



**FOWLER CITY COUNCIL MEETING
AGENDA
NOVEMBER 19, 2019
7:00 P.M.
CITY COUNCIL CHAMBER
128 S. 5TH STREET
FOWLER, CA 93625**

In compliance with the Americans with Disabilities Act, if you need special assistance to access the Council Chambers or to otherwise participate at this meeting, including auxiliary aids or services, please contact City Clerk Jeannie Davis at (559) 834-3113 ext. 302. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the Council meeting. The City of Fowler is an equal opportunity provider and employer.

Any writing or document that is a public record and provided to a majority of the City Council regarding an open session item on the agenda will be made available for public inspection at City Hall, in the City Clerk's office, during normal business hours. In addition, such writings and documents may be posted on the City's website at www.fowlercivcity.org.

1. Meeting called to order
2. Flag Salute and Pledge of Allegiance
3. Invocation
4. Roll call
5. Public Presentations - (This portion of the meeting reserved for persons desiring to address the Council on any matter not described on this agenda. Presentations are limited to 5 minutes per person and no more than 15 minutes per topic.)

With respect to the approval of resolutions and ordinances, the reading of the title thereto shall be deemed a motion to waive a reading of the complete resolution or ordinance and unless there is a request by a Councilmember that the resolution or ordinance be read in full, further reading of the resolution or ordinance shall be deemed waived by unanimous consent of the Council.

6. Communications

7. Staff Reports

- A) Consider Accepting the 2016 and 2017 Annual Progress Reports on the Implementation of the Fowler General Plan Housing Element – Dawn Marple, Planning Consultant
 - 1) Adoption of Resolution No. 2448, “A Resolution Before the City Council of the City of Fowler County of Fresno, State of California Accepting the 2016 Housing Element Annual Progress Report”
 - 2) Adoption of Resolution No. 2449, “ A Resolution Before the City Council of the City of Fowler County of Fresno, State of California Accepting the 2017 Housing Element Annual Progress Report”
- B) Authorize the City Manager to Submit an Application for SB2 Planning Grant Funds – Dawn Marple, Planning Consultant
 - 1) Adoption of Resolution No. 2450, “A Resolution Before the City Council of the City of Fowler County of Fresno, State of California Authorizing Application for, and Receipt of, SB2 Planning Grants Program Funds”
- C) Second Reading of Ordinance No. 2019-04, “ An Ordinance of the City Council of the City of Fowler Amending the Official Zoning Map of the City to Reflect a Change of Zone for Assessor’s Parcel Nos. 343-020-15”
- D) City Engineer’s Report
 - ◆ Approve Award of the S. Temperance and E. Walter Pedestrian Improvement Project to Power Design Electric in the Amount of \$62,407.00
- E) City Manager’s Report
- F) Public Works Report
- G) Finance Department Report
- H) Police Department Report
- I) Fire Department Report

8. City Attorney's Report

9. Consent Calendar - *Items on the Consent Calendar are considered routine and shall be approved by one motion of the Council. If a Councilmember requests additional information or wants to comment on an item, **the vote should be held until the questions or comments are made, and then a single vote should be taken.** If a Councilmember **objects** to an item, **then** it should be removed and acted upon as a separate item.*

- A) Ratification of Warrants – November 15, 2019
- B) Approve Minutes of the City Council Special Meeting and City Council Meeting – November 5, 2019
- C) Approve Resolution No. 2451, “A Resolution of the City Council of the City of Fowler in the Matter of Federal Transportation Projects Selection and Implementing Timely Use of Funding”
- D) Accept the City of Fowler Adams Avenue Reconstruction STPL 5173 (028) Project Construction by Seal Rite Paving & Grading and Authorize the City Engineer to File the Notice of Completion

10. Committee Reports (No action except where a specific report is on the agenda)

Mayor Cardenas
 Mayor Pro Tem Hammer
 Councilmember Kazarian
 Councilmember Parra
 Councilmember Rodriguez

11. Closed Session:

- ◆ Government Code Section 54956.9(d)(1) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION David Weisser v. City of Fowler (Public Records Act Case)
- ◆ Government Code Section 54956.9(d)(1) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION David Weisser v. City of Fowler (Employment Case)
- ◆ Pursuant to Government Code Section 54956.8 - Conference with Real Property Negotiators: Property: 127 S. 6th Street. Agency Negotiators: City Manager. Negotiating Party: Richard and Lucinda Wadda. Under Negotiation: Price, terms.

12. Adjournment

Next Ordinance No. 2019-05

Next Resolution No. 2452

CERTIFICATION: I, Corina Burrola, Deputy City Clerk of the City of Fowler, California, hereby certify that the foregoing agenda was posted for public review on Friday, November 15, 2019.



Corina Burrola
 Deputy City Clerk



To: Fowler City Council
From: Dawn Marple, City Planner
Date: November 19, 2019
Subject: Public Meeting to Consider Accepting the 2016 and 2017 Annual Progress Reports on the Implementation of the Fowler General Plan Housing Element

I. Recommendation

Staff recommends that the City Council approve the attached resolutions accepting the 2016 and 2017 Annual Progress Reports for the 2015-2023 Housing Element as required by Government Code Section 65400.

II. Summary

General Plan State Law. Government Code 65400 requires that cities provide an annual report to the City Council, the Office of Planning and Research, and the Department of Housing and Community Development that includes the following:

- (A) The status of the plan and progress in its implementation.
- (B) The progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583.

III. Background & Project Description

The Housing Element is an important State-mandated requirement of the General Plan. The Housing Element establishes comprehensive goals, policies, and programs to meet a jurisdiction's share of Regional Housing Needs Allocation (RHNA). The determination of regional housing need begins with the HCD and California Department of Finance (DOF), which first calculate statewide housing needs based upon population projections and regional population forecasts used in preparing regional transportation plans. The Statewide need is then distributed to regional Councils of Government (COGs) throughout California, who work with cities and counties within their purview to assign each jurisdiction its share of the RHNA. The RHNA itself is divided into five income categories that encompass all levels of housing need. RHNA goals are measured by the number of housing units permitted by a local jurisdiction.

The City of Fowler is a member of the Fresno County Council of Governments (Fresno COG), which is composed of the 15 cities and the unincorporated areas of Fresno County. Fresno COG is responsible for distributing the RHNA to the local governments through an allocation methodology that is consistent with development and growth patterns. Fowler's RHNA for the current eight-year projection period from December 2015 through December 2023 is 524 housing units and is equivalent to an annual production rate of 66 units. A large portion of Fowler's current RHNA goal (39%) is focused on the categories of Extremely-Low Income (ELI) households, Very-Low (VLI) Income households, and Low Income (LI) households, as defined by HCD. These categories serve those households with the greatest housing



CITY OF FOWLER **PLANNING & COMMUNITY DEVELOPMENT**

California

STAFF REPORT

need but are also the hardest to build because of the significant subsidies required to develop these homes.

The City Council elected to collectively prepare a multi-jurisdictional Housing Element with the cities of Clovis, Coalinga, Huron, Kerman, Kingsburg, Mendota, Parlier, Reedley, San Joaquin, Sanger, Selma and the unincorporated areas of Fresno County (Fresno Multi-Jurisdictional 2015-2023 Housing Element (MJHE)).

The City Council adopted the 2015-23 Housing Element on April 5, 2016. HCD certified the Housing Element on July 22, 2016. The Housing Element establishes a comprehensive policy framework to implement Fowler's residential strategies and outlines the City's plan for meeting community housing needs. These are the first annual reports since adoption of the MJHE.

IV. Discussion

Staff has prepared the 2016 and 2017 Annual Housing Element Progress Reports (Attachments B and C) describing the city's progress towards meeting its Regional Housing Need Allocation (RHNA) and progress towards implementing the programs outlined in the MJHE.

V. ENVIRONMENTAL REVIEW

These annual reports are exempt from the requirements of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15378, definition of a "Project."

VI. ATTACHMENTS

- A. Resolutions
- B. Annual Housing Element Progress Report- 2016
- C. Annual Housing Element Progress Report- 2017

RESOLUTION NO. 2448
RESOLUTION BEFORE THE CITY COUNCIL
OF THE CITY OF FOWLER
COUNTY OF FRESNO, STATE OF CALIFORNIA

ACCEPTING THE 2016 HOUSING ELEMENT ANNUAL PROGRESS REPORT

WHEREAS, Government Code § 65400 requires that the City of Fowler City Council prepare an annual report on the status of and progress in implementation of its share of regional housing needs; and

WHEREAS, the City Council has considered the efforts of both public and private parties to implement the Fresno Multi-Jurisdictional 2015-2023 Housing Element; and

WHEREAS, the City's efforts and those of both public and private parties are summarized in the report entitled "Annual Housing Element Progress Report for Reporting Period: Calendar Year 2016"; and

WHEREAS, on November 19, 2019, the City Council held a public meeting to consider the 2016 Annual Progress Report where members of the public were allowed to provide oral and written comments; and

NOW, THEREFORE, BE IT RESOLVED, BASED UPON THE ENTIRE RECORD OF THE PROCEEDINGS, THE COUNCIL HEREBY APPROVES AND ACCEPTS the 2016 Annual Progress Report for the City of Fowler's efforts to implement Fresno Multi-Jurisdictional 2015-2023 Housing Element.

I hereby certify the foregoing is a full, true, and correct copy of a resolution duly and regularly adopted by the City Council of the City of Fowler at a meeting held on the this 19th day of November, 2019 by the following vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

David Cardenas, Mayor

Attest:

Jeannie Davis, City Clerk

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information										Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions
1	2	3	4	5			6	7	8		
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes			Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.		
			Very Low- Income	Low- Income	Moderate- Income					Above Moderate- Income	Total Units per Project
Woodside Homes	SF	O			63	0					
RH Hill Homes	SF	O				5					
448 W. Fresno St.	SF	O			1	0					
(9) Total of Moderate and Above Moderate from Table A3											
(10) Total by income Table A/A3											
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Fowler
Reporting Period 1/1/2016 - 12/31/2016

Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant

to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c) (7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3

Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

No. of Units Permitted for Moderate	1. Single Family					6. Total	7. Number of infill units*
	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total		
No. of Units Permitted for Above Moderate	5				5		
	64				64		

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Fowler
Reporting Period 1/1/2016 - 12/31/2016
Table B

Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted Non-deed restricted											123
Low	Deed Restricted Non-deed restricted											83
Moderate	Deed Restricted Non-deed restricted											63
Above Moderate	Deed Restricted Non-deed restricted	7	5								12	
		23	64								87	114
Total RHNA by COG, Enter allocation number:		30	69								99	383
Total Units												
Remaining Need for RHNA Period												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction	City of Fowler
Reporting Period	1/1/2016 - 12/31/2016

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
1: Regional Collaboration on Housing Opportunities	To ensure that regional housing needs are met collaboratively within Fresno County	Ongoing	The City of Fowler continues to participate in the Countywide Housing Element Technical Committee which collaborates on implementation including infrastructure challenges, homelessness, and fair housing.
2: Review Annexation Standards in Memorandum of Understanding	To remove barriers in the development of affordable housing	2023	The City of Fowler will work with Fresno County on Fresno County and the cities are working together to review standards for annexation contained in the Memorandum of Understanding between the County and cities as they may effect affordable housing. MOU standards require that a minimum of 50% of annexation areas have an approved development plan. Because annexation is therefore dependent on developers with "shovel ready" projects, the ability of cities to prezone land for affordable housing is limited.
3: Provision of Adequate Sites	Provide for a variety of housing types and ensure that adequate sites are available to meet RHN	Ongoing	The City will take an inventory of residential land resources and upload to the City's website by the end of 2019.
4: Monitoring of Residential Capacity (No Net Loss)	To monitor and control the removal of needed housing units from the housing stock	Ongoing	The City of Fowler will continue to complete their Annual Progress Reports and participate in the RHNA allocation efforts beginning in 2023.
5: Lot Consolidation and Lot Splits	To promote efficient use of land for residential development pursuant to the Subdivision Map Act	Ongoing	As part of the inventory of residential land resources the City will identify opportunities for lot consolidation or lot splitting. End of 2019.
6: Water and Wastewater Capacity	To remove obstacles from the development of affordable housing	Ongoing	The City will map areas of concern for water and wastewater capacity and continue to seek grant funding for improvements to those areas. The mapping is to be completed in 2020.
7: Affordable Housing Incentives	To provide incentives for the development of affordable housing	Ongoing	The City of Fowler will update their Density Bonus Ordinance in 2020.
8: Farmworker Housing	To support and encourage the development of housing specifically aimed at farmworkers	Ongoing	The City will continue to work with the Fresno Housing Authority and Self-Help Enterprises in seeking grant funds for farmworker housing.
9: Preserving Assisted Housing	Annually monitor the status of assisted housing stock that may be at risk of converting to market rate.	Ongoing	The City assisted the Fresno Housing Authority in their efforts to obtain grant funding to update Magill Terrace and Walnut Grove apartment complexes. The City will continue to monitor these efforts.
10: Accessory Units (Second Units)	To facilitate construction of affordable housing units	Ongoing	The City will amend their Accessory Dwelling Unit (ADU) ordinance in 2017 to be compliant with new state law.
11: Zoning Code Amendments	To amend the Zoning Code to address a variety of housing options, including special needs groups.	Within one year of HE adoption with annual reviews	The City of Fowler will update their Density Bonus Ordinance in 2020 as well as look at other code updates that are necessary to facilitate a variety of housing options.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Fowler

Reporting Period 1/1/2016 - 12/31/2016

12: Monitoring Planning and Development Fees	To ensure fees do not unduly constrain housing development	Ongoing	The City will continue to monitor their development fees each January.
13: Code Enforcement	To enforce substandard abatement and reinstate the City's Home Improvement Grant Program.	Ongoing	The City will continue to look for grant programs to assist property owners to bring their homes into compliance with City codes. The City will reinstate the code enforcement division in 2019.
14: First-Time Home Buyer Resources	To pursue and disseminate available resources to the public	Ongoing	The City will continually update their website to include available homebuyer resources.
15: Energy Conservation	To promote energy conservation in housing rehabilitation.	Ongoing	The City continues to support PG&E programs that provide energy efficiency rebates and implements the Building codes that support and encourage alternative energy.
16: Housing Choice Vouchers	To disseminate information, refer interested households to the Housing Authority, and encourage landlords to participate.	Ongoing	The City will continually update their website to include available homebuyer resources including information on the Housing Choice Voucher Program.
17: Fair Housing	To assist in promoting fair resources available in the region.	Ongoing	The City will continually update their website and work with the Fair Housing Council of Central Valley and the Fresno Housing Authority to provide education to lenders, real estate professionals, and the community at large to promote fair housing services available in the region.

General Comments:

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	City of Fowler
Reporting Period	1/1/2016 - 12/31/2016

RESOLUTION NO. 2449
RESOLUTION BEFORE THE CITY COUNCIL
OF THE CITY OF FOWLER
COUNTY OF FRESNO, STATE OF CALIFORNIA

ACCEPTING THE 2017 HOUSING ELEMENT ANNUAL PROGRESS REPORT

WHEREAS, Government Code § 65400 requires that the City of Fowler City Council prepare an annual report on the status of and progress in implementation of its share of regional housing needs; and

WHEREAS, the City Council has considered the efforts of both public and private parties to implement the Fresno Multi-Jurisdictional 2015-2023 Housing Element; and

WHEREAS, the City's efforts and those of both public and private parties are summarized in the report entitled "Annual Housing Element Progress Report for Reporting Period: Calendar Year 2017"; and

WHEREAS, on November 19, 2019, the City Council held a public meeting to consider the 2017 Annual Progress Report where members of the public were allowed to provide oral and written comments; and

NOW, THEREFORE, BE IT RESOLVED, BASED UPON THE ENTIRE RECORD OF THE PROCEEDINGS, THE COUNCIL HEREBY APPROVES AND ACCEPTS the 2017 Annual Progress Report for the City of Fowler's efforts to implement Fresno Multi-Jurisdictional 2015-2023 Housing Element.

I hereby certify the foregoing is a full, true, and correct copy of a resolution duly and regularly adopted by the City Council of the City of Fowler at a meeting held on the this 19th day of November, 2019 by the following vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

Attest:

David Cardenas, Mayor

Jeannie Davis, City Clerk

Jurisdiction	City of Fowler
Reporting Period	1/1/2017 - 12/31/2017

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information			Housing with Financial Assistance and/or Deed Restrictions					Housing without Financial Assistance or Deed Restrictions			
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
448 W. Fresno St.	SF	O					1	1			
Woodside Homes Development	SF	O					26	26			
(9) Total of Moderate and Above Moderate from Table A3									27		
(10) Total by income Table A/A3									27		
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction	City of Fowler
Reporting Period	1/1/2017 - 12/31/2017

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate	27					27	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Fowler
Reporting Period 1/1/2017 - 12/31/2017

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2015	2016	2017	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	123													
	Deed Restricted														
Very Low	Non-deed restricted														123
Low	Deed Restricted	83													
	Non-deed restricted														83
Moderate	Deed Restricted	75													
	Non-deed restricted				6									6	69
Above Moderate		201	23	27		42							92		109
Total RHNA by COG. Enter allocation number:		482	29	27		42								98	
Total Units															384
Remaining Need for RHNA Period															

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Fowler
Reporting Period 1/1/2017 - 12/31/2017

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.				
1: Regional Collaboration on Housing Opportunities		To ensure that regional housing needs are met collaboratively within Fresno County	Ongoing	The City of Fowler continues to participate in the Countywide Housing Element Technical Committee which collaborates on implementation including infrastructure challenges, homelessness, and fair housing.
2: Review Annexation Standards in Memorandum of Understanding		To remove barriers in the development of affordable housing	2023	The City of Fowler will work with Fresno County on Fresno County and the cities are working together to review standards for annexation contained in the Memorandum of Understanding between the County and cities as they may effect affordable housing. MOU standards require that a minimum of 50% of annexation areas have an approved development plan. Because annexation is therefore dependent on developers with "shovel ready" projects, the ability of cities to prezone land for affordable housing is limited.
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5: Lot Consolidation and Lot Splits		To promote efficient use of land for residential development pursuant to the Subdivision Map Act	Ongoing	As part of the inventory of residential land resources the City will identify opportunities for lot consolidation or lot splitting. End of 2019.
6: Water and Wastewater Capacity		To remove obstacles from the development of affordable housing	Ongoing	The City will map areas of concern for water and wastewater capacity and continue to seek grant funding for improvements to those areas. The mapping is to be completed in 2020.
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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	City of Fowler	Reporting Period	1/1/2017 - 12/31/2017		
9: Preserving Assisted Housing		Annually monitor the status of assisted housing stock that may be at risk of converting to market rate.	Ongoing	The City assisted the Fresno Housing Authority in their efforts to obtain grant funding to update Magill Terrace and Walnut Grove apartment complexes. The City will continue to monitor these efforts	
10: Accessory Units (Second Units)		To facilitate construction of affordable housing units	Ongoing	The City will amend their Accessory Dwelling Unit (ADU) ordinance in 2017 to be compliant with new state law.	
11:Zoning Code Amendments		To amend the Zoning Code to address a variety of housing options, including special needs groups.	Within one year of HE adoption with annual reviews	The City of Fowler will update their Density Bonus Ordinance in 2020 as well as look at other code updates that are necessary to facilitate a variety of housing options.	
12: Monitoring Planning and Development Fees		To ensure fees do not unduly constrain housing development	Ongoing	The City will continue to monitor their development fees each January.	
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14: First-Time Home Buyer Resources		To pursue and disseminate available resources to the public	Ongoing	The City will continually update their website to include available homebuyer resources.	
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ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	City of Fowler
Reporting Period	1/1/2017 - 12/31/2017

General Comments:



CITY OF FOWLER PLANNING & COMMUNITY DEVELOPMENT

California

STAFF REPORT

ITEM 7B

TO: City of Fowler City Council

FROM: Dawn Marple, Planning Consultant

DATE: November 19, 2019

SUBJECT: Public Meeting to Authorize the City Manager to Submit an Application for SB2 Planning Grant Funds

I. Recommendation

Staff recommends that the City Council approve the attached resolution authorizing the City Manager to submit an application for SB 2 Planning Grant Funds and execute any agreements necessary for the use of funds.

II. Summary

Authorizing the submittal of a grant application allows the City the opportunity to apply for \$160,000 of grant funding for planning activities to streamline housing approvals and incentivize housing production.

III. Background & Project Description

In 2017, Governor Brown signed several bills enacting legislation to address the State's housing shortage and high housing costs. Part of this package established a recording fee on real estate documents to increase the supply of affordable homes in California. As part of accomplishing this task, the Department of Housing and Community Development (HCD) is providing funding and technical assistance to local governments to help cities and counties prepare, adopt, and implement plans and process improvements that streamline housing approvals and accelerate housing production. Project applications are required to show a nexus between the work proposed to be performed with the funds and the acceleration of housing production, or the proposed work must qualify under a State Priority Policy Area, which includes:

1. Rezone to Permit By-Right – rezoning for significant additional housing capacity without, or lesser, discretionary review;
2. Objective Design and Development Standards – includes pre-approved site and architectural plans that facilitate non-discretionary permitting;
3. Specific Plans or Form based Codes Coupled with the California Environmental Quality Act (CEQA) Streamlining;
4. Accessory Dwelling Units or Other Low-Cost Building Strategies;
5. Expedited Processing – streamlined processes for housing projects; or
6. Housing Related Infrastructure Financing and Fee Reduction Strategies.



IV. Discussion

The current SB 2 funding is programed so that any jurisdiction that meets the threshold criteria could potentially be funded. The threshold requirements include: (1) Have an HCD-compliant housing element; and (2) have submitted a recent Housing Element Annual Progress Report (APR).

The City will comply with both threshold requirements with the submittal of the 2016 and 2017 APR in November 2019. In addition, the application must be for work that has a direct nexus to accelerating housing production or work that is consistent with State Planning Priorities (Government Code Section 65041.1) or other planning priorities.

Based upon the requirements of the SB 2 program, and the need to support the City's upcoming work, staff is preparing a grant application for submittal to the State's Housing and Community Development department to fund work resulting in:

1. An update to zoning code, including specific amendments to implement adopted Housing Element programs such as reducing constraints on housing for persons with disabilities, and providing for density bonus provisions, residential care facilities, manufactured housing, Single-Room Occupancy (SRO) housing, farmworker/employee housing, and accessory dwelling unit (ADU) regulatory changes. The update will also include reorganization of the zoning code and clarification of the processing requirements for development projects. Strategies to streamline those processing requirements will be considered during the update of the zoning code as well.
2. Local process improvements that improve and expedite local planning, including a new computer server.

Staff intends to submit the grant application following Council approval of the Resolution of grant authorization. HCD anticipates a 60 to 90-day review and approval period of the grant. Staff is estimating 18 months to complete the project. The grant must be closed out by June 30, 2022.

V. Environmental Review

This application is exempt from the requirements of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15378, definition of a "Project."

VI. Attachments

- A. SB2 Grant Application
- B. Resolution Number 2450

RESOLUTION NO. 2450
RESOLUTION BEFORE THE CITY COUNCIL
OF THE CITY OF FOWLER
COUNTY OF FRESNO, STATE OF CALIFORNIA

AUTHORIZING APPLICATION FOR, AND RECEIPT OF, SB 2 PLANNING
GRANTS PROGRAM FUNDS

WHEREAS, the State of California, Department of Housing and Community Development (Department) has issued a Notice of Funding Availability (NOFA) dated March 28, 2019, for its Planning Grants Program (PGP); and

WHEREAS, the City Council of the City of Fowler desires to submit a project application for the PGP program to accelerate the production of housing and will submit a 2019 PGP grant application as described in the Planning Grants Program NOFA and SB 2 Planning Grants Program Guidelines released by the Department for the PGP Program; and

WHEREAS, the Department is authorized to provide up to \$123 million under the SB 2 Planning Grants Program from the Building Homes and Jobs Trust Fund for assistance to Counties (as described in Health and Safety Code section 50470 et seq. (Chapter 364, Statutes of 2017 (SB 2)) related to the PGP Program.

NOW, THEREFORE, BE IT RESOLVED, THE COUNCIL HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The City Council is hereby authorized and directed to apply for and submit to the Department the 2019 Planning Grants Program application in an amount up to \$160,000.

SECTION 2. In connection with the PGP grant, if the application is approved by the Department, the City Manager is authorized to enter into, execute, and deliver a State of California Agreement (Standard Agreement) for an amount up to \$160,000, and any and all other documents required or deemed necessary or appropriate to evidence and secure the PGP grant, the City's obligations related thereto, and all amendments thereto (collectively, the "PGP Grant Documents").

SECTION 3. The City shall be subject to the terms and conditions as specified in the Standard Agreement, the SB 2 Planning Grants Program Guidelines, and any applicable PGP guidelines published by the Department. Funds are to be used for allowable expenditures as specifically identified in the Standard Agreement. The application in full is incorporated as part of the Standard Agreement. Any and all activities funded, information provided, and timelines represented in the application will be enforceable through the executed Standard Agreement. The City Council hereby agrees to use the funds for eligible uses in the manner presented in the application as approved by the Department and in accordance with the Planning Grants NOFA, the Planning Grants Program Guidelines, and 2019 Planning Grants Program Application.

SECTION 4. The City Manager is authorized to execute the City of Fowler Planning Grants Program application, the PGP Grant Documents, and any amendments thereto, on behalf of the City as required by the Department for receipt of the PGP Grant

I hereby certify the foregoing is a full, true, and correct copy of a resolution duly and regularly adopted by the City Council of the City of Fowler at a meeting held on the this 19th day of November, 2019 by the following vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

Mayor

Attest:

City Clerk

ORDINANCE NO. 2019-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FOWLER AMENDING
THE OFFICIAL ZONING MAP OF THE CITY TO REFLECT A CHANGE OF ZONE FOR
ASSESSOR'S PARCEL NOS. 343-020-15

THE CITY COUNCIL OF THE CITY OF FOWLER DOES ORDAIN AS FOLLOWS:

SECTION 1. The Official Zoning Map of the City of Fowler is hereby amended to indicate Assessor's Parcel No. 343-020-15 as R-1-5 (One Family Residential – 5,000 Square Foot Minimum Lot Size) as indicated in Exhibit "A" hereto.

SECTION 2. This ordinance shall take effect and be in full force and effect from and after thirty (30) days following its final passage and adoption. Within fifteen (15) days after its adoption, the ordinance, or a summary of the ordinance, shall be published once in a newspaper of general circulation.

The foregoing ordinance was introduced at a meeting of the City Council of Fowler held on the 5th day of November 2019 and passed and adopted at a regular meeting of the City Council held on the _____ day of _____ 2019 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Mayor, City of Fowler

ATTEST:

City Clerk

Exhibit "A"

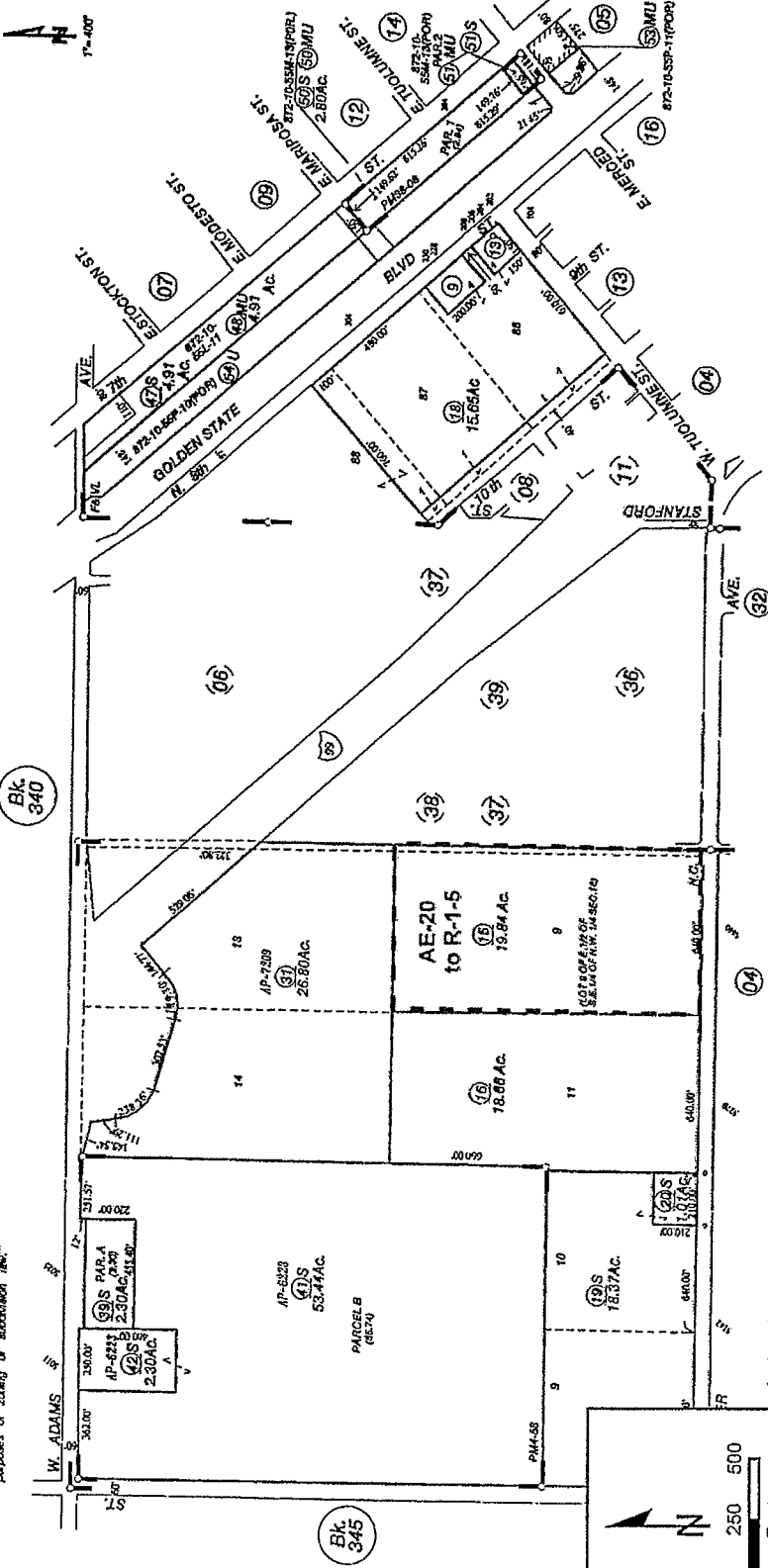
343-02

Tax Rate Area
4-06
35-00

SUBDIVIDED LAND & POR. SEC. 16, T. 15S., R. 21E., M.D.B.&M.

Prezone Area (VTM 6274)

PORTION OF ZONING MAP NO. 6274



EST. 1968
PROVOST & PRITCHARD
CONSULTING GROUP
An Employee Owned Company

Assessor's Map Bk. 343 - Pg. 02
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

MEMORANDUM

TO: MAYOR & CITY COUNCIL
FROM: DAVID PETERS, CITY ENGINEER
SUBJECT: S TEMPERANCE & E WALTER PEDESTRIAN IMPROVEMENTS
ATPL 5173 (031)
DATE: 11/15/2019

REQUESTED ACTION / RECOMMENDATION

Award the S Temperance & E Walter Pedestrian Improvements project to Power Design Electric in the amount of \$62,407.00.

DISCUSSION

On November 5, 2019, the City received 3 responsive bids for the City's S Temperance & E Walter Pedestrian Improvements project. The project proposes to improve the safety of pedestrians crossing at the intersection of S Temperance Ave & E Walter Ave by installing a new crosswalk, solar flashing and warning beacon systems, and a new curb ramp. The bids received for the Base Bid ranged from \$62,407.00 to \$ \$83,841.63. The Engineer's Estimate for this project was \$81,000.00.

The project is fully funded by state funds through the Active Transportation Program.

Attached is the summary of the 3 responsive bids received.

CITY OF KINGSBURG - "Temperance & Walter Pedestrian Improvements ATPL 5173 (031)"

BID SUMMARY 11-5-2019

#1

#2

#3

BASE BID SCHEDULE									
Engineer's Estimate				Power Design Electric			Todd Companies		MAC General Engineering
Item No.	Quantity	Unit	Item Description	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
1	1	LS	Mobilization	\$10,000.00	\$10,000.00	\$1,329.00	\$1,329.00	\$6,752.00	\$3,166.10
2	1	LS	Traffic Control System	\$2,500.00	\$2,500.00	\$5,000.00	\$5,000.00	\$3,220.00	\$1,767.49
3	1	LS	Dust Control	\$1,500.00	\$1,500.00	\$500.00	\$500.00	\$2,070.00	\$731.08
4	1	LS	Clearing & Grubbing	\$1,500.00	\$1,500.00	\$6,500.00	\$6,500.00	\$4,312.00	\$5,245.38
5	1	EA	Concrete Curb Ramp	\$4,000.00	\$4,000.00	\$5,790.00	\$5,790.00	\$16,452.00	\$15,981.01
6	2	EA	Solar Flashing Beacon System	\$15,000.00	\$30,000.00	\$10,688.50	\$21,377.00	\$9,375.00	\$18,750.00
7	2	EA	Solar Warning Beacon System	\$12,000.00	\$24,000.00	\$8,500.00	\$17,000.00	\$8,575.00	\$17,150.00
8	1	LS	Signage & Pavement Striping	\$5,000.00	\$5,000.00	\$2,411.00	\$2,411.00	\$3,899.00	\$3,411.90
9	1	LS	Misc. Facilities & Operations.	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,895.00	\$1,044.19
TOTAL BASE BID					\$81,000.00		\$62,407.00		\$83,841.63
							\$75,500.00		

CITY OF FOWLER
WARRANTS LIST
November 19, 2019

<u>ACCOUNTS PAYABLE CHECKS</u>	<u>CHECK NUMBERS</u>	<u>CHECK DATES</u>	<u>AMOUNT</u>
Regular checks	35771-35830	Nov 6 thru Nov 15	\$ 87,445.34
TOTAL ACCOUNTS PAYABLE CHECKS			<u>\$ 87,445.34</u>
<u>PAYROLL COSTS</u>			
First November Bi-Monthly Payroll		November 15, 2019	134,083.43
TOTAL PAYROLL COSTS			<u>\$ 134,083.43</u>
TOTAL CASH DISBURSEMENTS			<u>\$ 221,528.77</u>

NOTE: Check #35771 Void check

ITEM

9A

SUPERION
DATE: 11/15/2019
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CITY OF FOWLER
CHECK REGISTER - BY FUND

PAGE NUMBER: 1
ACCTPA21

SELECTION CRITERIA: transact.check_no between '35771' and '35830'
ACCOUNTING PERIOD: 13/19

FUND - 100 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPT	ACCT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1001	35771	11/06/19	14192	PHILLIPS, CAMERON	100	1605	3 DAYS ADMIN PAYROL	0.00	564.24
1001	35771 v	11/06/19	14192	PHILLIPS, CAMERON	100	1605	3 DAYS ADMIN PAYROL	0.00	-564.24
TOTAL CHECK								0.00	0.00
1001	35772	11/06/19	14192	PHILLIPS, CAMERON	100	1605	3 DAYS ADMIN PAYROL	0.00	388.24
1001	35773	11/07/19	10064	COLONIAL LIFE INSUR	100	1605	EMPLOYEE DEDUCTION	0.00	413.46
1001	35774	11/07/19	10792	FASTENAL COMPANY	100	1605	SUPPLIES	0.00	8.92
1001	35774	11/07/19	10792	FASTENAL COMPANY	100	1605	SUPPLIES	0.00	14.46
1001	35774	11/07/19	10792	FASTENAL COMPANY	100	1605	SUPPLIES	0.00	27.54
1001	35774	11/07/19	10792	FASTENAL COMPANY	100	1605	SUPPLIES	0.00	39.21
1001	35774	11/07/19	10792	FASTENAL COMPANY	100	1605	SUPPLIES	0.00	43.16
TOTAL CHECK								0.00	133.29
1001	35775	11/07/19	13496	KEENAN & ASSOCIATES	100	1605	EMPLOYEE BENEFITS	0.00	22,054.93
1001	35776	11/07/19	13647	SUN LIFE FINANCIAL	100	1605	EMPLOYEE DEDUCTIONS	0.00	3,195.23
1001	35778	11/07/19	11335	VISION SERVICE PLAN	100	1605	EMPLOYEE BENEFITS	0.00	765.76
1001	35779	11/14/19	12852	VALLEY FIRST CREDIT	100	1605	LOCC CM CONFERENCE	0.00	725.00
1001	35780	11/15/19	11149	ADMINISTRATIVE SOLU	100	1605	COBRA	0.00	35.00
1001	35781	11/15/19	10007	ALERT-O-LITE, INC	100	1605	SUPPLIES	0.00	334.70
1001	35782	11/15/19	13729	ALLISON, MICHAEL	100	1605	PSP PER DIEM	0.00	15.00
1001	35783	11/15/19	12285	ATT	100	1605	SERVICES	0.00	520.31
1001	35784	11/15/19	12489	BATTERY SYSTEMS INC	100	1605	SUPPLIES	0.00	38.27
1001	35784	11/15/19	12489	BATTERY SYSTEMS INC	100	1605	SUPPLIES	0.00	61.14
1001	35784	11/15/19	12489	BATTERY SYSTEMS INC	100	1605	SUPPLIES	0.00	66.38
TOTAL CHECK								0.00	165.79
1001	35785	11/15/19	10176	BERRY, KEITH	100	1605	PSP PER DIEM	0.00	15.00
1001	35787	11/15/19	11291	THE BUSINESS JOURNA	100	1605	PUBLICATION	0.00	315.00
1001	35787	11/15/19	11291	THE BUSINESS JOURNA	100	1605	PUBLICATIONS	0.00	382.50
TOTAL CHECK								0.00	697.50
1001	35788	11/15/19	10043	CARROT-TOP INDUSTRI	100	1605	FLAGS FOR VET PARK	0.00	88.26
1001	35789	11/15/19	14053	CENTRAL VALLEY GUNS	100	1605	FIREARMS INSPECTION	0.00	931.34
1001	35791	11/15/19	14028	CONNOR BRANDERHORST	100	1605	PSP PER DIEM	0.00	15.00
1001	35792	11/15/19	11163	COOK'S COMMUNICATIO	100	1605	RADIO REPAIR	0.00	50.00
1001	35793	11/15/19	12454	CORTEZ, RAY	100	1605	PSP PER DIEM	0.00	15.00

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CITY OF FOWLER
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SELECTION CRITERIA: transact.check_no between '35771' and '35830'
ACCOUNTING PERIOD: 13/19

FUND - 100 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPT	ACCNT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1001	35794	11/15/19	14188	DATA TICKET	100	1605	DAILY CITATION PRCS	0.00	200.00
1001	35795	11/15/19	13358	DENNIS GILLETTE	100	1605	PSP PER DIEM	0.00	15.00
1001	35796	11/15/19	11585	DURON, ARTHUR	100	1605	PSP PER DIEM	0.00	15.00
1001	35797	11/15/19	10124	FRESNO COUNTY TREAS	100	1605	RMS/JMS	0.00	72.81
1001	35797	11/15/19	10124	FRESNO COUNTY TREAS	100	1605	DISPATCHING FEES	0.00	7,692.03
TOTAL CHECK								0.00	7,764.84
1001	35798	11/15/19	14156	FRESNO ECONOMIC OPP	100	1605	SENIOR MEALS - OCT	0.00	1,676.72
1001	35800	11/15/19	14193	HAROLD L. SEYMOUR,	100	1605	FITNESS FOR DUTY EV	0.00	3,000.00
1001	35801	11/15/19	11862	YVONNE HERNANDEZ	100	1605	HAY TRUNK OR TREAT	0.00	38.66
1001	35802	11/15/19	10924	IIMC-RECERTIFICATIO	100	1605	ANNUAL MEMBERSHIP F	0.00	110.00
1001	35803	11/15/19	10153	J'S COMMUNICATIONS,	100	1605	RADIO REPAIR	0.00	249.88
1001	35804	11/15/19	14069	KARL KULOW	100	1605	PSP PER DIEM	0.00	15.00
1001	35805	11/15/19	13981	LEIST AND ASSOCIATE	100	1605	ADMIN INVESTIGATION	0.00	5,012.30
1001	35806	11/15/19	10191	LIFE ASSIST, INC	100	1605	SUPPLIES	0.00	161.28
1001	35808	11/15/19	10203	MID VALLEY PACKAGIN	100	1605	SUPPLIES	0.00	1,105.92
1001	35809	11/15/19	10825	MIRANDA, JOSEPH	100	1605	PSP PER DIEM	0.00	15.00
1001	35810	11/15/19	10215	NELSON HARDWARE & G	100	1605	SUPPLIES	0.00	10.84
1001	35810	11/15/19	10215	NELSON HARDWARE & G	100	1605	SUPPLIES	0.00	73.73
1001	35810	11/15/19	10215	NELSON HARDWARE & G	100	1605	SUPPLIES	0.00	86.77
1001	35810	11/15/19	10215	NELSON HARDWARE & G	100	1605	SUPPLIES	0.00	96.42
TOTAL CHECK								0.00	267.76
1001	35811	11/15/19	10885	NELSONS POWER CENTE	100	1605	SERVICES	0.00	21.12
1001	35811	11/15/19	10885	NELSONS POWER CENTE	100	1605	SERVICES	0.00	26.78
1001	35811	11/15/19	10885	NELSONS POWER CENTE	100	1605	SERVICES	0.00	30.00
TOTAL CHECK								0.00	77.90
1001	35812	11/15/19	10126	OSCAR GARCIA, CPA AU	100	1605	CHNG 2 PRCL ASSSSMN	0.00	37.20
1001	35812	11/15/19	10126	OSCAR GARCIA, CPA AU	100	1605	ANNUAL PROP TAX-SEW	0.00	4,276.32
TOTAL CHECK								0.00	4,313.52
1001	35813	11/15/19	10237	P G & E - SACRAMENT	100	1605	UTILITIES	0.00	9.55
1001	35813	11/15/19	10237	P G & E - SACRAMENT	100	1605	UTILITIES	0.00	150.93
1001	35813	11/15/19	10237	P G & E - SACRAMENT	100	1605	UTILITIES	0.00	116.02
TOTAL CHECK								0.00	276.50
1001	35814	11/15/19	10243	PRAXAIR DISTRIBUTIO	100	1605	SUPPLIES	0.00	173.36

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CITY OF FOWLER
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SELECTION CRITERIA: transact.check_no between '35771' and '35830'
ACCOUNTING PERIOD: 13/19

FUND - 100 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPT	ACCT	DESCRIPTION	SALES TAX	AMOUNT
1001	35815	11/15/19	10251	R & R AUTO REPAIR S	100	1605	AUTO MAINTENANCE	0.00	176.00
1001	35817	11/15/19	14072	ROBINA WRIGHT ARCHI	100	1605	MAXCO PLAN CHECK	0.00	272.19
1001	35817	11/15/19	14072	ROBINA WRIGHT ARCHI	100	1605	MAXCO PLAN CHECK	0.00	656.46
TOTAL CHECK									928.65
1001	35818	11/15/19	10288	SMART & FINAL	100	1605	SUPPLIES	0.00	377.15
1001	35819	11/15/19	11060	SOLIAN MARCO	100	1605	PSP PER DIEM	0.00	15.00
1001	35820	11/15/19	10289	SOUTH COUNTY VETERI	100	1605	ANIMAL DISPOSABLE	0.00	15.00
1001	35821	11/15/19	10085	STATE OF CA DEPARTM	100	1605	SERVICES	0.00	64.00
1001	35822	11/15/19	10763	SUNBELT RENTALS	100	1605	LIGHT TOWER RENTAL	0.00	320.54
1001	35823	11/15/19	14007	TIRE HUB	100	1605	TIRES	0.00	431.36
1001	35824	11/15/19	13543	UNIFIRST CORPORATIO	100	1605	SUPPLIES	0.00	20.11
1001	35824	11/15/19	13543	UNIFIRST CORPORATIO	100	1605	SUPPLIES	0.00	21.96
1001	35824	11/15/19	13543	UNIFIRST CORPORATIO	100	1605	SUPPLIES	0.00	22.98
1001	35824	11/15/19	13543	UNIFIRST CORPORATIO	100	1605	SUPPLIES	0.00	23.70
1001	35824	11/15/19	13543	UNIFIRST CORPORATIO	100	1605	SUPPLIES	0.00	29.05
1001	35824	11/15/19	13543	UNIFIRST CORPORATIO	100	1605	SUPPLIES	0.00	33.92
1001	35824	11/15/19	13543	UNIFIRST CORPORATIO	100	1605	SUPPLIES	0.00	148.79
TOTAL CHECK									300.51
1001	35826	11/15/19	14194	VINCENT JIMENEZ	100	1605	PSP PER DIEM	0.00	15.00
1001	35826	11/15/19	14194	VINCENT JIMENEZ	100	1605	REIMB DUTY JACKET	0.00	153.12
TOTAL CHECK									168.12
1001	35828	11/15/19	13742	YANG, FONG	100	1605	PSP PER DIEM	0.00	15.00
1001	35829	11/15/19	10346	ZOOM IMAGING SOLUTI	100	1605	TONER	0.00	12.38
TOTAL CASH ACCOUNT									57,871.16
TOTAL FUND									57,871.16

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CITY OF FOWLER
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FUND - 210 - GAS TAX

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPT	ACCT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1001	35827	11/15/19	10506	VULCAN MATERIALS CO	210	1605	ASPHALT	0.00	193.92
TOTAL CASH ACCOUNT									193.92
TOTAL FUND									193.92

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CITY OF FOWLER
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SELECTION CRITERIA: transact.check_no between '35771' and '35830'
ACCOUNTING PERIOD: 13/19

FUND - 225 - LTF - ARTICLE 8

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPT	ACCT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1001	35790	11/15/19	14131	CENTRAL VALLEY SWEE	225	1605	STREET SWEEPING	0.00	2,459.34
1001	35813	11/15/19	10237	P G & E - SACRAMENT	225	1605	UTILITIES	0.00	137.73
1001	35813	11/15/19	10237	P G & E - SACRAMENT	225	1605	UTILITIES	0.00	475.18
1001	35813	11/15/19	10237	P G & E - SACRAMENT	225	1605	UTILITIES	0.00	158.53
1001	35813	11/15/19	10237	P G & E - SACRAMENT	225	1605	UTILITIES	0.00	196.91
1001	35813	11/15/19	10237	P G & E - SACRAMENT	225	1605	UTILITIES	0.00	24.71
1001	35813	11/15/19	10237	P G & E - SACRAMENT	225	1605	UTILITIES	0.00	49.34
1001	35813	11/15/19	10237	P G & E - SACRAMENT	225	1605	UTILITIES	0.00	19.38
TOTAL	CHECK							0.00	1,061.78
TOTAL	CASH ACCOUNT							0.00	3,521.12
TOTAL	FUND							0.00	3,521.12

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CITY OF FOWLER
CHECK REGISTER - BY FUND

SELECTION CRITERIA: transact.check_no between '35771' and '35830'
ACCOUNTING PERIOD: 13/19

FUND - 501 - WATER WELL MAINTENANCE

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPT	ACCNT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1001	35830	11/15/19	11983	ADVANCED FLOW MEASU	501	1605	WELL #5A	0.00	681.56
1001	35830	11/15/19	11983	ADVANCED FLOW MEASU	501	1605	WELL #6	0.00	1,705.56
TOTAL CHECK								0.00	2,387.12
TOTAL CASH ACCOUNT								0.00	2,387.12
TOTAL FUND								0.00	2,387.12

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CITY OF FOWLER
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ACCTPA21

SELECTION CRITERIA: transact.check_no between '35771' and '35830'
ACCOUNTING PERIOD: 13/19

FUND - 850 - SUCESSOR AGENCY

CASH ACCT	CHECK NO	ISSUE DT	VENDOR NAME	DEPT	ACCNT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1001	35775	11/07/19	13496 KEENAN & ASSOCIATES	850	1605	EMPLOYEE BENEFITS	0.00	229.22
1001	35776	11/07/19	13647 SUN LIFE FINANCIAL	850	1605	EMPLOYEE DEDUCTIONS	0.00	10.60
1001	35778	11/07/19	11335 VISION SERVICE PLAN	850	1605	EMPLOYEE BENEFITS	0.00	4.94
TOTAL CASH ACCOUNT								244.76
TOTAL FUND								244.76
TOTAL REPORT								87,445.34

0

**MINUTES OF THE FOWLER CITY COUNCIL
SPECIAL MEETING
NOVEMBER 5, 2019**

Mayor Cardenas called the meeting to order at 5:31 p. m. Roll call was taken.

Councilmembers Present: Cardenas, Hammer, Kazarian, Parra, Rodriquez

City Staff Present: City Manager/City Clerk Davis, Public Works Supervisor Dominguez, Fire Chief Lopez, City Attorney Wolfe, Police Chief Alcaraz, City Planner Marple, Deputy City Clerk Burrola

PUBLIC PRESENTATIONS

There were no public presentations.

WORKSHOP TO CONSIDER A COMMUNITY REPORT, STAKEHOLDER FEEDBACK SUMMARY KEY ISSUES REPORT, AND DRAFT COMMUNITY VISION IN SUPPORT OF THE FIRST COMPREHENSIVE GENERAL PLAN UPDATE SINCE 1976

City Planner Marple introduced Sara Allinder and Brynae Emerzian, Planners from Provost and Prichard. Ms. Marple and Ms. Allinder provided a PowerPoint presentation on the General Plan Update. Ms. Marple said the City has initiated a comprehensive General Plan update process, once completed the General Plan will be an overarching policy document that guides City actions and provides a blueprint for land use and development within the City. The City adopted its first General Plan in 1976 and adopted subsequent updates for land use, circulation, and economic development in 2009. Update efforts will look ahead to the year 2040. The update also brings the General Plan into compliance with new laws related to climate adaptation, complete streets, and floodplains. During the months of April and May of 2019, the consultant team for the City's General Plan update conducted 14 stakeholder interviews. The interviews were intended to solicit an understanding of issues and challenges the community currently faces, what the aspects of the community stakeholders found to be beneficial to residents and local businesses, as well as what issues should be addressed as a priority in the General Plan update. Ms. Marple said the General Plan update required a Community Report, which summarizes existing conditions. The information conveyed in the Community Report will help community members, City staff, and elected officials make informed decisions throughout the rest of the General Plan update. Together, the stakeholder responses and the Community Report identified the key issues that will be considered in the drafting of the General Plan update. These documents were presented to the Planning Commission at a public workshop held on October 3, 2019. Ms. Marple said the stakeholders overall value of the City is its small town character, safety, location, and school district. She provided a list of the top priorities for the City for the next five to twenty years. In order to keep the public informed on the status of the project, information is available online at the City's website or they can contact the Planning Secretary to be placed on a notification list.

AJOURNMENT

Having no further business, Councilmember Kazarian made a motion, seconded by Councilmember Rodriquez to adjourn. The motion carried and the meeting adjourned at 6:33 p.m.

**MINUTES OF THE FOWLER CITY COUNCIL MEETING
NOVEMBER 5, 2019**

Mayor Cardenas called the meeting to order at 7:00 p. m. Roll call was taken.

Councilmembers Present: Cardenas, Hammer, Kazarian, Parra, Rodriquez

City Staff Present: City Manager/City Clerk Davis, City Attorney Wolfe, Finance Director Uyeda, Police Chief Alcaraz, Public Works Director Dominguez, Fire Chief Lopez, City Planner Marple, Deputy City Clerk Burrola

The Flag Salute and Pledge of Allegiance were followed by a moment of silence and reflection.

PUBLIC PRESENTATIONS

Tomas Carrasco, Fowler resident, asked the Council to recognize five Fowler students who sold lemonade to raise money to purchase a television and blinds for the Fowler Senior Center and made a donation to a local pantry.

INTRODUCTION OF NEW OFFICER AND BADGE PINNING CEREMONY

Police Chief Alcaraz gave an introduction and badge pinning of new police officer Karl Kulow.

Mayor Cardenas called a recess for a brief reception in honor of the newly sworn in police officer.

PUBLIC HEARING

VESTING TENTATIVE SUBDIVISION MAP NO. 6274 (WOODSIDE HOMES)

City Planner Marple stated that the item being presented is to consider Vesting Tentative Subdivision Map No. 6274, Zoning Ordinance Amendment No. 2019-04, annexation to the City of Fowler and adoption of a Mitigated Negative Declaration submitted by Woodside homes. In May 2019 Woodside homes submitted a tentative map application proposing to subdivide 19.25 acres on the northwest corner of East Sumner Avenue and South Sunnyside Avenue into 100 single family lots. The site is within the City's Sphere of Influence but is not currently with the City limits. She said the applicant is proposing to change the zone district from the AE-20 (Fresno County Zone District) to R-1-5 (One family residential – 5,000 square foot minimum lot size). The proposed lots sizes range between 5,000 and 8,900 square feet, which is consistent with the General Plan. At 3.2 persons per household, the 100-unit project will accommodate approximately 320 people. Development of VTSM No. 6274 is expected to occur over a 2.5 year period with project construction beginning in 2020 and completed by 2022-23. Circulation within the site would be provided by a system of four interior local streets generally forming a grid pattern, with cul-de-sacs proposed at locations where through-streets are not possible or practical. The interior circulation system will connect to the City's existing collector street system on South Sunnyside Avenue, located on the east side of the subdivision. No access to either East Sumner Street or to the north is proposed. She stated streets connections to the west are proposed to allow for future circulation.

Ms. Marple said the General Plan policy requires the project include 5 percent open space policy, this is in addition to any required development fees. Ms. Marple opened for any questions from City Council. Councilmember Kazarian commented on the inconsistency of the zoning for the project location. The Council discussed the project layout that showed one access point at Sunnyside Avenue, expressing concerns on the traffic issues it may create. Ms. Marple said staff worked with the City's Engineer and it was decided that this was the best layout for access points. The Mayor opened the duly noticed public hearing on the matter at 7:42 p.m.

Steve Barela, Fowler resident, expressed his concerns regarding traffic accessing out of the subdivision and possibly adding another access point to avoid traffic congestion.

Kerry Medellin, Controller for Woodside Homes, said they have been trying to accommodate the conditions for the project. The challenge with the map was the density blending of zoning; they tried to get the largest lot to stay within the General Plan. Ms. Medellin said they provided a map that was in compliance to the requirements and recommendations of the General Plan for this project. The public hearing closed at 7:48 p.m.

The consensus of the Council is for the developer to make a good faith effort to add an additional access to Sumner Avenue within the project by possibly removing the access roads at Dustin and Walter Avenues. If the changes and feasibility cannot be accommodated, then the existing map shall be approved.

Councilmember Rodriquez made a motion to adopt Resolution No. 2445, "A Resolution before the City Council of the City of Fowler County of Fresno, State of California Adopting A Mitigated Negative Declaration for Vesting Tentative Subdivision Map No. 6274 and Zoning Ordinance Amendment 19-02 Pursuant to the California Environmental Quality Act", seconded by Mayor Pro Tem Hammer. The motion carried by voice vote: Ayes: Cardenas, Hammer, Kazarian, Parra, Rodriquez. Noes: None. Abstain: None. Absent: None.

Councilmember Parra made a motion to adopt Resolution No. 2446, "A Resolution before the City Council of the City of Fowler County of Fresno, State of California Approving Vesting Tentative Subdivision Map No. 6274", with the stipulation that a concerted effort be made to incorporate an additional access to Sumner Avenue by closing Dustin and Walter Avenues. If unable to make changes, then the existing map shall be approved, seconded by Councilmember Kazarian. The motion carried by voice vote: Ayes: Cardenas, Hammer, Kazarian, Parra, Rodriquez. Noes: None. Abstain: None. Absent: None.

Councilmember Kazarian made a motion to adopt Resolution No. 2447, "A Resolution Before the City Council of the City of Fowler County of Fresno, State of California Requesting that the Local Agency Formation Commission Undertake Proceedings for the Sunnyside – Sumner Northwest Reorganization", seconded by Councilmember Rodriquez. The motion carried by voice vote: Ayes: Cardenas, Hammer, Kazarian, Parra, Rodriquez. Noes: None. Abstain: None. Absent: None.

Councilmember Parra made a motion to waive the first reading and approve Ordinance No. 2019-04, "An Ordinance of the City Council of the City of Fowler Amending the Official Zoning Map of the City to Reflect a Change of Zone for Assessor's Parcel No's 345-020-15", seconded by Mayor Pro Tem Hammer. The motion carried by voice vote: Ayes: Cardenas, Hammer, Kazarian, Parra, Rodriquez. Noes: None. Abstain: None. Absent: None.

COMMUNICATIONS

City Manager Davis said the Council has been invited to attend the Dedication Ceremony for State Route 269 bridge project, Tuesday, November 12, 2019, 10:00 a.m. in Huron.

Ms. Davis mentioned the upcoming Veteran's Day Ceremony is Monday, November 11, 2019 at 11:00 a.m.

STAFF REPORT

CITY MANAGER'S REPORT

City Manager Davis said a South Kings GSA workshop is scheduled for Tuesday, November 19, 2019 at 5:30 p.m. She mentioned there was a bid opening today for the Temperance and Walters Avenues Pedestrian Improvements.

PUBLIC WORKS REPORT

Public Works Director Dominguez said he will be applying for the Public Safety Power Shutoff Grant. These funds are appropriated and made available for California incorporated cities to prepare for and respond to Public Safety Power Shutoff events. Funds appropriated may be used to procure fixed, long term emergency electrical generation equipment, continuity plans, risk assessments for critical infrastructure, post event reports, public education materials or supplies to prepare for electric disruption.

FINANCE DIRECTOR'S REPORT

♦ Preliminary Financial Results for Fiscal Year 2018-19

Finance Director Uyeda provided information on the financial results for fiscal year 2018-19. He said the pre-audit report shows the City is on a positive trend for both the General Fund and the Water Enterprise fund. The Utility tax fund is self-funding and the large expenditures are the results of the Fire Station Project. He has been keeping transfers into the General Fund at a minimum and only as needed.

♦ Discussion on Capital Projects – Water Storage Tanks

Mr. Uyeda expressed that the City is in need of water storage tanks. These tanks would supply water for both residential and fire in times of power outages, assist in water pressure stabilization, and by pumping water at night into the tanks and letting them provide water during the day, which would reduce electrical costs. He recommends two tanks, one on either side of the 99 highway. Mr. Uyeda said the City needs a Water Plan before he can pursue grant/loan options with the USDA, California Water Board. Peter's Engineering has estimated this initial cost to be \$50,000.

Mr. Uyeda said the on Tuesday, October 29th, Sally Tripp, USDA Agent, performed her regularly schedule inspection of the Fire station construction project, a few minor administrative matter were addressed and the inspection was approved.

POLICE DEPARTMENT REPORT

No report was given.

FIRE DEPARTMENT REPORT

No report was given.

CITY ATTORNEY'S REPORT

No report was given.

CONSENT CALENDAR

The consent calendar consisted of: A) Ratification of Warrants – November 5, 2019; B) Approve Minutes of the City Council Special Meeting and City Council Meeting – October 15, 2019; C) Approve Agreement for CDBG Capital Improvement Project Engineering Services – Panzak Park ADA Restroom Facilities; D) Approve Resolution No. 2444, “A Resolution of the City Council of the City of Fowler County of Fresno, State of California Authorizing Investment of Monies in the Local Agency Investment Fund”.

Councilmember Kazarian pulled Item C. His question was what the bids for this project were since they were not included in the staff report and it was awarded to Peter's Engineering. City Manager Davis said she reviewed the two proposals received, which were evaluated on experience and other factors, including costs. City Attorney Wolfe mentioned a revised contract agreement has been provided to the Council.

Councilmember Parra made a motion to approve consent calendar items A, C and D, seconded by Councilmember Kazarian. The motion carried by voice vote: Ayes: Cardenas, Hammer, Kazarian, Parra, Rodriquez. Noes: None. Abstain: None. Absent: None.

Councilmember Parra made a motion to approve consent calendar Items B, seconded by Mayor Pro Tem Hammer. The motion carried by voice vote: Ayes: Cardenas, Hammer, Parra, Rodriquez. Noes: None. Abstain: Kazarian. Absent: None.

COMMITTEE REPORTS

Mayor Cardenas said he will be attending the dedication ceremony as master of ceremonies for the State Route 269 Bridge in Huron.

Mayor Pro Tem Hammer said the Fowler Trunk or Treat was a huge success; there were nearly 2,000 in attendance this year.

Councilmember attended the truck or treat event.

Councilmember Parra attended the League of California Cities conference in Long Beach, CA.

Councilmember Rodriquez attended the Trunk or Treat event, and commented on the participation of the community.

CLOSED SESSION

The meeting adjourned to a closed session at 8:34 p.m. pursuant to

- ◆ Government Code Section 54956.9(d)(1) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION David Weisser v. City of Fowler (Public Records Act Case)
- ◆ Government Code Section 54956.9(d)(1) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION David Weisser v. City of Fowler (Employment Case)
- ◆ Government Code Section 54956.9 CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION Initiation of Litigation Pursuant to Paragraph (4) of subdivision (d) of Section 54956.9 (Deciding Whether to Initiate Litigation) One Potential Case.

On motion by Councilmember Kazarian seconded by Mayor Pro Tem Hammer, the Council on a 5-0 vote authorized the initiation of litigation. The details will be available once the case is filed.

The meeting reconvened to open session at 9:00 p.m. with no reportable action taken.

ADJOURNMENT

Having no further business, Councilmember Kazarian made a motion, seconded by Councilmember Rodriguez to adjourn. The motion carried and the meeting adjourned at 9:01 p.m.

MEMORANDUM

TO: MAYOR & CITY COUNCIL
FROM: DAVID PETERS, CITY ENGINEER
SUBJECT: 2019 CMAQ CALL FOR PROJECTS
DATE: NOVEMBER 13, 2019

REQUESTED ACTION / RECOMMENDATION

Adopt Resolution 2018- 2451 committing to the timely use of federal and state funding.

DISCUSSION

On September 26, 2019 the Fresno Council of Governments (FCOG) Policy Board officially initiated the 2019-20 Congestion Mitigation and Air Quality (CMAQ) Call for Projects. Projects will be awarded based on both Lifeline and Regional Competitive Bids. The lifeline funding is distributed to each member agency based on a population calculation.

The grant application packages for the regional bid funds were submitted on November 15, 2019.

To comply with the requirements of the application package for the current cycle of the CMAQ federal transportation funding programs, the City must adopt a resolution committing to the timely use of the federal funding or risk the loss of such funds. A resolution stating this commitment is attached.

Staff recommends adopting the resolution committing to the timely use of the federal funding and requests that the Council provide concurrence with the proposed projects to be submitted in the grant applications and/or provide further direction as appropriate.

RESOLUTION 2019-2451

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOWLER IN THE MATTER
OF FEDERAL TRANSPORTATION PROJECT SELECTION AND IMPLEMENTING
TIMELY USE OF FUNDING

WHEREAS, AB 1012 has been enacted into State Law in part to provide for the “timely use” of State and Federal funding; and

WHEREAS, the City of Fowler is able to apply for and receive Federal and State funding under the Congestion Mitigation and Air Quality Program;

WHEREAS, the City of Fowler desires to ensure that its projects are delivered in a timely manner to preclude the Fresno Region from losing those funds for non-delivery; and

WHEREAS, it is understood by the City of Fowler that failure for not meeting project delivery dates for any phase of a project may jeopardize federal or state funding to the Region; and

WHEREAS, the City of Fowler must demonstrate dedicated and available local matching funds; and

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Fowler hereby agrees to ensure that all project delivery deadlines for all project phases will be met or exceeded.

BE IT FURTHER RESOLVED, that failure to meet project delivery deadlines may be deemed as sufficient cause for the Fresno Council of Governments Policy Board to terminate an agency’s project and reprogram Federal/State funds as deemed necessary.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Fowler does direct its management and engineering staffs to ensure all projects are carried out in a timely manner as per the requirements of AB 1012 and the directive of the City Council of the City of Fowler

I, Jeannie Davis, City Clerk of the City of Fowler, do hereby certify that the foregoing resolution was duly passed and adopted at a regular meeting of the Fowler City Council held on the 19th day of November 2019.

Ayes:

Noes:

Absent:

Abstain:

David Cardenas, Mayor

Jeannie Davis, City Clerk

MEMORANDUM

TO: MAYOR & CITY COUNCIL
FROM: DAVID PETERS, CITY ENGINEER
SUBJECT: ACCEPTANCE OF ADAMS AVENUE RECONSTRUCTION PROJECT
STPL 5173 (028)
DATE: NOVEMBER 13, 2019
CC: DARIO DOMINGUEZ - PUBLIC WORKS DIRECTOR

REQUESTED ACTION / RECOMMENDATION

Accept the City of Fowler Adams Avenue Reconstruction STPL 5173 (028) Project constructed by Seal Rite Paving & Grading and authorize the City Engineer to file the Notice of Completion.

DISCUSSION

The City Council previously awarded a contract to Seal Rite Paving & Grading for construction of the Adams Avenue Reconstruction Project. The project was constructed in accordance with the plans and specifications to the satisfaction of the City Engineer and the Public Works Department staff. The one-year warranty period will begin upon the filing of the Notice of Completion, which will follow the Council's acceptance of the project.