

CLOVIS CITY COUNCIL MEETING

June 10, 2024

6:00 P.M.

Council Chamber

Meeting called to order by Mayor Ashbeck at 6:02
Flag Salute led by Councilmember Mouanoutoua

Roll Call: Present: Councilmembers, Basgall, Bessinger, Mouanoutoua, Pearce,
Mayor Ashbeck

PRESENTATION – 6:03

6:03 – ITEM 1 - PRESENTATION OF PROCLAMATION HONORING CAPTAIN KATY BENHAM UPON HER RETIREMENT AND COMMENDING HER FOR 31 YEARS OF SERVICE TO THE CLOVIS COMMUNITY.

PUBLIC COMMENTS – 6:25

Written public comment received from Jay Fowler and Rose Coughlin.

CONSENT CALENDAR – 6:27

Motion by Councilmember Bessinger, seconded by Councilmember Basgall, that items, with the exception of item 4, on the Consent Calendar be approved. Motion carried by unanimous vote.

2. Administration - Approved - Minutes from the June 3, 2024, Council Meeting.
3. Administration – Approved – Award the Request for Proposals and approve the purchase of Storage Area Network equipment from Dreadnought Endeavors, Inc., in the amount of \$118,858.14.
5. Administration - Approved – Adoption of the City of Clovis Language Access Plan for the administration of Community Development Block Grant Funds.
6. General Services – Approved – **Res. 24-68**, Approving a Side Letter Agreement with the Confidential Technical and Financial Professionals (CTFP) Bargaining Unit to Include Part-Time/Extra-Help Accounting Intern and Contract Finance Analyst; and Authorizing the City Manager to Execute the Agreement.
7. Planning and Development Services – Approved – Final Acceptance for CIP 21-20 Sierra Ave. Street Improvements.
8. Planning and Development Services – Approved – Final Acceptance for CIP 22-09 Santa Ana Avenue Sewer and Water Mains.
9. Planning and Development Services – Approved – Bid Award for CIP 23-29, Armstrong Avenue Street Rehabilitation to Dave Christian Construction Co., Inc., in the amount of \$904,284.00; and authorize the City Manager to execute the contract on behalf of the City.
10. Public Utilities – Approved – Award Non-Exclusive Franchise Agreements for Hauling of Construction and Demolition Debris, and Update the City's Approved Hauler List.

11. Public Utilities – Approved – Bid Award for CIP 23-17, Sierra Bicentennial Park Dog Park Improvements, to Dynamic Underground Services in the Amount of \$65,639.75; and Authorize the City Manager to Execute the Contract on Behalf of the City.
12. Public Utilities – Approved – Bid Award for CIP 23-18, Letterman Park Dog Park Improvements to Ares Eng, LLC, in the Total Amount of \$153,374.00; and Authorize the City Manager to Execute the Contract on Behalf of the City.

ITEMS PULLED FOR FURTHER DISCUSSION

- 6:29 ITEM 4 - ADMINISTRATION – APPROVED – ADOPTION OF THE CITY OF CLOVIS CITIZEN PARTICIPATION PLAN FOR THE ADMINISTRATION OF COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS.

The above item was pulled by Councilmember Mouanoutoua to discuss the formation and roles of the Citizens' Advisory Committee and suggested the Committee members help with community outreach, particularly in targeted census tracts. Upon call, there was no public comment.

Motion by Councilmember Mouanoutoua, seconded by Councilmember Bessinger, that the item be approved. Motion carried by unanimous vote.

PUBLIC HEARINGS – 6:35

- 6:35 ITEM 13 - APPROVED - **RES. 24-69**, 2024-2025 CITY OF CLOVIS ANNUAL BUDGET, FIVE YEAR CAPITAL IMPROVEMENT PROGRAM, AND INFORMATION REGARDING THE CLOVIS SUCCESSOR AGENCY. (CONTINUED FROM THE MAY 20, 2024, MEETING)

The council emphasized the need for alternative revenue sources and prioritizing essential services, such as staffing the new senior center appropriately, to avoid future financial challenges and directed for future budget processes to begin earlier, in January, to allow for more thorough participation and understanding of departmental needs. The council also emphasized the importance of exploring alternative revenue sources and prioritizing essential services to mitigate future financial challenges.

Chris Casado, resident, spoke on the need to invest in public safety and recommended council to direct staff to seek alternative funding sources.

LeDonna Snow, resident, spoke on maintaining Clovis as the safest city in the valley and asked Council to consider a sales tax measure.

Bill Scott, resident, spoke on the need to cut costs.

Motion for approval by Councilmember Bessinger, seconded by Councilmember Basgall to approve the 2024-25 Budget and to continue to seek alternative revenue sources. Motion

failed by the following 2-3, with Councilmember Mouanoutoua, Councilmember Pearce, and Mayor Ashbeck voting no.

Motion for approval by Councilmember Mouanoutoua, seconded by Councilmember Pearce to approve the 2024-25 Budget as presented. Motion carried by unanimous vote.

7:29 ITEM 14 - APPROVED – DEBT MANAGEMENT POLICY UPDATES AND STATEMENT OF GOALS AND POLICIES FOR THE USE OF MELLOS-ROOS COMMUNITY FACILITY DISTRICTS AND TAX INCREMENT FINANCING DISTRICTS.

Arakel Arisian, representative of Heritage Grove Development Company, spoke on the need to review other development related policies to encourage the use of the financing tools.

Motion for approval by Councilmember Mouanoutoua, seconded by Councilmember Bessinger to approve with the amendment to change the word from “should” to “shall.” Motion carried by unanimous vote.

7:54 ITEM 15 - APPROVED INTRODUCTION - **ORD. 24-09** AMENDING VARIOUS SECTIONS OF THE MUNICIPAL CODE RELATING TO DEVELOPMENT FEES; AND CONSIDER APPROVAL - **RES. 24-70**, REVISING THE MASTER DEVELOPMENT FEE SCHEDULE AND PROVIDING A DESCRIPTION OF FEES TO BE REQUESTED FOR COUNTY ADOPTION.

Darren Rose, President and CEO of the Fresno-Madera Builders Industry Association, requested additional 60 days to review the development impact fee program, made a request to review the development impact fee credit policy, and provide consistency on annual development impact fee increase in the future.

Julie Kutka, representative of De Young Properties, requested to be included in future discussions and commented on the fees.

Arakel Arisian, representative of Heritage Grove Development Company, spoke on the fee program and the need for consistency on fee amounts.

Sean Burdine, resident, spoke on the fee program.

Darrius Assemi, Granville Homes Developer, spoke on the fee program and housing development conditions including affordability and the need for consistency.

Motion for approval by Councilmember Mouanoutoua, seconded by Councilmember Bessinger to approve the fees as recommended and direct staff to continue to work with

the industry and return to council for a status update on July 1, 2024. Motion carried by unanimous vote.

COUNCIL ITEMS – 9:17

9:17 ITEM 16 - APPROVED – **RES. 24-71**, IN SUPPORT OF INITIATIVE 23-0014A1, THE HOMELESSNESS, DRUG ADDICTION, AND THEFT REDUCTION ACT.

Eric Rollins, resident, spoke in support.

Rose Coughlin, resident, spoke in support.

Motion for approval by Councilmember Basgall, seconded by Councilmember Bessinger.
Motion carried by unanimous vote.

CITY MANAGER COMMENTS – 9:30

No comments were made.

COUNCIL COMMENTS – 9:30

It was the consensus of the Council to direct staff to review alternative funding sources for the general fund.

It was the consensus of the Council for staff to review policies on short-term rental properties.

CLOSED SESSION – 9:38

ITEM 17 - GOVERNMENT CODE SECTION 54956.9(D)(1) CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION CASE NAME: DESIREE MARTINEZ V. CITY OF CLOVIS, ET AL., CASE NO. F082914

RECONVENE INTO OPEN SESSION AND REPORT FROM CLOSED SESSION – 9:44

No action taken.

ADJOURNMENT

Mayor Ashbeck adjourned the meeting of the Council to June 17, 2024

Meeting adjourned: 9:44 p.m.



Mayor



City Clerk



Public Comments Packet

June 10, 2024

To the Clovis City Council, City Manager, and City Attorney.

I am writing in response to the scheduled City Council meeting held on May 13, 2024.

My name is Bill Scott, I live at 341 Evergreen. I've lived there since 1991, and been a Clovis resident since 1979. For most of those years, I've been busy making a living and only found two occasions to attend a council meeting. After retiring, I've become more active in politics, and began regularly attending as many scheduled Clovis City Council Meetings as I possibly can.

Please understand, I do not have a negative attitude about The City of Clovis, or any of the Council Members. Having lived here for almost half a century is an indication, I find the grass is as green here as any I might find elsewhere (except, maybe Hana Maui).

At the May 13th meeting, my first Clovis Budget Meeting, I began to question the reactions of the council members. I don't know any of you. I have no idea if any of you have owned, or run a business. I tried to start two businesses, both failed. Twice, I was asked to replace a Traffic Manager, and spent a total of three years in that role. I also found a way to become close friends with the owner or manager of the companies I worked for. From all this, I've learned just how hard it is to make a profit. And the decisions necessary to keep making a profit. None of you seemed to have that knowledge.

We were shown graphs indicating expenses are rising faster than tax recipes. That should elicit a response to lower expenses. At least that is how the private sector would react. But all of you started discussing the problems associated with raising taxes. There was a short discussion about raising utilities 3-4%, I remember when sales tax was 4%. Now, that's how much you want for a raise, at a time most people in the private sector are lucky to get a 2% raise. One slide (#12) tried to make the case for a raise in taxes by comparing the \$70 monthly average per household, and what it buys, to other things that would cost that same household \$70. The list on the other side, must have been made in the Trump era. A family of four going to the movies for \$70? Last time my wife and I went to a movie theater, even with a senior discount, after Ticketmaster fees (you can buy a ticket at the box office, but last time we did that, they were sold out for that time slot, so, wasted trip), popcorn, coke, and taxes, we spent more than half of that \$70. A family of 4 could do it, if they left out the popcorn, but what fun would that be. As for a \$70 dinner, are you talking about Casa Maria's or Cool Hand Luke's. My wife and I can do it at Cool Hand Luke's, but, we don't drink alcohol and we don't eat much, so we split an entree. The average couple will have a drink before dinner and wine with dinner, both will have their own entree, and maybe a desert and coffee, add tax and tip, I don't think the average couple can do that for \$70. My wife and I have already given up movies and dinners, it's been three years since we've been to a movie, and almost a year since our last nice dinner out. My wife did have a steak for Mothers Day, but I cooked it. Maybe those on the government payroll can afford those things, but the average person in the private sector has already eliminated many of those expenses as unnecessary. Slide 19 says, "Over two-thirds of residents are extremely/very concerned about inflation/the cost of living and the cost of housing". Slide 26 shows a pie chart, describing how the proposed 359 million dollar budget is allocated. I would like to see that chart showing the proportion allocated, to employee salaries and benefits. And compare it to the past ten years. Slide 34 suggests, "monitoring economic conditions is critical and may require a pivot (**pivot = spending cuts**)".

You went straight to "Tax Increase", NOT, "Cut Spending". The Information technology projects (slide 49), was full of great upgrades. Sorry, **there is no money**, put that off until there is.

Then, we were informed by your managers, who displayed a series of slides, showing what they had

spent last year, what they would spend this year, and proposed spending for next year. These slides routinely showed increases of 5 to 10 percent, each year. Followed by the astounding comment; "That's almost all salaries and benefits". What's appalling, none of you seemed appalled by that. How can you support these overly generous raises. In the private sector a 3% raise is cause for celebration. 2% or less is common. However, when the companies finances are in the red, the owner or manager simply announces, "no raises this year", end of story. Intelligent, educated people, would expect all five of you react the same way. Not one of you even brought that up. I asked for information from one of you and received this answer, "As for salaries and benefits, we deal with a lot of bargaining units for City employees and those things are set for years at a time". So what, **you don't have enough money**. All 5 of you should unanimously to announce "no raises this year", end of story. The contract is suspended until the cities finances are in the black.

How can you possibly justify giving your employees these unacceptable raises, and transfer the burden to families who are already eating Ramen and beanie weenies, so they can buy gas for daddy to get to work. And, he's taking baloney sandwiches for lunch because he can no longer afford McDonalds.

Again, I have no complaints about the Clovis City Employees. All my contacts, with Clovis Employees, the trash collectors, the clerks, the police, the firemen, the city manager etc, have all been way more positive than negative. They are all professional, polite, knowledgable, and effective. I acknowledge that we have excellent employees. That does not justify generous raises, for government employees, at a time when the private sector is losing the battle with inflation.

Sincerely;

Wm J Scott
341 Evergreen,
Clovis Ca 93611
vallyflyer@aol.com
559-567-3511

Rebecca Simonian

From: Andrew Haussler
Sent: Monday, June 10, 2024 7:49 AM
To: Rebecca Simonian
Cc: Briana Parra; John Holt
Subject: FW: [External] Home Based Businesses and Short Term Rental Policy change

Please include as a public comment for tonight's council meeting. Thanks

Andy Haussler
Assistant City Manager
City of Clovis
(559) 324-2095
andrewh@cityofclovis.com

From: jaynsallyfowler@att.net <jaynsallyfowler@att.net>
Sent: Saturday, June 8, 2024 7:32 AM
To: Andrew Haussler <andrewh@ci.clovis.ca.us>
Cc: 'Lynne Ashbeck' <laashbeck@sbcglobal.net>
Subject: [External] Home Based Businesses and Short Term Rental Policy change

Hi Andrew,

Please disregard my previous email. This version has a few revisions.

Thank you.

To: City of Clovis City Council
From: Jay Fowler
2945 Holly Ave
Clovis, Ca 93611
Re: Home-Based Business and Short-Term Rental Policies
Date: 6/7/24

I am proposing a change in the Home Based Business and Short-Term Rental Policy. Please include this in the "Public Comment" section of the next council meeting.

Home-based businesses that require customers to enter the home to obtain a product or service including short term rental properties (short term rentals are defined as properties where a single individual or group of individuals continuously occupy the property for a period less than 12 full and consecutive months) can impact neighborhood safety and traffic. We propose that such businesses obtain signed approval from all contiguous property owners and those property owners directly across the street before being allowed to operate. This measure will ensure community consent and maintain neighborhood harmony. Existing businesses that have been in operation for one full year or more will have 6 months to comply with this requirement.

Rebecca Simonian

From: Public Comments <email@cityofclovisca.us>
Sent: Monday, June 10, 2024 10:25 AM
To: Andrew Haussler; Rebecca Simonian; Briana Parra
Subject: [External] Public Comment for City Council

Council Meeting Date: 2024-06-10

Item Number (put "0" if your comment is regarding an item not on the agenda): 16

Full Name: Rose A Coughlin

Email: racough@pacbell.net

Comment: I wish to add support to Approval of this resolution in support of Initiative 23-0014A1 The Homelessness, Drug Addiction and Theft Reduction Act. I also wish to be involved in continued solutions to reduce the number of calls requiring dispatched Police and/or Fire Department personnel.

I moved to Clovis because it boasted being a safe community. I currently rent in a densely populated, apartment home complex (investing ~\$100K+ in this community since 2019). Keeping ourselves (& our neighbors) safe has been a constant vigilance in which my involvement many times has resulted in being incredibly vulnerable and/or personally targeted. For example, there are NO security cameras allowed in our densely populated, no security gates, community (continuously visited by dumpster divers, porch pirates, trespassers, thieves, etc) which increases the probability of crimes. The only deterrent is individuals with handheld cameras decreasing their personal safety. I recommend Security Systems be mandatory within densely populated high-rent areas. There is a huge income generation, without proper protections, within 5 minutes of City Hall that is relying heavily on City PD & FD salaried resources, due to lack of investment into Security Systems. Deterrents should be mandated.

I will admit navigating the various City of Clovis & County of Fresno departments to resolve Public Safety issues has been an education for this 40-year veteran Compliance/Loss Control/Risk Manager. Again I wish to be part of the solution that 'Keeps Clovis Safe'. Let me know how I may support your Budget efforts by requiring Property Owners to invest in actual safety measures that may be relied on by renters who pay for services. Anecdotally, my rent since 2019 has increased 39%.

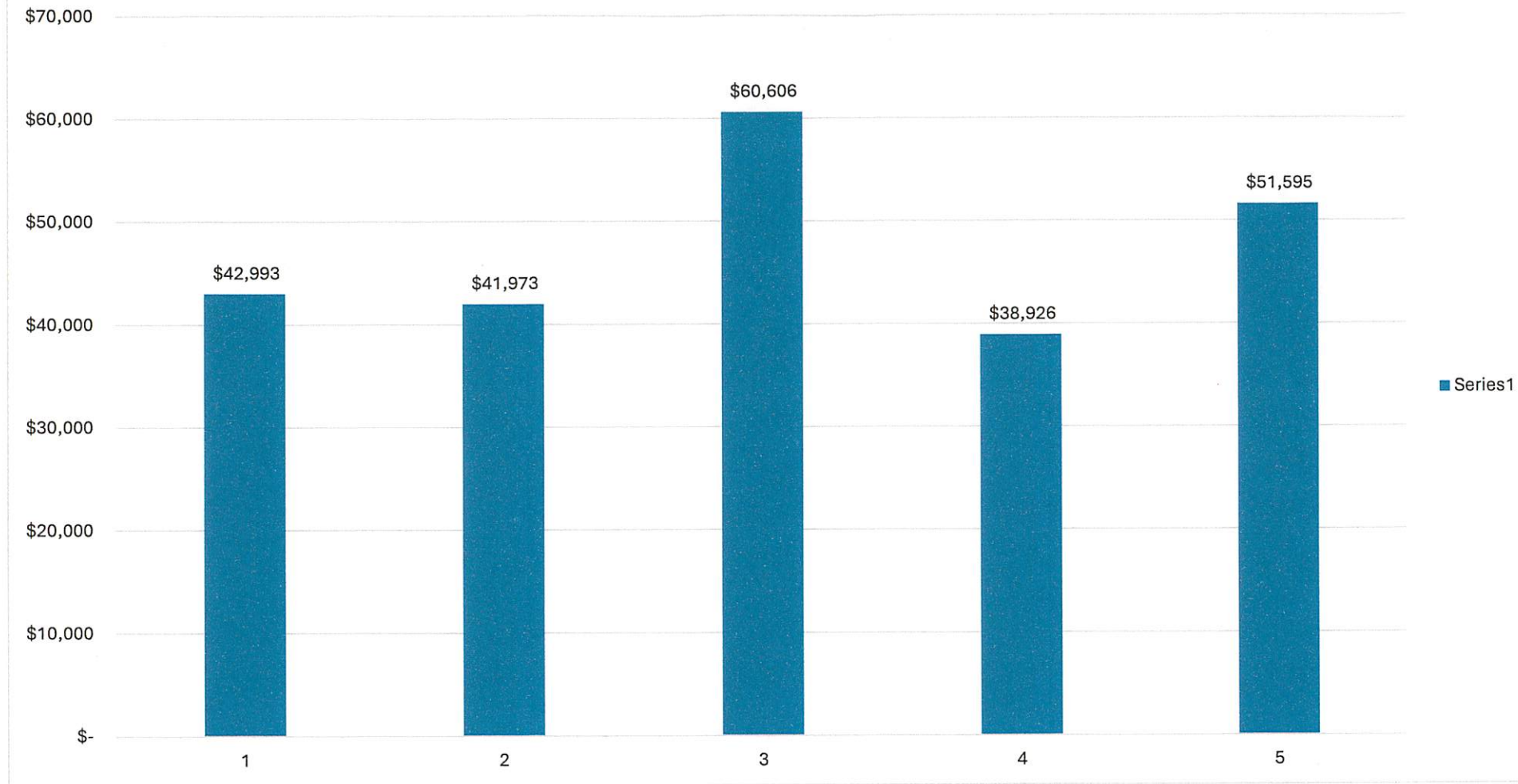
Supporting Files (2 Max.):

Date: June 10, 2024

Time: 10:24 am

Remote IP: 67.166.135.114

Impact Fee Comparison- June 2024



Fresno in Clovis USD
Includes \$18,360 in
other agency fees

Fresno in Central USD
Includes \$17,340 in
other agency fees

Clovis – Includes
\$18,360 in other
agency fees

Sanger – Includes
\$20,815 in other
agency fees

Mountain House
Includes \$15,340 in
other agency fees

Received

JUN 10 2024

ADMN/CITYMGR

Agenda item #15
Accepted @ 8:40 pm