FOWLER CITY COUNCIL MEETING
AGENDA
SEPTEMBER 1, 2020
7:00 P.M.
CITY COUNCIL CHAMBER
128 S. 5TH STREET
FOWLER, CA 93625

This meeting will be conducted pursuant to the provisions of Paragraph 11 of the Governor's Executive Order N-25-20 which suspends certain requirements of the Ralph M. Brown Act, and as a response to mitigating the spread of COVID-19, the meeting will not be open to the public. The telephone number listed below will provide access to the City Council meeting via teleconference.

Please note: when joining the meeting you will be asked your name which will be used to identify you during any public comment period.

Telephone Number: 978-990-5175
Meeting ID: 494026#

It is requested that any member of the public attending while on the teleconference to have his/her/their phone set on “mute” to eliminate background noise or other interference from telephonic participation.

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.fowlercity.org.

1. Meeting called to order

2. Roll call

3. 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 thereof 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.
4. Accept / Approve Donation for the New Fowler Fire Station in the amount of $5000 – Wright Oil Company

5. Consider and Approve Request to Close City Street – Fowler Presbyterian Church Sunday Services (A portion of 4th Street at Merced Street)

6. Communications

7. Staff Reports
   A). First Reading of Ordinance No. 2020-05, “An Ordinance of the City Council of the City of Fowler Amending Sections 4-4.601 and 4-4.602 of the Municipal Code Relating to Changes in Designated Truck Routes within the City of Fowler”
   B) Discussion on New Police Station Project
   C) City Manager’s Report
      ♦ COVID-19 Update and Discussion
   D) Public Works Director’s Report
   E) Finance Department Report
   F) Police Department Report
   G) 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 – September 1, 2020
   B) Approve Minutes of the City Council Meeting Special Meeting and City Council Meeting – August 18, 2020
   C) Approve Proclamation to observe September 6, 2020 as Jaswant Singh Khalra Day
D) Adopt Resolution 2476, "A Resolution of the City Council of the City of Fowler Declaring Real Property Located at 127 South 6th Street to be Surplus Property and Directing the City Manager to Send Notices of Availability Pursuant to Government Code Section 54220, ET SEQ."

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 Rodriquez

11. Adjournment

   Next Ordinance No. 2020-06      Next Resolution No. 2477

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, August 28, 2020.

Corina Burrola
Deputy City Clerk
From: Paul Irwin [mailto:irwinpr@hotmail.com]
Sent: Thursday, August 27, 2020 4:34 PM
To: Dario Dominguez
Subject: Request from Fowler Presbyterian Church for City Council meeting next Tuesday

Dear Fowler City Council,

We, the Session of Fowler Presbyterian Church, would like your approval to hold outdoor worship services on Sunday mornings at 10am starting on September 13th. We'll have to see how it goes to know how long we might want to continue with this.

We would like permission to block off 4th Street from Merced Street to the end of our property at 115 N. 4th. We would start the blocking at 9:30 am and remove it at 11:30. We would use a small sound system for a keyboard and a microphone for speech. We would expect approximately 40-50 attendees on lawn chairs, socially distanced, on the grass and into the street.

The Church Elders will be present to monitor the social distancing and sanitation requirements that are required by Fresno county.

Thank you for your consideration of this matter. Please feel free to contact Pastor Paul Irwin at irwinpr@hotmail.com or at 559-832-0859 for more information.

Sincerely,

Paul Irwin and the Session of Fowler Presbyterian Church
ORDINANCE NO. 2020-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FOWLER AMENDING SECTIONS 4-4.601 AND 4-4.602 OF THE MUNICIPAL CODE RELATING TO CHANGES IN DESIGNATED TRUCK ROUTES WITHIN THE CITY OF FOWLER.

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

SECTION 1. Sections 4-4.601 and 4-4.602 of Article 6 of Chapter 4 to Title 4 of the Fowler Municipal Code are hereby amended to read as follows:

Article 6 – Truck Routes

4-4.601 - Signs—Placement and installation.

The Public Works Director is hereby authorized, subject to the approval of the Chief of Police, to place and install such signs as are required by the provisions of this article.

4-4.602 - Designated.

Any commercial vehicle exceeding a weight of 6,000 pounds, or exceeding a width of eighty-four (84) inches regardless of weight, shall use only the following streets of the City:

(a) Golden State Boulevard;
(b) Temperance Avenue; and
(c) Manning Avenue through the City limits;

For the purposes of this section, commercial vehicle shall be as defined in Vehicle Code Section 260 and means a motor vehicle of a type required to be registered and used or maintained for the transportation of persons for hire, compensation, or profit or designed, used, or maintained primarily for the transportation of property. This section shall not apply where travel off of a designated street is necessary for the purposes of loading or unloading passengers or property at a location which is not on a designated street.

SECTION 2. If any article, section, subsection, sentence, clause, or phrase of this ordinance is held by a court of competent jurisdiction to be invalid, such decision shall not affect the remaining portions this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each article, section, subsection, sentence, clause, and phrase hereof, irrespective of the fact that one or more articles, sections, subsections, sentences, clauses, and phrases be declared invalid.

SECTION 3. The City Clerk is hereby directed to cause a summary of this Ordinance to be published by one insertion in a newspaper of general circulation in the community at least five (5) days prior to adoption, and again fifteen (15) days after its adoption. If a summary of the ordinance is published, then the City Clerk shall cause a certified copy of the full text of the
proposed ordinance to be posted in the office of the City Clerk at least five days prior to the Council meeting at which the ordinance is adopted and again after the meeting at which the ordinance is adopted. The summary shall be approved by the City Attorney.

**SECTION 4.** This ordinance shall go into effect and be in full force and operation from and after thirty (30) days after its final passage and adoption.

*****************************************************************************

The foregoing ordinance was introduced at a regular meeting of the City Council held on September 1, 2020, and was adopted at a regular meeting of said Council held on September 15, 2020, by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

__________________________________________
David Cardenas, Mayor

ATTEST:

__________________________________________
Jeannie Davis, City Clerk
ORDINANCE NO. 2020-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FOWLER
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Any commercial vehicle exceeding a weight of 6,000 pounds, or exceeding a width of
eighty-four (84) inches regardless of weight, shall use only the following streets of the City:

(a) Adams Avenue;
(b) Armstrong Avenue;
(c) Fifth Street from its intersection with Vine Street to its intersection with Harris
   Avenue;
(d) Fowler Avenue;
(e) Freeway 99;
(f) Golden State Boulevard;
(g) Seventh Street from its intersection with Adams Avenue to its intersection with
   Peach Street;
(h) Stockton Street from its intersection with Adams Avenue to its intersection with
   Seventh Street;
(i) Vine Street from its intersection with Golden State Boulevard to Fifth Street;
(j) Eighth Street from its intersection with Golden State Boulevard at the north end to
   its intersection with South Avenue;
(k) Merced Street from its intersection with Sumner Avenue to its intersection with
Golden State Boulevard;
(l) South Avenue;
(m) Harris Avenue from its intersection with Fifth Street to its intersection with South
Avenue; Temperance Avenue; and
(o) Parlier Avenue from Freeway 99 to its intersection with Temperance Avenue;
(p) Sumner Avenue from the intersection of Merced Street to the west City limits;
(q) Peach Street between Freeway 99 and Eighth Street;
(r) Tenth Street from the intersection with Fresno Street south to the intersection of
Tuolumne Street to the north;
(s) Tuolumne Street from Freeway 99 to Eighth Street;
(t) West Fresno Street from Freeway 99 to Eighth Street;
(u) Manning Avenue through the City limits;
(v) San Antonio Drive from Golden State Boulevard to Vineyard Place;
(w) Vineyard Place from Manning Avenue to San Antonio Drive; and
(x) Mariposa Street from Seventh Street to Eighth Street.

For the purposes of this section, commercial vehicle shall be as defined in Vehicle Code
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NOES:
ABSENT:
ABSTAIN:

___________________________________________
David Cardenas, Mayor

ATTEST:

___________________________________________
Jeannie Davis, City Clerk
# CITY OF FOWLER
## WARRANTS LIST
**September 1, 2020**

### ACCOUNTS PAYABLE CHECKS

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- Check #36814: Void check
- Check #36823: Void check - multi stub
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MINUTES OF THE FOWLER CITY COUNCIL
AND FOWLER PLANNING COMMISSION
SPECIAL JOINT WORKSHOP
AUGUST 18, 2020

Mayor Cardenas called the meeting to order at 6:00 p.m. Roll call was taken. There were no public presentations.

Councilmembers present: Cardenas, Hammer, Kazarian, Parra, Rodriguez
Councilmembers absent: None

Commissioners present: Fernandez, Kandarian, Mukai
Commissioners absent: Mellon, Mejia

City staff present: City Manager Davis, City Attorney Cross, Police Chief Alcaraz, City Planner Marple, Deputy City Clerk Burrola,

GENERAL PLAN UPDATE WORKSHOP

City Planner Marple and Sara Allinder, Senior Planner from Provost & Pritchard provided a PowerPoint presentation on the General Plan Update via Microsoft Teams and via teleconference. The workshop is to provide information to the Council and Commission of the purpose and objectives, and roles of the Planning Commission and City Council and get the public to participate in the workshop as well. The City and consultants have reviewed policies in the General Plan for consistency with the community vision, supporting principles, recent legislative updates, and current community conditions. The results of this review along with an overview of new legislative requirements were presented. The City of Fowler adopted its first General Plan in 1976. The current plan, adopted in June 2004, runs through 2025 and includes land use, circulation, housing, and economic development. Since its adoption, the General Plan has been revised and amended but not comprehensively updated. Ms. Allinder provided information on the General Plan Policy Audit Report. This report is a key step towards updating the Fowler General Plan. Renee Emerson, Planner with Provost & Pritchard spoke on the recent legislative updates, Senate Bill 379. SB 379 was passed in October 2015 in reaction to increasing evidence that global climate change will have lasting impacts on the health and well-being of communities around the world. Jurisdictions must incorporate climate adaptation into their safety element once a Local Hazard Mitigation Plan (LHMP) is adopted on or after January 1, 2017, or, if they do not have an adopted LHMP, the safety element must be updated before January 1, 2022. These updates must include goals, polices, and objectives to address climate resilience in response to likely climate change vulnerabilities. Morgan Wright, Planner with Provost & Pritchard provided a PowerPoint presentation on Environmental Justice which was mandated by Senate Bill 1000, also known as the Planning for Healthy Communities Act and was signed into law on September 24, 2016. The purpose of this law is to create healthier cities and counties by protecting sensitive land uses and prioritizing the needs of disadvantaged communities. Low-income communities and communities of color often bear a disproportionate burden of pollution and associated health risks. Environmental justice seeks to correct this inequity by reducing the pollution experienced by these communities and ensuring their input is considered in decisions that affect them. "Environmental justice" is defined in California law as the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies. Mayor Cardenas opened the discussion for public comments.
Susie Rico-Vasquez, Fowler resident, asked if the City is planning on having any water parks in the future. She addressed the west side of the City not having low income housing, no bus stops or carpooling facilities for those who are interested in carpooling.

Ms. Allinder said they are currently in the phase of updating the general plan, which includes the text and land use alternatives. She said in September 2020 they intend to have an open house (outdoors) workshop to invite the public on their feedback, and then bring it back to the Council in November 2020 to provide information and compare alternatives. Following that, it will be expected that next year sometime in February 2021 to initiate the environmental review process.

ADJOURNMENT

Councilmember Rodriguez made a motion to adjourn, seconded by Councilmember Parra. The motion carried and the meeting was adjourned at 7:00 p.m.
MINUTES OF THE FOWLER CITY COUNCIL MEETING
AUGUST 18, 2020

Mayor Cardenas called the meeting to order at 7:05 p.m. Roll call was taken.

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

City Staff Present: City Manager/City Clerk Davis, City Attorney Cross, Police Chief Alcaraz, Public Works Director Dominguez, City Engineer, Peters, City Planner Marple, Deputy City Clerk Burrola

PUBLIC PRESENTATIONS

Patric Jones, Fowler resident, asked if the official ribbon cutting ceremony for the new fire station will be on hold until the pandemic is over.

Charlene Holguin, Fresno County Economic Development Corporation, provided information on resources provided to businesses. Fresno County businesses can visit revivefresnoco.com for all COVID-19 protocols necessary for their business. Revive Fresno County is an initiative to responsibly reopen local businesses while prioritizing the health and well-being of both consumers and employees. Businesses can provide feedback on state protocols on their feasibility, practicality and effectiveness and take a pledge to show their customers their commitment to safety.

COMMUNICATIONS

None.

STAFF REPORTS

CITY ENGINEER’S REPORT

Discussion – Utility Undergrounding Policy

City Engineer Peters said this item is to consider and provide staff direction regarding a proposed draft utility undergrounding policy. He said development projects approved in the City frequently issue “Conditions of Approval” as part of the entitlements on various projects. Frequently those conditions require the developer/applicant to adjust, modify, relocate or install new private electric and telecommunication utilities adjacent to proposed projects. The policy sets forth requirements for placing existing and proposed private utilities underground and generally scales the requirements to the size and nature of the development. Mr. Peters provided information on the draft policy in order to provide direction regarding necessary amendments to the policy and request the policy be brought back before the Council for reconsideration. Mr. Peters proceeded to read underground requirements for new facilities, rebuilds, replacements, and additions. The Public Works Director has the authority to review and make minor exceptions to the policies as part of encroachment permits. He suggested that the policy be placed on the City’s website directly adjacent to the City’s encroachment permit application for the public’s view and understanding of the policy. A discussion took place and the Council's consensus is for the City Engineer to work with the City Attorney and direct the City Attorney to codify the policy in the Municipal Code for approval by the City Council.
Discussion – Truck Routes Within the City

City Engineer Peters said this item is to discuss and provide staff direction regarding adjustments of truck route designations. There are currently twenty-three designated truck routes in the Fowler Municipal Code. The purpose of the truck routes is to minimize widespread deterioration of the local road system as a result of heavy truck traffic and to minimize traffic hazards and nuisance factors on streets adjacent to schools, residential parcels, parks and other areas not particularly compatible with heavy truck traffic. He said trucks traveling through the City are required to stay on the truck route unless it is necessary to travel on a non-designated local street for the purpose of making deliveries. Significant changes have occurred in the City since these truck routes were originally established. Staff has reviewed the existing truck routes and made preliminary findings for each route. Criteria used in the evaluation were as follows: Conditions and maintenance requirements of routes, compatibility with adjacent land uses, need for maintaining the routes, and safety. Mr. Peters said Golden State Boulevard, Manning, Adams, and Temperance Avenues would be identified as designated truck routes, the amount of truck traffic for these areas are appropriate and would not create maintenance issues. He said Merced Street is also a truck route, however it bisects downtown. He said staff has been discussing removing Merced Street as a truck route; this will relieve congestion and enhance safety along this corridor. He said they are considering eliminating nineteen of the twenty-three truck routes in the City including Adams Avenue. A discussion took place on the elimination of Adams Avenue due to the schools located in the area. The Councils direction is for the City Engineer to work with the City Attorney on making changes to the Municipal code on amending the changes of the truck route and bring it back to the Council for consideration.

CONSIDERATION OF ITEMS PERTAINING TO PERMITTING TEMPORARY OUTDOOR BUSINESS OPERATIONS FOR RESTAURANTS, RETAIL, AND SERVICE – ORIENTED BUSINESSES

Adoption of Resolution No. 2474

City Manager Davis said this item is being brought back to the Council for expanding the temporary use permit application, originally for the use of outdoor seating for restaurants and businesses downtown, and expanding as per a previous Council discussion for designating parking areas and other outdoor areas within the City. She said Resolution No. 2475 is also related to this item, and would establish temporary outdoor business operations. Fund assistance program for restaurants, businesses, and other service businesses in the City. City Attorney Cross said modifications have been made from Resolution No. 2470, approved by the Council in June, which allowed for the use of sidewalks and alleys for outdoor seating. This would expand it to more areas specifically identified as street parking area along Merced Street and also private common areas, such as private parking lots. In additions to the increased area this would also allow for increased business operations to be utilized within the area, rather than just outdoor seating it would be expanded to allow outdoor operations or outdoor services. This would allow for barber shops, hair salons, and other retailers to perform services outdoors. Councilmember Rodriguez asked if the temporary permit application only applies during the current event of the pandemic. Mr. Cross said if approved, all temporary permits shall automatically expire upon the lifting or expiration of the City’s declared local emergency or March 1, 2021, whichever is later, unless Temporary Permit No. 20-01 is earlier terminated by the City Council.
Councilmember Kazarian said if this program goes well and is well received would the Council be in favor of allowing the option for permanent outdoor seating on the Merced Street corridor. City Attorney Cross said that once the permit expires it can be brought back to the Council for consideration. Councilmember Kazarian voiced the ability of enforcing the design standards, importantly in the Form-Based Code District (Merced Street) and that the design is consistent and the business owners are aware of certain design standards. City Attorney Cross said the requirements and procedures apply for all business establishments City wide. He said in connection with the temporary permit program, the City also desires to provide monetary assistance to business establishments that obtain a temporary permit and expend money on furniture, equipment and related items in order to locate seating or operate business activities and services outdoors. This program shall be funded from a $10,000 allocation from the City General fund, and covered, to the greatest extent available, by the City’s allocation of 2020 Coronavirus Relief funds. Program funds will be distributed on a first come, first served basis until funding is exhausted or replenished with additional allocations approved by the City Council. The eligible business establishment will receive reimbursement from available program funds for eligible items purchased and used for outdoor seating or outdoor business operations and services. Reimbursement to a business establishment may not exceed five hundred dollars ($500.00).


Adoption of Resolution No. 2475

City Manager Davis said this resolution provides the ability to assist businesses with expenses related to their outdoor operations due to COVID-19. The program shall be funded from a $10,000 allocation from the City’s General Fund to be covered by the COVID relief fund. The program is available only to eligible business establishments who would have to meet certain requirements. Councilmember Kazarian said with the original proposal the City would be doing a cost share and in fairness with the outdoor seating program and the benefits received by certain restaurants on Merced Street, he not only proposed the reimbursement program for other restaurants but he also recommended a higher reimbursement amount of one thousand dollars ($1,000). A discussion took place on the reimbursement amount for eligible restaurants/businesses. Councilmember Parra said that the application request for reimbursement must be received by the City no later than September 30, 2020 which will not be enough time to determine a set amount for reimbursement, if more funds are available than another amount can be provided depending on the amount of application requests. City Attorney Cross said provisions can be made to the amounts of allocations provided, depending on the level of interest, and any allocations that are left over depending on the amount of businesses participation. Councilmember Kazarian asked if the Council would be interested in a proposed separate direct payment program open to any businesses in Fowler impacted by COVID-19. A discussion took place and the Councils consensus was to table the discussion and to place on the agenda for an upcoming meeting as a subsequent item.

CITY MANAGER’S REPORT

COVID-19 Update and Discussion

City Manager Davis said Raul Gonzales, Fresno County Department of Public Health was in attendance via teleconference to provide updated COVID information. Raul Gonzales provided an update on the current COVID cases in the City; there are 190 total cases, 116 clear/closed, leaving a total of 74 open cases remaining in the City. Mr. Gonzales said for the month of July, cases have exceeded due to person to person contact associated by social gatherings. He said they have spoken and educated local businesses that indoor activities are not permitted.

Second Reading of Ordinance No. 2020-04

City Manager Davis said Ordinance No. 2020-04 is to implement a no smoking policy in all City facilities, picnic shelter areas in any City Park and City operated vehicles.


PUBLIC WORKS REPORT

Public Works Director Dominguez said the new Gateway Meter was installed last week. The Gateway collects accurate metering data and can process meter readings simultaneously.

He said two fire hydrants have been replaced within the City.

Mr. Dominguez mentioned that the street sweeper is scheduled on the second and fourth Wednesday’s of the month. To ensure quick and quality street cleaning, please make sure the curb in front of your property is clear.

FINANCE DIRECTOR’S REPORT

Finance Director Uyeda was not in attendance, he did provide the Council with a report of the City’s six month credit card use.
POLICE DEPARTMENT REPORT

Police Chief Alcaraz circulated a Fowler Police Department personnel contact list. The list will be available to the public for non-emergency calls and will be placed on the City’s website.

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 – August 18, 2020; B) Approve Minutes of the City Council Meeting – July 21, 2020 and City Council Meeting – August 4, 2020; C) Consider and Approve Agreement between the City of Fowler and the Fowler Chamber of Commerce – Fiscal Year 2020-2021, and Authorize City Manager to Sign the Agreement

Councilmember Kazarain made a motion to approve the consent calendar, seconded by Councilmember Rodriguez. The motion carried by roll call vote: Ayes: Cardenas, Hammer, Kazarain, Parra, Rodriguez. Noes: None. Abstain: None. Absent: None.

COMMITTEE REPORTS

Mayor Pro Tem Hammer said he spoke with Recreation/Senior Coordinator, Yvonne Hernandez. She is working on getting the Farmer’s Market together but is unable to get enough fruit vendors to participate due to the extreme heat.

Councilmember Kazarain attended a South Kings Ground Water Sustainability meeting. They are making sure they have the capacity to receive allocations from CID. He said allocations will not be received for this year due to the drought.

He said he met with Recreation/Senior Coordinator, Yvonne Hernandez on the coordination of the Great Plates program. The Great Plates program provides meals to seniors and supports local restaurants and other food provider/agricultural workers who have closed or are struggling to remain open due to COVID-19.

CLOSED SESSION

The meeting adjourned to a closed session at 9:18 p.m.


The Council reconvened into open session at 9:48 p.m. with no reportable action taken.

**ADJOURNMENT**

Having no further business, Mayor Pro Tem Hammer made a motion, seconded by Councilmember Rodriguez to adjourn. The motion carried and the meeting adjourned at 9:48 p.m.
CITY OF FOWLER
PROCLAMATION

Jaswant Singh Khalra

WHEREAS, Jaswant Singh Khalra was a strong advocate for the democratic and human rights of all people; and

WHEREAS, Jaswant Singh Khalra was a highly respected leader within the Sikh community and beyond; and

WHEREAS, Jaswant Singh Khalra documented human rights abuse and fought for the dignity of all that had their humanity trampled by the Indian Government; and

WHEREAS, The City of Fowler is proud of its Sikh community and is home to broad service organizations such as the Gurudwara Gur Nanak Parkash of Fowler and the Jakara Movement that are committed to social justice for all; and

WHEREAS, September 6th is a recognized by Sikhs and human rights supporters across the world as the date of the kidnapping and murder of Jaswant Singh Khalra in 1995.

NOW THEREFORE, I, Mayor David Cardenas, by virtue of the authority vested in me as Mayor of the City of Fowler, do hereby proclaim September 6th, 2020 as "Jaswant Singh Khalra Day."

IN WITNESS WHEREOF, I have hereunto set my hand and the official seal of the City of Fowler California

_________________________
David Cardenas, Mayor
TO: Fowler City Council

FROM: Jeannie Davis, City Manager
Scott Cross, City Attorney

SUBJECT: Declare Property as Surplus Property

A) Adopt Resolution No. 2476 Declaring Real Property Located at 127 South 6th Street to be Surplus Property and Directing the City Manager to Send Notices of Availability Pursuant to Government Code section 54220, et seq.

DATE: September 1, 2020

ATTACHMENTS:

Resolution No. 2476
Map of Property

RECOMMENDATION

For the City Council to adopt Resolution No. 2476, a Resolution of the Fowler City Council Declaring Real Property Located at 127 South 6th Street to be Surplus Property and Directing the City Manager to Send Notices of Availability Pursuant to Government Code section 54220, et seq.

DISCUSSION

The City has been approached about selling or leasing the former City Hall/Fire Station property located at 127 South 6th Street (“Property”). Pursuant to Government Code section 54220 et seq., the City is required to take formal action in a regular public meeting declaring that the property is surplus and is not necessary for the City’s use before disposing the property by sale or lease. This resolution makes that declaration and directs the City Manager to take other actions required for the City to be able to dispose of the Property.
Following approval of this resolution, the next step, required by Government Code section 54222, is to send a written notice to certain governmental and non-governmental entities that the Property is available. Legislative changes effective January 1, 2020, expanded the list of entities that must receive notice, but Section 54222 still requires notices to be sent to designated entities for purposes of low- or moderate-income housing, parks/open space, school use, and infill development. Any entity receiving notice from the City has 60 days to notify the City in writing of its interest in acquiring the Property. If the City receives notice of interest, the City is then required to negotiate with the interested entity for at least 90 days.

If no interested entity responds to the City’s notice within 60 days, or if no agreement is reached with an interested entity after the required negotiation period, the City is free to sell or lease the Property however and to whomever it chooses. Any proposed sale or lease agreement for the Property will have to be approved by the City Council.

REASONS FOR RECOMMENDATION

The Property is no longer needed by the City as a fire station and the City has no other immediate need or use for the Property. The City has been approached by parties interested in potentially purchasing or leasing Property. Adopting this resolution to declare the Property to be surplus property and sending the required notices of availability are prerequisites before the Property can be sold or leased to anyone.

ACTIONS FOLLOWING APPROVAL

The City Manager will send notices of availability to those entities required by Government Code section 54222. The Council will be kept informed of any response from interested entities and negotiations that may occur.
RESOLUTION NO. 2476

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOWLER
DECLARING REAL PROPERTY LOCATED AT 127 SOUTH 6TH STREET TO BE
SURPLUS PROPERTY AND DIRECTING THE CITY MANAGER TO SEND NOTICES
OF AVAILABILITY PURSUANT TO GOVERNMENT CODE SECTION 54220, ET SEQ.

WHEREAS, the City of Fowler ("City") owns that certain real property located at 127
South 6th Street in the City of Fowler, County of Fresno, APN 343-172-08T ("Property"), which
served as the Fowler City Hall and City Council Chambers decades ago, and most recently served
as the Fowler Fire Station; and

WHEREAS, with the completion of a new fire station, the Property is no longer needed by
the Fowler Fire Department as a fire station and the City has no other immediate need or use for
the Property; and

WHEREAS, pursuant to Government Code section 54220 et seq., the City desires to
declare the Property to be surplus and satisfy the necessary steps so that the Property may be
disposed by sale or lease; and

WHEREAS, following a declaration of surplus property the City is required to send notice
of availability of the surplus property to designated entities as required by Government Code
section 54222; and

WHEREAS, it is in the best interests of the City to declare the Property to be surplus
property pursuant to Government Code section 54221 and to begin the process to potentially
dispose of the Property in accordance with applicable law.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF FOWLER RESOLVES
AS FOLLOWS:

1. The City Council finds that the Property is not necessary for the City’s use and hereby
decrees the Property to be surplus property pursuant to Government Code section 54221.

2. The City Manager or designee is directed to prepare and send notices of availability in
accordance with Government Code section 54222 to those entities identified in that section.

3. The City Manager or designee is authorized to take such other action and send such other
notices as may be required or authorized by law, including but not limited to Government Code
section 54220 et seq., which are necessary to satisfy any requirements so that the Property may
subsequently be disposed of by sale or lease to be approved by the City Council.

**************************************************************************************************
The foregoing resolution of the City of Fowler was duly and regularly adopted by the City Council of the City of Fowler at a regular meeting held on September 1, 2020, by the following vote:

AYES:
NAYS:
ABSTAIN:
ABSENT:

APPROVED:

________________________________________
David Cardenas, Mayor

ATTEST:

________________________________________
Jeannie Davis, City Clerk
SUBDIVIDED LAND IN POR. SEC. 15, T.15S., R.21E., M.D.B. & M.

Town of Fowler - Plat Bk. 4, Pg. 15
Town of Fowler and Villa Lots - Plat Bk. 5, Pg. 7

Assessor's Map
County of Fresno

Note - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles