

CLOVIS CITY COUNCIL MEETING

December 15, 2025

6:00 P.M.

Council Chamber

Meeting called to order by Mayor Mouanoutoua at 6:00
Flag Salute led by Councilmember Bessinger

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

PUBLIC COMMENTS – 6:01

Anna Loza, resident, addressed the council to call attention to the death of her son on Fowler Avenue and urged long-overdue action to make the road safer for nearby residents.

Kathy Bailey, resident, spoke about her continued road safety advocacy following her son's death on Fowler Avenue.

Bill Scott, resident, spoke regarding the update to the "In God We Trust" display in the council chambers.

CONSENT CALENDAR – 6:12

Upon call, there was no public comment.

Motion by Councilmember Ashbeck, seconded by Councilmember Basgall, that the items on the Consent Calendar be approved, except items 8 and 15. Motion carried by unanimous vote.

1. Administration - Approval - Minutes from the December 1, 2025, Council Meeting.
2. Administration – Approval - 2026 Street Closure Requests; and Approval – **Res. 25-130**, Declaring Certain Events as Old Town Special Events and Setting Precise Boundaries for Those Old Town Special Events.
3. Finance – Receive and File – Investment Report for the Month of August, 2025.
4. Finance – Receive and File – Treasurer's Report for the Month of August 2025.
5. Finance - Approval – **Res. 25-131**, Approving the submittal of the 2025-2026 Transportation Funding Claim to the Fresno Council of Governments.
6. General Services – Approval – **Res. 25-132**, Approving a Side Letter Agreement with the Transit Employees Bargaining Unit to Incorporate Required Federal Transit Administration Random Drug and Alcohol Testing Protocols.
7. General Services – Approval – **Res. 25-133**, Approving a Side Letter Agreement with the Clovis Public Works Employee's Association to Incorporate Required Federal Transit Administration Random Drug and Alcohol Testing Protocols.
9. General Services – Approval – **Res. 25-135**, Authorizing Amendments to the City's Classification and Compensation Plans Adding a Deputy Planning and Development Services Director Classification with a Salary Range of \$13,534 to \$16,451 per month.

10. General Services - Approval – To Authorize the City Manager to enter into an Agreement with Pure Diamond Construction to Repair Water Damage at the Senior Activities Center in the amount of \$166,002.
11. Planning and Development Services – Approval – Final Acceptance for CIP 23-08 Sunnyside Avenue Street Improvements, for a final contract cost of \$901,934.37.
12. Planning and Development Services – Approval – Final Acceptance for Final Map for Tract 6340 acceptance of public improvements with authorization to record the Notice of Completion, and release of sureties as required, located at the southeast corner of Ashlan Avenue and North Thompson Avenue (KB Homes).
13. Planning and Development Services – Approval – To Authorize the City Manager to enter into an Agreement with Graphic Solutions in the amount of \$132,422 for the Citywide Wayfinding Plan, Trails Resource Guide and Design of Entryway Signage Project.
14. Public Utilities – Approval – Waive Formal Bidding Requirements and Authorize the Purchase of a Tymco Model 600 Street Sweeper through the HGAC Cooperative Purchasing Program in the Amount of \$537,388.42.

THE FOLLOWING ITEMS WERE PULLED FROM CONSENT CALENDAR FOR FURTHER DISCUSSION

- 6:13 ITEM 8 - General Services – Approval – **Res. 25-134**, Adopting the Deputy Director of Police Support Services with a Salary Range of \$12,573 to \$15,283 per month in the Police Department.

Upon call, there was no public comment.

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

- 6:15 ITEM 15 - Police - Approval - Waive the City's formal bidding requirements and authorize the City Manager to enter into a three-year agreement with Peregrine Technologies allowing the purchase of technology software in the amount of \$136,100 per year.

Neil Mallory, resident, raised concerns about civil liberties, oversight, and potential misuse of surveillance technology related to Peregrine Technologies.

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

PUBLIC HEARINGS – 6:26

- 6:26 ITEM 16 - Consider various items associated with ±40.62 acres of land located at the southeast corner of N. Sunnyside Avenue and E. Perrin Avenue. Multiple owners; Quail Run Group, applicant; Rich Wathen and Jared Callister, representatives.

The following residents spoke regarding item 16: Richard Wathen, Jared Callister, and Brian Wilson.

ITEM 16a - Consider Approval - **Res. 25-136**, A resolution of the City Council approving an addendum to the Environmental Impact Report adopted for Shepherd North for the Quail Run Annexation.

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

ITEM 16b - Consider Approval - **Res. 25-137**, RO313, A resolution of the City Council approving an application for the Annexation of the Territory known as the Perrin-Sunnyside Southeast Reorganization area (±40.62 acres).

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

ITEM 16c - Consider Introduction - **Ord. 25-14**, R2024-008, An ordinance of the City Council approving a request to prezone the properties within the Quail Run Neighborhood from the Fresno County R-R (Rural Residential) Zone District to the Clovis R-R (Rural Residential) Zone District.

Motion by Councilmember Basgall, seconded by Councilmember Bessinger to direct staff to report back on the feasibility of adopting a policy to install utility laterals to the curb, along with related infrastructure like fire hydrants, at the time of street construction to avoid repeated road cuts and reduce long-term costs. Motion carried by unanimous vote.

ADMINISTRATIVE ITEMS – 7:26

7:26 ITEM 17 - Consider Approval – To authorize the City Manager to enter into an agreement with Willdan Financial Services in the amount of \$131,520 for the Review and Update of the City's Development Impact Fee Program.

Upon call, there was no public comment.

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

7:39 ITEM 18 - Consider Approval - 2024-25 Annual Comprehensive Financial Report.

Mike Prandini, resident, spoke about the dramatic growth of the city's general fund over the decades and commended the long history of strong, consistent financial reporting by city staff.

Motion for approval by Councilmember Ashbeck seconded by Councilmember Bessinger. Motion carried by unanimous vote.

CITY MANAGER COMMENTS – 7:49

City Manager Haussler shared upcoming events, including the Hmong American Friendship Day event, January 3, 2026, a public meeting on the draft water rate study, Wednesday, December 17, 2025, and an update that Measure Y findings were presented to the oversight committee and will return to council early next year.

COUNCIL COMMENTS – 7:50

There was no formal Council direction for staff

CLOSED SESSION – 8:08

Upon call, there was no public comment.

ITEM 19 - GOVERNMENT CODE SECTION 54957 PUBLIC EMPLOYEE PERFORMANCE
EVALUATION TITLE: CITY MANAGER

RECONVENE INTO OPEN SESSION AND REPORT FROM CLOSED SESSION

No action taken.

ADJOURNMENT

Mayor Mouanoutoua adjourned the meeting of the Council to January 5, 2026.

Meeting adjourned: **9:00** p.m.



Mayor



City Clerk



Public Comment for December 15, 2025

Briana Parra

From: Rebecca Simonian
Sent: Thursday, December 4, 2025 8:49 AM
To: Briana Parra
Subject: FW: Affordable Housing Development Plan

Follow Up Flag: Follow up
Flag Status: Completed

From: Esther Hicks <ehicks2395@gmail.com>
Sent: Thursday, December 4, 2025 7:38 AM
To: Housing Program <housing@cityofclovis.com>; Vong Mouanoutoua <vongm@clovisca.gov>; Lynne Ashbeck <lynnea@clovisca.gov>
Subject: Affordable Housing Development Plan

Esther Hicks
1200 Scott Ave, Apt 137
Clovis, CA 93612
ehicks2395@gmail.com
December 4, 2025

Clovis City Council
Clovis Housing Authority
1033 Fifth Street
Clovis, CA 93612

Dear Mayor, Councilmembers, and Housing Authority Members,

My name is Esther Hicks, and I am a resident of Clovis as well as a professional with a background in homeless services. Through my work and lived experience, I have developed a deep understanding of how housing policy affects individuals, families, and the broader community. I am writing to share my perspective regarding the structure of Clovis's low-income housing programs and to encourage policies that support long-term community stability, safety, and educational success.

Based on my experience in the field, I respectfully propose that Clovis prioritize two groups for low-income housing access:

- (1) elderly residents living on fixed incomes, and**
- (2) individuals or families who are employed but earning up to 80% of the Area Median Income.**

These groups often face significant financial challenges despite contributing greatly to the stability and

continuity of our city. Ensuring that they have access to affordable housing provides needed support to those with limited resources while also maintaining the strong neighborhood character that Clovis is known for.

Focusing eligibility on seniors and working households can help preserve neighborhood property values by encouraging predictable occupancy patterns and long-term commitment to the community. Residents with consistent routines, work schedules, or fixed-income stability tend to contribute to safer, more cohesive neighborhoods.

Additionally, this approach supports positive educational outcomes. Stable housing, especially for families who are employed, reduces school turnover, promotes consistent attendance, and improves parental engagement. These factors directly benefit local schools and help maintain the high standards that Clovis families rely on.

My intention in offering these recommendations is to encourage a thoughtful, balanced approach to housing policy—one that aligns with Clovis's long-standing goals of supporting seniors, strengthening working families, protecting property values, enhancing neighborhood safety, and promoting educational stability.

Thank you for considering my input and for your continued commitment to responsible community development. I appreciate your time and your service to our city.

Sincerely,

Esther Hicks

Briana Parra

From: Jeannie Gentile <jeanniedream123@yahoo.com>
Sent: Thursday, December 4, 2025 9:04 AM
To: CityClerk
Subject: Low income apts., condos or ?

Sent from my iPhone

To Clovis City Council,

I live in Fresno and have a daughter in Clovis. I've always loved Clovis, especially Old Town.

This X homeless whoever she is, said she'd like to live in Clovis, but can't afford it, I'm sure on the system.

Well guess what I can't either & I work very hard. So too bad, work, make more money, that's how. Not from taking from our taxes & expecting free.

I know Clovis fought this, but I read they would not let the city respond & passed it. I know it wouldn't have mattered, they just wanted to pass it.

I'm just so so sorry that it did pass & they will build through out the city, not just a few spots. She had no right & our judicial system had no right, to place that awful burden upon Clovis. I'm so sorry, it sickens me. God bless you all.

I love Clovis, I hate that this happened. I hope your Police Dept. can handle this change.

Sincerely,

Jeannie Gentile

Fellow human being

Briana Parra

From: Rebecca Simonian
Sent: Wednesday, December 3, 2025 9:31 AM
To: Briana Parra
Subject: FW: Concerned resident- I strongly do not support rezoning Shaw and Leonard

Follow Up Flag: Follow up
Flag Status: Completed

-----Original Message-----

From: Jennifer Schantz <docjmm@icloud.com>
Sent: Tuesday, December 2, 2025 8:38 PM
To: Vong Mouanoutoua <vongm@clovisca.gov>
Cc: Diane Pearce <dianep@clovisca.gov>; Lynne Ashbeck <lynnea@clovisca.gov>; Matt Basgall <mbasgall@clovisca.gov>; Drew Bessinger <drewb@clovisca.gov>
Subject: Concerned resident- I strongly do not support rezoning Shaw and Leonard

Dear Clovis city council,

I am not able to attend the council meeting on December 4th. As a homeowner, local business owner and voter, I want my voice heard on this matter.

As a homeowner in Loma Vista off of Shaw and Leonard, I do not support and strongly encourage the Clovis City Council to reconsider rezoning for residential at Shaw and Leonard. We do not need any more residential buildings in our neighborhood.

Traffic is already high, people drive fast up Leonard, accidents occur almost weekly at the four way stop, there are no side walks in some areas, and when we bought our home four and a half years ago, we were told that the shopping center was going to be walking and biking friendly, it is not.

There have been zero events at the park which was also promised to us and the walking/biking trail was supposed to extend 18 miles, all of which have not happened. This has been extremely disappointing. Instead we got a new huge housing development and dog creek is almost gone.

Having residential and/or apartments of any kind in the area of Shaw and Leonard makes no sense at all. We are neighborhoods, houses with farms, and orchards. This is the small town feel we love and what made us move to East Clovis.

Apartments and low income housing will absolutely bring down my home value which makes me extremely upset. We moved to east Clovis for the quiet small town feel. We moved away from the busy and trafficked areas south of here. Building more residential and/or apartments makes our quiet neighborhood noisy and the small town feel, very cramped and busy which ultimately increases traffic and crime. And decreases our home values.

Please stop rezoning and stop building residential on Shaw and Leonard. This is bad for our community, neighborhoods and our city.

Jennifer Martin-Schantz

Briana Parra

From: Stacey Johnson <smkkfam@comcast.net>
Sent: Thursday, December 4, 2025 2:29 PM
To: Council Districts
Subject: Proposed rezoning

I live in the Loma Vista development. I am very much opposed to the two proposed high density housing projects. There is so much traffic already that this would only cause major traffic concerns. I am so upset with the Leonard and Shaw intersection already. More traffic would make it much more of a traffic hazard than it already is. I think it is more than time to fix the intersection with a traffic light and widen the road. It is unbelievable that Shaw was widened from Leonard to McCall and then put in a traffic light there. The traffic there is mainly from homes. The traffic is so very congested at Shaw and Leonard and the road needs repairing, at the very least. I have seen so many fender benders and near accidents at the intersection. I have also seen young people trying to cross the intersection and an almost fatal accident with young people crossing the road on bikes and scooters. The mall has added much more traffic but I am so very happy to have the food and other businesses nearby. I moved to Clovis to live in a quieter and less congested neighborhood. Please reconsider the proposed high density housing. This is not the area to put in high density housing, it is too congested already and our "safe" community will certainly change with so many people. Please do not change our neighborhood. Thank you.

S. Johnson

Briana Parra

From: Rebecca Simonian
Sent: Thursday, December 4, 2025 3:12 PM
To: Briana Parra
Subject: FW: Opposing to Loma Vista Neighborhood Rezoning

From: Chelsea MacLane <chelseajmaclane@gmail.com>
Sent: Thursday, December 4, 2025 3:08 PM
To: City Council <citycouncil@clovisca.gov>
Subject: Opposing to Loma Vista Neighborhood Rezoning

To whom this may concern,

My name is Chelsea MacLane, mother of three young girls. I am reaching out to take a stand against the rezoning of our Loma Vista neighborhood to build high density housing.

Not only will this bring down the value of our family and friends' homes, it will bring a large amount of traffic and danger to our children. The amount of traffic and incidents as it is have already been higher than the average neighborhood. I am asking to please put an end to this rezoning plan.

I fear there is not enough public knowledge on what is coming and not enough time to bring awareness for everyone to have an opportunity to voice their opinion. I will be spreading the word to our neighbors as best as I can.

Please let me know what other steps I can take to help stop the progress of the rezoning plans. Feel free to email or call me.

Most Appreciated,
Chelsea MacLane
559-341-9404

Briana Parra

From: Rebecca Simonian
Sent: Monday, December 8, 2025 8:16 AM
To: Briana Parra
Subject: FW: Rezoning Objection to Site #197 (1497 N. Locan Ave)

From: asavila8@icloud.com <asavila8@icloud.com>
Sent: Sunday, December 7, 2025 1:27 PM
To: Renee Mathis <reneem@clovisca.gov>
Cc: McKencie Perez <mckenciep@clovisca.gov>; Drew Bessinger <drewb@clovisca.gov>; Matt Basgall <mbasgall@clovisca.gov>; Lynne Ashbeck <lynnea@clovisca.gov>; Diane Pearce <dianep@clovisca.gov>; Vong Mouanoutoua <vongm@clovisca.gov>; City Council <citycouncil@clovisca.gov>
Subject: Rezoning Objection to Site #197 (1497 N. Locan Ave)

Re: Formal Objection to Proposed Rezoning — Site #197 (1497 N. Locan Ave, Clovis CA)

To: City of Clovis – Planning & Development Services

From: Residents of the Locan Avenue Neighborhood

Date: 12/07/2025

Dear Honorable Planning Commissioners and City Councilmembers,

We, the residents of the Locan Avenue neighborhood and surrounding areas, submit this formal objection to the proposed rezoning of Site #197 (1497 N. Locan Ave) as part of the Infill Rezone Program.

While we recognize the City's obligations under State housing mandates and settlement agreements, California law is equally clear that rezoning actions must be internally consistent, properly supported by infrastructure, legally defensible under CEQA, and fully aligned with the General Plan. Rezoning this parcel fails to meet those requirements and exposes the City to significant legal and procedural risks.

To comply with California Government Code, CEQA, and the City's own adopted policies, we respectfully request that Site #197 be removed from the rezoning list.

Below are our principal concerns, including strengthened legal bases:

1. Traffic Safety & Roadway Capacity — Failure to Mitigate Required Impacts

Locan Avenue is a constrained corridor lacking shoulders, sidewalks, turning lanes, and safe bicycle/pedestrian infrastructure. A substantial increase in vehicle trips triggered by R-3/R-4 zoning would create predictable and unmitigated safety hazards.

Under CEQA Guidelines §15064.3, VMT and safety impacts must be analyzed using substantial evidence. Rezoning that introduces higher-density traffic onto an unsafe, substandard roadway—without funded improvements—cannot be exempted or cleared through a Negative Declaration.

Further, Government Code §65300.5 (internal consistency) requires that zoning actions align with circulation system capabilities. This rezoning would not.

2. Incompatibility With Existing Neighborhood Character — Potential “Spot Zoning”

High-density zoning within a predominantly rural-edge, low-density environment would constitute a dramatic and unsupported deviation from the prevailing land-use pattern.

California courts have repeatedly invalidated zoning actions where a parcel is “spot-zoned” without a legitimate public interest, or where the zoning is inconsistent with surrounding uses (e.g., Foothill Communities Coalition v. County of Orange, 2014).

Changing Site #197 to multifamily residential:

- Disrupts established development patterns
- Fails to provide the required density transition
- Does not serve a unique public necessity that would justify a zoning outlier

Such inconsistencies place the rezoning in conflict with Gov. Code §§65860, 65867.5, and the City’s own General Plan consistency requirements.

3. General Plan Inconsistency — Violates Gov. Code §65860

The General Plan presently designates this portion of Locan Avenue for low-density or rural-edge uses. A high-density designation:

- Contradicts the Land Use Map
- Violates policies governing compatibility, transitions, and rural-edge preservation
- Requires a General Plan amendment

Under Gov. Code §65860, zoning must be consistent with the adopted General Plan. Courts have held repeatedly that inconsistency renders a rezoning action invalid.

A General Plan amendment to justify this parcel’s upzoning would itself be inconsistent with long-standing policy frameworks on neighborhood character and infrastructure capacity—and would set a precedent for arbitrary, parcel-by-parcel upzoning.

4. Insufficient Water, Sewer & Drainage Infrastructure — Violates State Law on Public Service Adequacy

The area currently lacks sufficient:

- Sewer trunk capacity
- Water pressure and reliability

- Stormwater and drainage infrastructure designed for high-density uses

California Government Code §65860(c) and §66473.7 (SB 610/SB 221) require public services to be adequate, available, and funded at the time zoning decisions are made—not at some hypothetical future point.

Additionally, CEQA requires a full analysis of utility capacity (CEQA Guidelines §15126.2(a)). A rezoning predicated on unfunded or speculative future improvements is legally vulnerable.

Because no approved or funded Capital Improvement Program (CIP) projects exist for this area, the rezoning is noncompliant.

5. School Capacity Impacts — Must Be Analyzed Under CEQA & Gov. Code

Schools serving this area are at or near capacity. Increased density will worsen overcrowding unless substantial mitigation is identified.

School districts may impose impact fees, but fees alone are not sufficient CEQA mitigation where significant impacts remain (e.g., *Mira Monte v. County of Ventura*, 2021). CEQA requires substantial evidence demonstrating that enrollment impacts are mitigated or reasonably addressed—not assumed.

Proceeding without proper analysis violates CEQA and the statutory planning obligations under Gov. Code Title 7.

6. CEQA Violations — A Negative Declaration Cannot Legally Suffice

Based on site context and foreseeable impacts, the City cannot legally rely on a Negative Declaration or a blanket Infill Program EIR to cover this parcel.

A project-level CEQA review is required for:

- Traffic and safety impacts (Guidelines §15064.3)
- Pedestrian hazards on a sidewalk-deficient corridor
- Agricultural/urban interface conflicts
- Noise, light, and privacy impacts on rural residences
- Biological resource impacts on undeveloped land
- Air quality impacts in a non-attainment region

Attempting to rely on a streamlined CEQA pathway would expose the City to litigation due to the presence of fair argument triggers under Guidelines §15064(f)(1). If a fair argument of potential significant impact exists, an EIR is mandatory.

7. Agricultural & Rural-Use Conflicts — Creates New Legal Liabilities for the City

This area contains small-scale agriculture, equestrian uses, and rural-edge activities. High-density development adjacent to these uses will create foreseeable nuisance complaints.

California's Right-to-Farm Act (Civil Code §3482.5) is designed to protect agricultural operations; however, rezoning to high density adjacent to existing rural activities increases the City's exposure to conflict, code enforcement burdens, and land-use disputes.

Placing incompatible uses side-by-side contradicts long-standing General Plan directives and violates the State's own guidance on avoiding land-use conflicts.

Formal Request

Based on the regulatory inconsistencies, infrastructure deficiencies, and legal vulnerabilities outlined above, we respectfully request that the City of Clovis:

Remove Site #197 (1497 N. Locan Ave) from the Infill Rezone Program.

Replace it with a parcel that meets General Plan designations, infrastructure capacity, and compatibility requirements.

Conduct a full, parcel-specific CEQA environmental review if the parcel remains under consideration.

We strongly support responsible, well-planned growth that complies with State law, CEQA, and the City's adopted General Plan. However, rezoning this parcel would create substantial legal, environmental, and public-safety challenges and would undermine long-standing planning principles.

We appreciate your attention and respectfully urge the City to reconsider the inclusion of Site #197.

Sincerely,

Residents of the Locan Avenue Neighborhood

Anthony Avila and Family

1384 N Graybark Ave, Clovis, CA 93619

Asavila8@icloud.com

**Public Comment for December 15, 2025
for Item 15**

Briana Parra

From: noreply@revize.com
Sent: Saturday, December 13, 2025 11:14 AM
To: CityClerk
Cc: Briana Parra; Rebecca Simonian; Andrew Haussler; Paul Armendariz
Subject: Council Meeting Public Comment

Council-Meeting-Date = 2025-12-15
Item-Number = 15
Full-Name = Neil Mallery
Email = ncmallery@yahoo.com
Comment = Request to Pull Peregrine Technologies Item from Consent Calendar

Mayor and Council Members,

I am writing to respectfully request that the agenda item regarding the City's proposed use of Peregrine Technologies be pulled from the consent calendar for separate discussion.

Given the significant privacy, civil liberties, and legal implications associated with real-time surveillance, data fusion, and automated license plate reader integration, I believe this item warrants full Council deliberation and public discussion rather than approval as a consent item.

Thank you for your consideration and for your service to the community.

Respectfully,
Neil Mallery
Client IP = 76.158.248.173

**Public Comment for
December 15, 2025
for Item 15**