2001. Chris Harding indicated that the City is not allowing sufficient time to allow contractors to bid and the City needed to reconsider its bidding schedule. Discussion by the Council. Motion by Councilmember Wynne, seconded by Councilmember Stearns, that the Council reject all bids received for the Shaw-Willow Avenue Intersection Modification Project No. 98-19, seek additional funding, and direct staff to rebid the project for award in January 2001. Motion carried with Councilmember Waterston voting no.

APPROVED - RESOLUTION 00-56 - REVISING THE MASTER DEVELOPMENT FEE SCHEDULE AND ADDING THE POLICE DEPARTMENT FEE

Public Utilities Director Alan Weaver presented a report on the proposed Master Development Fee Schedule for 2000-2001. There being no public comment, Mayor Armstrong closed the public portion. Motion by Councilmember

Stearns, seconded by Councilmember Wynne, that the Council, by Resolution 00-56, approve the revisions to the Master Development Fee Schedule and the Police Department fee. Motion carried.

APPROVED - A REQUEST TO ALLOW CONCURRENT PROCESSING OF A GENERAL PLAN AMENDMENT, REZONE, AND CONDITIONAL USE PERMIT CONSIDERING A PROPOSAL FOR A LOW DENSITY MULTIPLE FAMILY RESIDENTIAL PROJECT AT THE SOUTHWEST CORNER OF ALLUVIAL AND FOWLER AVENUES. TRIAD ARCHITECTURAL AND PLANNING, REPRESENTING RICHARD SPENCER, APPLICANT, AND VERN GOYETTE, OWNER

City Planner Dwight Kroll presented a report on the request to allow concurrent processing of a general plan amendment, rezone and conditional use permit for a low density multiple family residential project. Jim Schaffer, of Triad Associates, spoke in support of the request. Jim Schaffer stated that the applicant would be meeting with the neighbors to solicit input regarding the project. Darryl Gillis, representing Richard Spencer, clarified, for the record, that the agenda was incorrect as it listed him as the owner of the property and stated that Vern Goyette was the property owner. Discussion by the Council. Motion by Councilmember Stearns, seconded by Councilmember Flores, that the Council approve the request to concurrently process a general plan amendment, rezone and conditional use permit for a low density multiple family residential project at the southwest corner of Alluvial and Fowler Avenues. Motion carried.

APPROVED - A REQUEST TO INITIATE A REZONE TO UTILIZE THE P-C-C (PLANNED COMMERCIAL CENTER) ZONE DISTRICT FOR PROPERTIES DESIGNATED AS LIMITED COMMERCIAL AT THE NORTHEAST CORNER OF CLOVIS AND SHAW AVENUES

City Planner Dwight Kroll presented a report on the proposed initiation of a rezone to utilize the P-C-C zone district for properties at the northeast corner of Clovis and Shaw Avenues. Dwight Kroll stated that property owners had been notified of the meeting to consider the initiation of the rezone and indicated that several property owners had met with staff regarding the City's proposal and were in concurrence with staff's recommendation. Dwight Kroll stated that no application had been received from Lamanuzzi and Pantaleo for their property. Planning and Development Services Director John Wright indicated that it was the intent of staff to allow the existing businesses or similar businesses to continue to operate. Isabel Lawson, 820 Cherryfield, spoke in support of the initiation of the rezone application. Don Mel, real estate broker for Land Partners, spoke in support of the initiation of the rezoning and stated that they were working to put together a project for the northeast corner of Clovis and Shaw. Sam Sandoval, owner of property in the area, spoke in support of the staff recommendation. John Wright noted, for the record, a letter from Pat Lawson and an email from the Myers, in support of the initiation of the ordinance amendment. Discussion by the Council. Motion by Councilmember Wynne, seconded by Councilmember Flores, that the Council approve the initiation of the rezone to utilize the P-C-C zone district for properties designated as *limited commercial* at the northeast corner of Clovis and Shaw Avenues. Motion carried.

ADOPTED - URGENCY **ORDINANCE 00-15** - AN INTERIM URGENCY ORDINANCE ALLOWING USES BY CONDITIONAL USE PERMIT THAT ARE CONSISTENT WITH THE UNDERLYING LIMITED COMMERCIAL LAND USE DESIGNATION LOCATED AT THE NORTHEAST CORNER OF CLOVIS AND SHAW AVENUES. CITY OF CLOVIS, APPLICANT

City Planner Dwight Kroll presented a report on a proposed adoption of an interim urgency ordinance to allow uses by conditional use permit that are consistent with the underlying limited commercial in land use designation for property at the northeast corner of Clovis and Shaw Avenues. There being no public comment, Mayor Armstrong closed the public portion. Motion by Councilmember Stearns, seconded by Councilmember Wynne, that the Council approve the adoption of Urgency Ordinance 00-15 (interim ordinance allowing uses by CUP) be adopted. Motion carried.

CLOSED SESSION

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

Government Code Section 54956.8

CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Property: 2431 & 2461 Alluvial Avenue (Research & Technology Park)
Negotiating Parties: K. Millison, M. Dozier, M. Thielman, P. Thielman
Under Negotiation: Price and Terms

Property: APN #564-031-11

Negotiating Parties: K. Millison, M. Dozier, M. Burks
Under Negotiation: Price and Terms

Property: 1235 Tollhouse Road (Civic Center Expansion Project)
Negotiating Parties: K. Millison, J. Witte, M. Murphey
Under Negotiation: Price and Terms

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

Meeting adjourned: 7:58 p.m. Reconvened: 8:45 p.m.

ADJOURNMENT

Mayor Armstrong adjourned the meeting of the Council to May 8, 2000.

Meeting adjourned: 8:45 p.m.

Mayor

City Clerk