

**FOWLER CITY COUNCIL MEETING
AGENDA
MARCH 2, 2021
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 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.

4. Public Hearing
 - ◆ Public Hearing to Consider Zoning Ordinance Amendment (Rezone) Application No. 20-01 and Site Plan Review Application No. 20-08, filed by Ray Duran, to Rezone a 14,000 square foot lot from R-1-6 to RM-2-A, at 704 East Main Street (APN: 343-192-16)
5. Communications
6. Staff Reports
 - A) City Engineer's Report
 - ◆ Provide Staff Direction Regarding the Development Impact Fee Update and Nexus Study Prepared by DTA with the Following Possible Actions: 1) Direct the City Engineer to bring forth ordinances for Council consideration at future meetings to amend development impact fees in accordance with the report 2) Other action as deemed appropriate by the Council
 - B) City Manager's Report
 - ◆ COVID-19 Update
 - C) Public Works Director's Report
 - D) Finance Department Report
 - E) Police Department Report
 - F) Fire Department Report
 - ◆ Authorize the Fire Chief to Purchase 2 Engines to Replace E-348 and Introduce Patrol Unit 102
7. City Attorney's Report
8. 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 – March 2, 2021
 - B) Approve Minutes of the City Council Special Meeting – February 16, 2021, and City Council Meeting – February 16, 2021

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

Mayor Cardenas
Mayor Pro-Tem Rodriquez
Councilmember Kazarian
Councilmember Mejia
Councilmember Parra

10. Adjournment

Next Ordinance No. 2021-02

Next Resolution No. 2493

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, February 26, 2021.



*Corina Burrola
Deputy City Clerk*



TO: City of Fowler City Council

FROM: Dawn E. Marple, City Planner

DATE: March 2, 2021

SUBJECT: Public Hearing to Consider Zoning Ordinance Amendment (Rezone) Application No. 20-01 and Site Plan Review Application No. 20-08, filed by Ray Duran, to rezone a 14,000 square foot lot from R-1-6 to RM-2-A, at 704 East Main Street (APN: 343-192-16)

I. Recommendation

Staff recommends that the City Council approve Rezone Application No. 20-01 and Site Plan Review Application No. 20-08, including the attached resolutions.

At its regularly scheduled meeting on January 7, 2021 the Planning Commission made a recommendation that the City Council deny the Rezone and Site Plan Review applications.

II. Background & Project Description

The subject parcel is currently zoned R-1-6 (*One-Family Residential Districts, Minimum 6,000 square foot lot*), and is planned for Medium Density Residential land uses by the City of Fowler General Plan. The site, approximately 0.32 acres, is located on the north corner of East Main and South 1st Streets (APN 343-192-16) across from Fowler High School. Duplexes are the only multifamily use allowed in the R-1-6 zone district, subject to the approval of a Conditional Use Permit. Multifamily dwellings are a permitted use in the RM-2-A (*Multi-Family Residential District, Minimum 3,500 site area per dwelling unit*) zone district pursuant to Section 9-5.803 of the Fowler Zoning Ordinance.

The subject parcel currently has two buildings: one building contains one dwelling unit and the second building contains three units. City records indicate that the one dwelling unit was legally constructed in 1938 and two of the units within the second building were legally constructed in 1946. Although the zoning of the site and the applicable development standards have since changed in the past 75 years, the structures and use are considered to be legally non-conforming. The third dwelling unit within the second building appears to have been constructed recently and without the necessary building permits or any other City approvals. Because it was constructed in violation of City requirements, it is not part of the legal non-conforming use. The applicant has requested a rezone to the RM-2-A zone district. The RM-2-A zone would accommodate the four total units and bring the current use of the property as a whole into conformance with applicable current City requirements, although the fourth unit would need to be inspected and permitted by the Building Official before occupancy would be allowed.

The General Plan Land Use Designation of Medium Density Residential allows densities up to 13.5 dwelling units per acre, or one dwelling unit per 3,226 square feet of land area. The requested RM-2-A zone district allows up to one unit per 3,500 square feet of land area, for a maximum density of 12.4 dwelling units per acre, and would be consistent with the General Plan land use



designation. The property is 14,000 square feet in size, allowing for four (4) dwelling units. Therefore, approval of the Rezone would resolve the existing nonconformities between the current three units on the site and the existing R-1-6 zoning, and between the current R-1-6 zoning and the General Plan Medium Density Residential designation; and would allow the property owner to move forward with improvements on the fourth unit in accordance with the Zoning Ordinance.

Figure 1 is an aerial photograph of the site. Figure 2 depicts the aerial vicinity of the site; Figure 3 is the General Plan map, and Figure 4 is the zoning map. The site is located in Fowler's R-1-6 Zone District, surrounded by R-1-6 to the north, west, and east, and RCO (*Resource Conservation, Public Use, and Open Space District*) to the south.

The table below describes the existing and proposed development standards of the zone districts, juxtaposed with the overall proposed development.

Comparison of Development Standards		
	R-1-6 District	RM-2-A District
Minimum Lot Area	6,000	N / A
Maximum Lot Coverage	40%	55%
Maximum Height	35 feet, or 2 stories	35 feet
Minimum Parking	Two (2) stalls, one (1) covered	3+ BR Units: 2 stalls 0-2 BR Units: 1.5 stalls
Minimum Yards		
Front	20'	15'
Rear	10'	10'
Interior Side	5'	5'
Corner Side	10'	10'
Minimum Lot Dimensions		
Width	65'	50'
Depth	95'	100'
Minimum Open Space	N / A	10%
Maximum Dwelling Units	1 primary per lot Duplexes allowed with CUP	1 per 3,500 square feet

After review of the Site Plan in accordance with the RM-2-A zone district, the property as-is appears to be in conformance with the proposed RM-2-A zone district property development standards. The Rezone would not create new nonconformities. Approval of the Rezone and Site Plan would not remove the requirement that the fourth dwelling unit obtain the proper building permits. Denial of the Rezone and Site Plan would leave the existing three units on the site as legally nonconforming, and result in the fourth dwelling unit being denied and unpermitted. The property owner would then be prohibited from using the fourth unit as a dwelling unit, and the City could then proceed with the appropriate Code Enforcement actions, if necessary.

Additionally, the applicant has submitted a non-discretionary (ministerial) application which is now in process to allow for the construction of two (2) detached Accessory Dwelling Units (ADUs). As a result of recent amendments to the State ADU law, the City cannot require the correction of nonconforming zoning conditions as a condition of ADU approval. Therefore, because the property currently possesses two legal dwelling structures, the property is allowed two (2) detached ADUs by right. The City is required to approve the ADU application if the ADU proposal



conforms to applicable zoning standards. On-site parking would be required of the approval. Approval or denial of the Rezone would not affect the development of the ADUs. ADUs are deemed by State Law to be consistent with the General Plan.

III. Findings

Fowler Municipal Code Section 9-5.420, Amendment of Zoning Map, allows the official zoning map to be amended whenever necessary or convenient to the public health, safety and general welfare. The proposed Rezone would alleviate a legal non-conforming use, would be convenient to the public health, safety and general welfare as it would allow the property to be developed and maintained consistent with the existing nature of the property.

The zoning ordinance requires the following findings be made for approval of a Site Plan:

1. All applicable provisions of this ordinance are complied with.

The Project has been conditioned to comply with all applicable sections of the Fowler Municipal Code (FMC). The following conditions have been placed on the Project in order to comply with the FMC that will affect the site plan:

FMC Section 9-5.307-B states "*All actions and procedures pertaining to the granting or denial of various permits or other entitlements shall be consistent with applicable policies set forth in the General Plan.*" The proposed Project is consistent with the following General Plan Policies:

- Medium Density: 5.6 - 13.5 units per gross acre. This category recognizes that small lot single family and low density multifamily units will make up an increasing percentage of the City's housing stock. Lots as small as 5,000 square feet would be permitted. Mobile home parks and apartments within this density range will meet the needs of many households without the financial means or the desire to be homeowners. The most compatible zone districts are R-1-5, R-1-6, R-1-7, RM-2-A, and R-MP.

The Project site is planned for Medium Density Residential uses and proposes to rezone the property from R-1-6 to RM-2-A, which are deemed by the General Plan to be the most compatible zone districts.

- Multi-family residential development of 12 or more units per acre shall either have direct access to a major street or to a local street which does not pass through a single family area prior to intersecting a major street.

Neither Main nor 1st Streets are designated major streets, however the Project does not pass through a single-family area as it is located between a single-family area and a high school.

- Development standards for the interface between multi-family residential and single-family residential shall be as follows:
 - Outdoor recreational areas, game courts, pools, and solid waste collection areas on multi-family properties shall be oriented away from adjacent properties planned for single family residential.
 - The Project proposes outdoor recreational areas and solid waste near the alley, allowing for a buffer between the adjacent single-family residential uses.



- Multi-family parking areas, garages, other structures, and access drives shall be separated from adjacent properties planned for single family residential with a landscaped setback containing deciduous and evergreen trees. A 10- foot minimum transition is preferred but may be reduced depending on site conditions. The transition may include such provisions as building setbacks, landscaping and masonry wall requirements to benefit future residents.
 - The existing parking area allows for a 5-foot transition.
 - Exterior area lighting for multi-family residential parking, carports, garages, access drives, and outdoor recreation areas, shall be shielded to prevent line of sight visibility of the light source from abutting property planned for single-family residential.
 - New area lighting for parking and outdoor recreation areas are required to be arranged as to deflect the light away from adjoining properties in order for the Site Plan to be approved.
 - Multi-family buildings greater than 20 feet in height shall be prohibited within 25 feet of abutting property planned for single-family residential.

The site currently does not have buildings over 20 feet in height within 25 feet of abutting single-family residential properties, nor does it propose to construct any building of such height.
 - All residential projects shall provide usable open space within the boundaries of the development. This open space shall be in addition to any development fees paid for neighborhood or community park space.
 - Within multifamily projects, including mobile home parks, a minimum of 10% of the project site shall be developed with usable open space which could include swimming pools, green space, landscaping, and recreation/meeting rooms.
 - The Project provides more than 10% of the site area as open space.
2. **The following are so arranged that traffic congestion is avoided and that pedestrian and vehicular safety and welfare are protected and there will not be adverse effect on surrounding property:**

a. Facilities and improvements.

No additional improvements are proposed.

b. Vehicular ingress, egress, internal circulation and off-street parking and loading.

The site currently has a sufficient amount of off-street parking to accommodate the maximum allowed number of dwelling units.

c. Setbacks.

No new buildings are proposed. Parking stalls are set more than 15 feet away from building entrances.

d. Height of buildings.

No new buildings are proposed.

e. Walls and fences.

The applicant proposes to replace the existing dilapidated masonry wall along the northwestern property line with a six (6) foot tall wood fence. This would create a fence with multiple materials



of multiple heights. Staff recommends the entirety of this fence be replaced with a six (6) foot tall wood fence to create visual continuity and prevent adverse effects on adjacent property.

f. Landscaping, including screen planting and street trees.

The site plan proposes landscaping, as is required by the Fowler Municipal Code. Staff has conditioned the inclusion of additional street trees along South 1st Street.

g. Drainage.

The proposed site plan proposes minimal ground disturbance. Direction of runoff will not be changed. The proposed lot coverage is less than the R-1-6 standard.

3. Proposed lighting is so arranged as to deflect the light away from adjoining properties.

No additional lighting is proposed on the site plan.

4. Proposed signs will comply with all of the applicable provisions of Article 22 of this ordinance.

No signs are proposed as part of the Project. The sign ordinance will allow one (1) monument sign per street frontage not to exceed twenty-four (24) square feet. Signs must be wall-mounted or, when freestanding, five (5) feet from property line and 100 feet away from each other.

5. That adequate provision is made to reduce adverse or potentially adverse environmental impacts to acceptable levels.

Staff has reviewed the proposed Project and has determined that the Project is categorically exempt from the California Environmental Quality Act (CEQA) as the Project meets the definition of an Existing Facility (Class 1) and New Construction or Conversion of a Small Structure (Class 3).

IV. Environmental Review

The City, as the Lead Agency under the California Environmental Quality Act (CEQA) determined that the proposed project is categorically exempt from CEQA through a Class 1 Existing Facilities and Class 3 New Construction or Conversion of Small Structures exemption.

V. Attachments

- A. City Council Resolutions 2491 and 2492
- B. Residential Building Records



CITY OF FOWLER PLANNING & COMMUNITY DEVELOPMENT
California
STAFF REPORT

Figure 1 – Site



Farmap 2015



Figure 2 – Aerial Vicinity

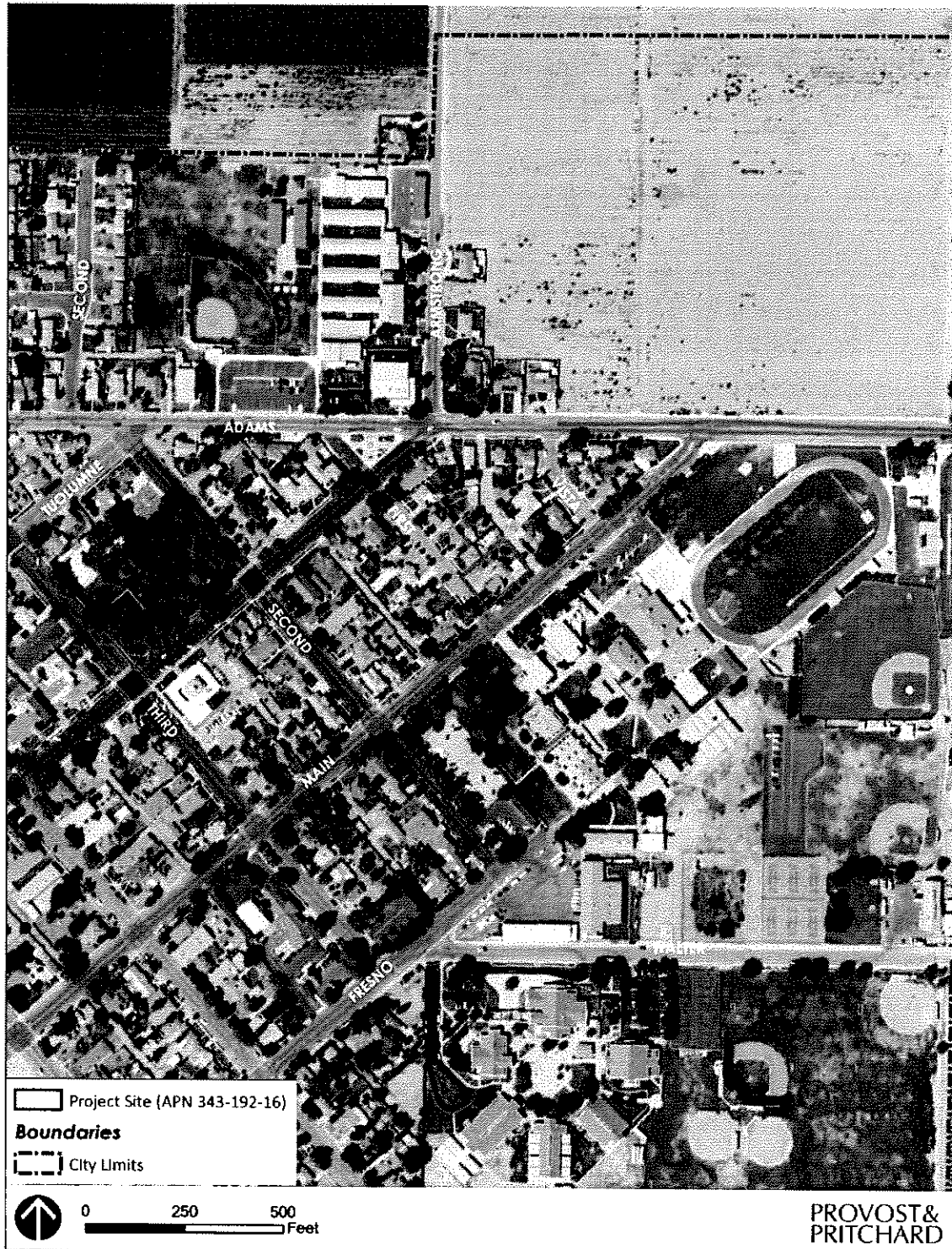




Figure 3 – General Plan Land Uses

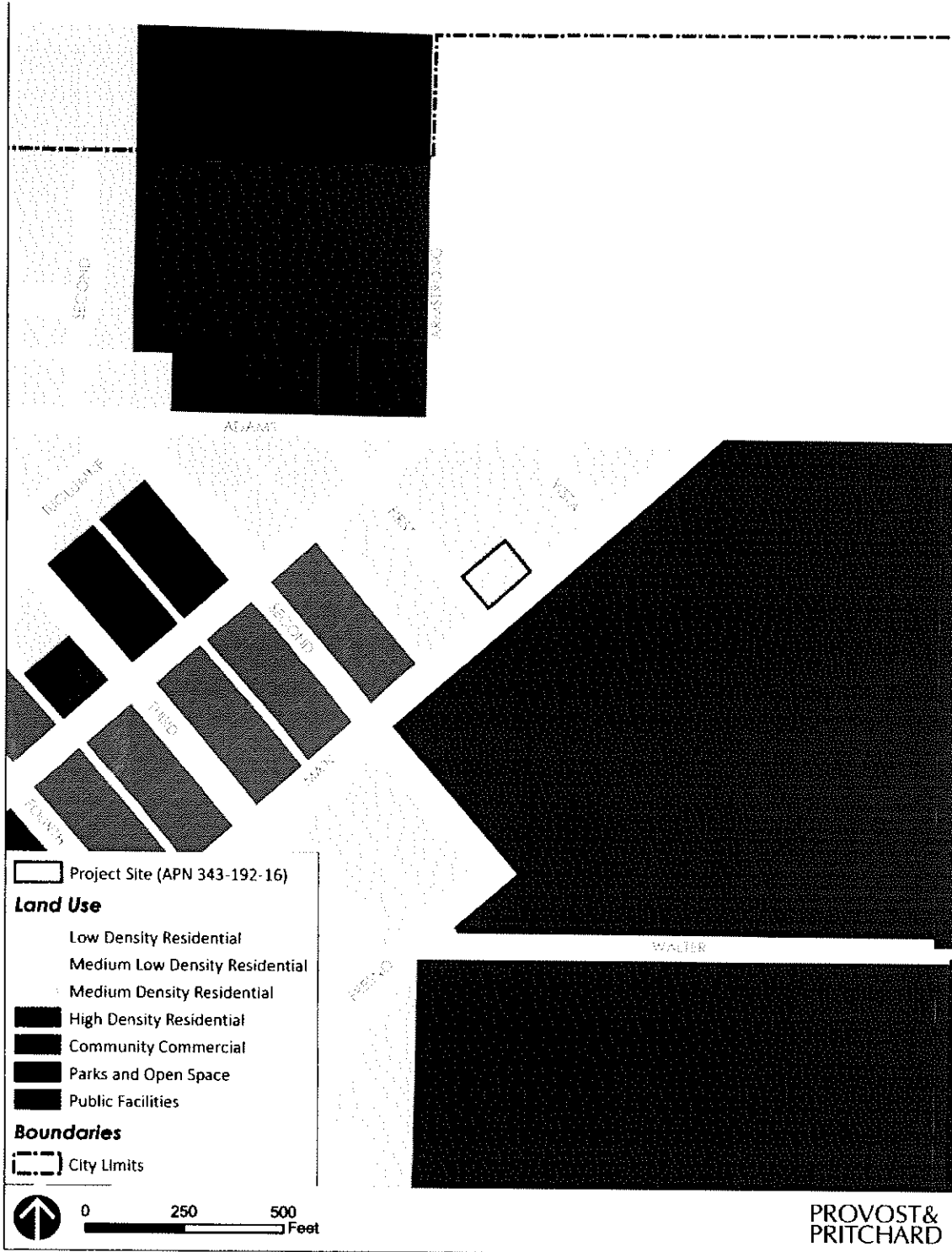
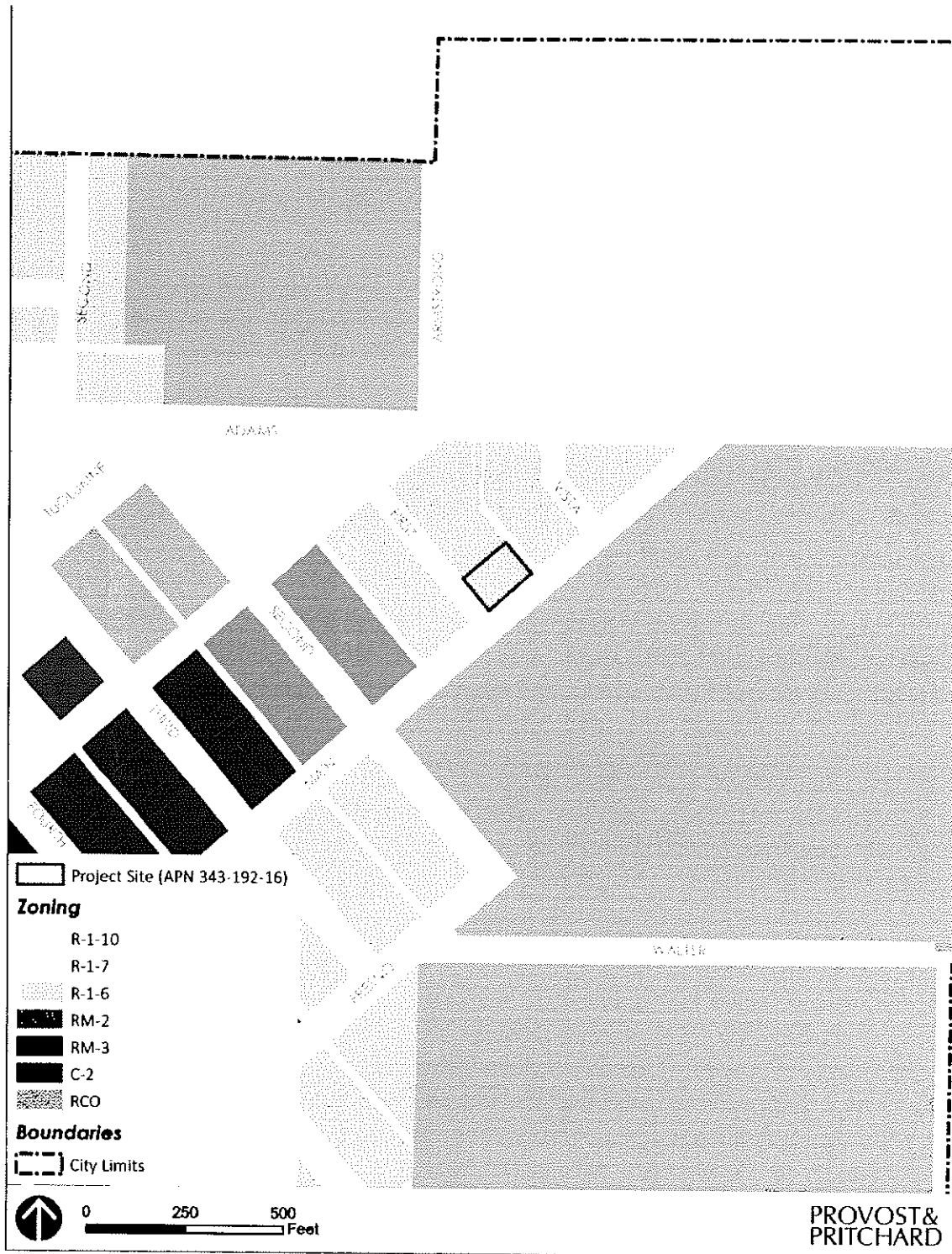




Figure 4 – Zoning Map



RESOLUTION NO. 2491
RESOLUTION BEFORE THE CITY COUNCIL
OF THE CITY OF FOWLER
COUNTY OF FRESNO, STATE OF CALIFORNIA

RESOLUTION APPROVING
ZONING ORDINANCE AMENDMENT (“REZONE”) APPLICATION NO. 20-01

WHEREAS, an application for Zoning Ordinance Amendment (“Rezone”) No. 20-01 has been received to rezone the property from the R-1-6 (*One-Family Residential Districts, Minimum 6,000 square foot lot*) zone district to the RM-2-A (*Multi-Family Residential District, Minimum 3,500 site area per dwelling unit*) zone district to allow for improvements to an existing Multifamily dwelling (“Project”), on an approximately 14,000 square foot parcel (APN: 343-192-16) at 704 East Main Street, located on the north corner of East Main Street and South 1st Street; and

WHEREAS, the subject application was deemed complete by the Fowler Planning and Community Development Department and has been reviewed for compliance with the Fowler Zoning Ordinance; and

WHEREAS, the Project requires approval of a Rezone in accordance with Article 7 of the Fowler Zoning Ordinance; and

WHEREAS, the City has determined that the Project is categorically exempt under the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Sections 15301, Construction and Conversion of Small Structures, and 15303, New Construction or Conversion of Small Structures, and that no additional environmental analysis is required; and

WHEREAS, the Planning Commission recommended denial of Zoning Ordinance Amendment No. 20-01 at a duly noticed regular Planning Commission meeting held on January 7, 2021; and

WHEREAS, a public hearing notice was duly published informing the public that the Categorical Exemption and Project would be considered for approval at a City Council meeting held on March 2, 2021 at 7:00 p.m.; and

WHEREAS, the City Council reviewed the proposed Rezone together with the Categorical Exemption at a Regular Meeting on March 2, 2021; and

WHEREAS, the Council reviewed the staff report prepared pursuant to the request, which is herein incorporated by this reference, and considered all submissions, testimony, and evidence found in the record.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Fowler, based on the entire record of proceedings, finds and determines as follows:

1. That the Project is categorically exempt under the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Sections 15301, Construction and Conversion of Small Structures, and 15303, New Construction or Conversion of Small Structures, and that no additional environmental analysis is required.

2. That the Project is consistent with the General Plan and it is in the best interests of the surrounding neighborhood.

3. That Zoning Ordinance Amendment No. 20-01 for the Project is approved.

Mayor of the City Council

Attest:

Deputy City Clerk

I, Corrina S. Burrola, Deputy City Clerk of the City Council, do hereby certify that the foregoing resolution was adopted at a meeting of the City Council of the City of Fowler, on the motion of Councilmember _____ and second by Councilmember _____ on the 2nd day of March, 2021 by the following vote:

AYES: Councilmembers: _____

NAYS: Councilmembers: _____

ABSTAIN: Councilmembers: _____

ABSENT: Councilmembers: _____

RESOLUTION NO. 2492
RESOLUTION BEFORE THE CITY COUNCIL
OF THE CITY OF FOWLER
COUNTY OF FRESNO, STATE OF CALIFORNIA

RESOLUTION APPROVING OF
SITE PLAN REVIEW APPLICATION NO. 20-08

WHEREAS, Ray Duran has proposed to convert existing space into a 421 square foot multifamily dwelling unit in a proposed RM-2-A (*Multi-Family Residential District, Minimum 3,500 site area per dwelling unit*) zone district (“Project”) located on an approximately 14,000 square foot parcel (APN: 343-192-16) at 704 East Main Street, located on the north corner of East Main Street and South 1st Street (“Site”); and

WHEREAS, the Project is a permitted use in an RM-2-A (*Multi-Family Residential District, Minimum 3,500 site area per dwelling unit*) zone district but requires Site Plan Review (SPR) in accordance with Article 26 of the Fowler Zoning Ordinance; and

WHEREAS, an application for Site Plan Review No. 20-08 has been received to allow the establishment of the proposed Project , on the Site; and

WHEREAS, the subject application was deemed complete by the Fowler Planning and Community Development Department and has been reviewed for compliance with the Fowler Zoning Ordinance; and

WHEREAS, the City has determined that the Project is categorically exempt under the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Sections 15301, Existing Facilities, and 15303, New Construction or Conversion of Small Structures, and that no additional environmental analysis is required; and

WHEREAS, the Planning Commission recommended denial of Site Plan Review No. 20-08 at a duly noticed regular Planning Commission meeting held on January 7, 2021; and

WHEREAS, a public hearing notice was duly published informing the public that the Categorical Exemption and Project would be considered for approval at a City Council meeting held on March 2, 2021 at 7:00 p.m.; and

WHEREAS, the City Council reviewed the proposed Project and Site Plan together with the Categorical Exemption at a Regular Meeting on March 2, 2021; and

WHEREAS, the Council reviewed the staff report prepared pursuant to the request, which is herein incorporated by this reference, and considered the Planning Commission’s recommendation and all submissions, testimony, and evidence found in the record.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Fowler, based on the entire record of proceedings, finds and determines as follows:

1. Site Plan Review No. 20-08 for the Project is approved subject to the conditions of approval

(as found in Attachment 'A' attached to this Resolution).

2. The Project, as conditioned, complies with all applicable sections of the Fowler Municipal Code (FMC) and other applicable law, as follows:

A. The Project is categorically exempt under the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Sections 15301, Existing Facilities, and 15303, New Construction or Conversion of Small Structures, and that no additional environmental analysis is required.

B. All applicable provisions of the Zoning Ordinance are complied with.

C. The following are so arranged that traffic congestion is avoided and that pedestrian and vehicular safety and welfare are protected and there will not be adverse effect on surrounding property:

- a. Facilities and improvements.
- b. Vehicular ingress, egress, internal circulation and off-street parking and loading.
- c. Setbacks.
- d. Height of buildings.
- e. Walls and fences.
- f. Landscaping, including screen planting and street trees.
- g. Drainage.

D. Proposed lighting is so arranged as to deflect the light away from adjoining properties.

E. Proposed signs will comply with all of the applicable provisions of Article 22 of the Zoning Ordinance.

F. Adequate provision is made to reduce adverse or potentially adverse environmental impacts to acceptable levels.

Mayor of the City Council

Attest:

Deputy City Clerk

I, Corrina S. Burrola, Deputy City Clerk of the City Council, do hereby certify that the foregoing resolution was adopted at a meeting of the City Council of the City of Fowler, on the motion of Councilmember _____ and second by Councilmember _____ on the 2nd day of March, 2021 by the following vote:

AYES: Councilmembers: _____

NAYS: Councilmembers: _____

ABSTAIN: Councilmembers: _____

ABSENT: Councilmembers: _____

Attachment A - Conditions of Approval

Property Development Standards

1. Comply with the property development standards of the RM-2-A zone district.
2. The applicant shall install a new six (6) foot tall wood fence along the entire northwestern property line, where allowed by the RM-2-A zone district.
3. The applicant shall install and maintain a minimum of three (3) street trees along South 1st Street.

RESIDENTIAL BUILDING RECORD

PARCEL 343 - 192 - 0616

SHEET 2 OF 3 SHEETS

ADDRESS 704 E MAIN

DESCRIPTION OF BUILDING

Table with columns: CLASS & SHAPE, CONSTRUCTION, STRUCTURAL, EXTERIOR, ROOF, LIGHTING, AIR CONDITION, ROOMS, FLOORS, ROOM AND FINISH DETAIL, INTERIOR FINISH, FINISH. Includes sections for CONSTRUCTION RECORD, NORMAL % GOOD RATING, and BATH DETAIL.

COMPUTATION

Table with columns: Appraiser & Date, Unit, Area, Cost, Unit Cost, APPR YEAR, EFFEC YEAR, NORMAL % GOOD, RATING within class (E, G, A, F, P), and various cost breakdowns.

MISCELLANEOUS STRUCTURES

Structure	Found	Cons.	Ext.	Roof	Floor	Int.	Size, etc.
WALL		Used for					3' x 12 1/2'
SPAR ROOM	C	2x4x6	5x7	SHED TRUSS			12 x 11
FEN	C-BIA	5'	HIGH				140 LF

COMPUTATIONS

RES.
 $4 \times 10 \times 2 = 14$
 $10 \times 3 = 30$
 $15 \times 6 = 90$
 $37 \times 8 = 296$
 $41 \times 16 = 656$ 1086

C-UP

$12 \times 11 = 132$

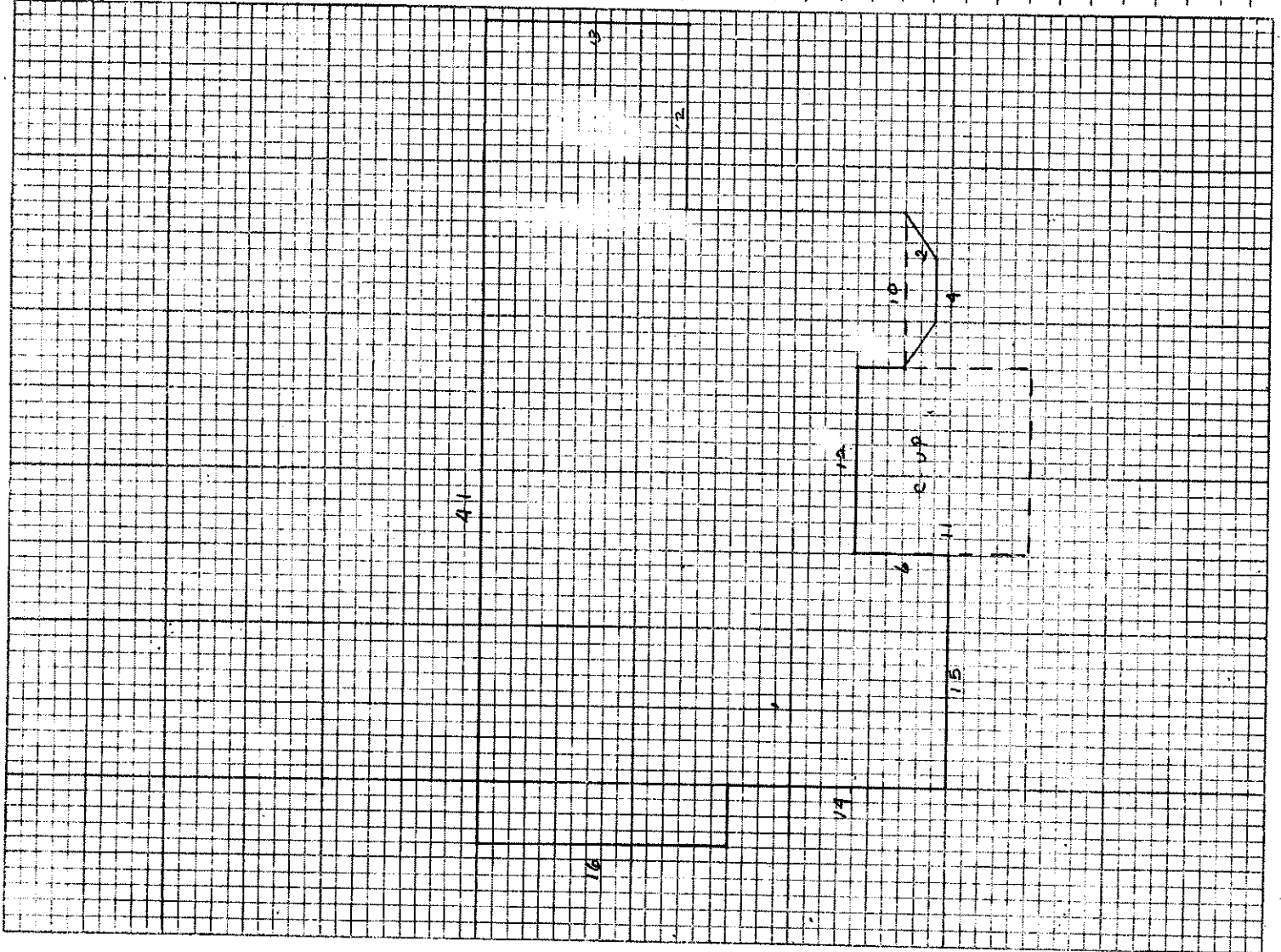
Add 7/8 (69)

$12 \times 13 = 156$

SPAR ROOM

$10 \times 11 = 110$

Remarks: ① Enlarged until Nov 1968. SEE SECTION.



RESIDENTIAL BUILDING RECORD

PARCEL **343** - 192 - 06/6

SHEET **3** OF **3** SHEETS

ADDRESS **704 E MAIN**

DESCRIPTION OF BUILDING

CLASS & SHAPE			CONSTRUCTION			STRUCTURAL			EXTERIOR			ROOF			LIGHTING			AIR CONDITION			ROOM AND FINISH DETAIL																																																					
2 Stories	TYPE	Use	Design	Foundation	Special	Above-Standard	Standard	Sub-Standard	Light	Frame	Concrete	Block	Shingle	Siding	Stucco on	Flat	Pitch	Wiring	K.T.	Conduit	Forced	Radiant	Central	Grav.	All	ROOMS	B	FLOORS	1	2	FLOOR FINISH	Material	Grade	TRIM	INTERIOR	Walls	Ceilings	Finish																																				
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1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1																											
																				WINDOWS										RATING within class (E.G., F.P.)																																												
																				Remainig					Table					Normal % GOOD					Arch. Func. Plan					Storage Space Work					Fixtures																													
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COMPUTATION

Appraiser & Date	Area	RRP 8-1-63		HL 11/2/72		Unit Cost		Unit Cost		Unit Cost		Unit Cost		Unit Cost		Unit Cost		Unit Cost		Unit Cost		Unit Cost		Unit Cost		Unit Cost		Unit Cost		Unit Cost		Unit Cost		Unit Cost		Unit Cost						
		Unit	Cost	Unit	Cost	Unit	Cost	Unit	Cost	Unit	Cost	Unit	Cost	Unit	Cost	Unit	Cost	Unit	Cost	Unit	Cost	Unit	Cost	Unit	Cost	Unit	Cost	Unit	Cost	Unit	Cost	Unit	Cost	Unit	Cost							
Res UP	840	6.70	5628																																							
Res Down	276	6.80	1869																																							
W-CP	25	1.00	25																																							
GT	56	1.20	67																																							
GAR	624	1.50	936																																							
CARP	600																																									
C/F	1050																																									
TOTAL																																										
OBSERVED % GOOD																																										
R.C.L.D. c.c.																																										

MISCELLANEOUS STRUCTURES

Structure	Found	Cons.	Ext.	Roof	Floor	Int.	Size, etc.
GAR	C	2X4-16	516	Hipsh	C	UNF	ON GRID

RES. DNG COMPUTATIONS

12x18 = 216 B.C.F. 10N.0N. (10P) 5.65

RES. UP 21x40 = 840 AREA PORT. FEET. 1.20

W.C.P. 4x14 = 56 B.C.F. 10N.0N. (USE) 7.16

ST. 4x14 = 56 AREA PORT. FEET. 1.90

GAR 9x18 = 162 ROUND TO 6.70

21x22 = 462 ROUND TO 6.80

C/F 30x35 = 1050

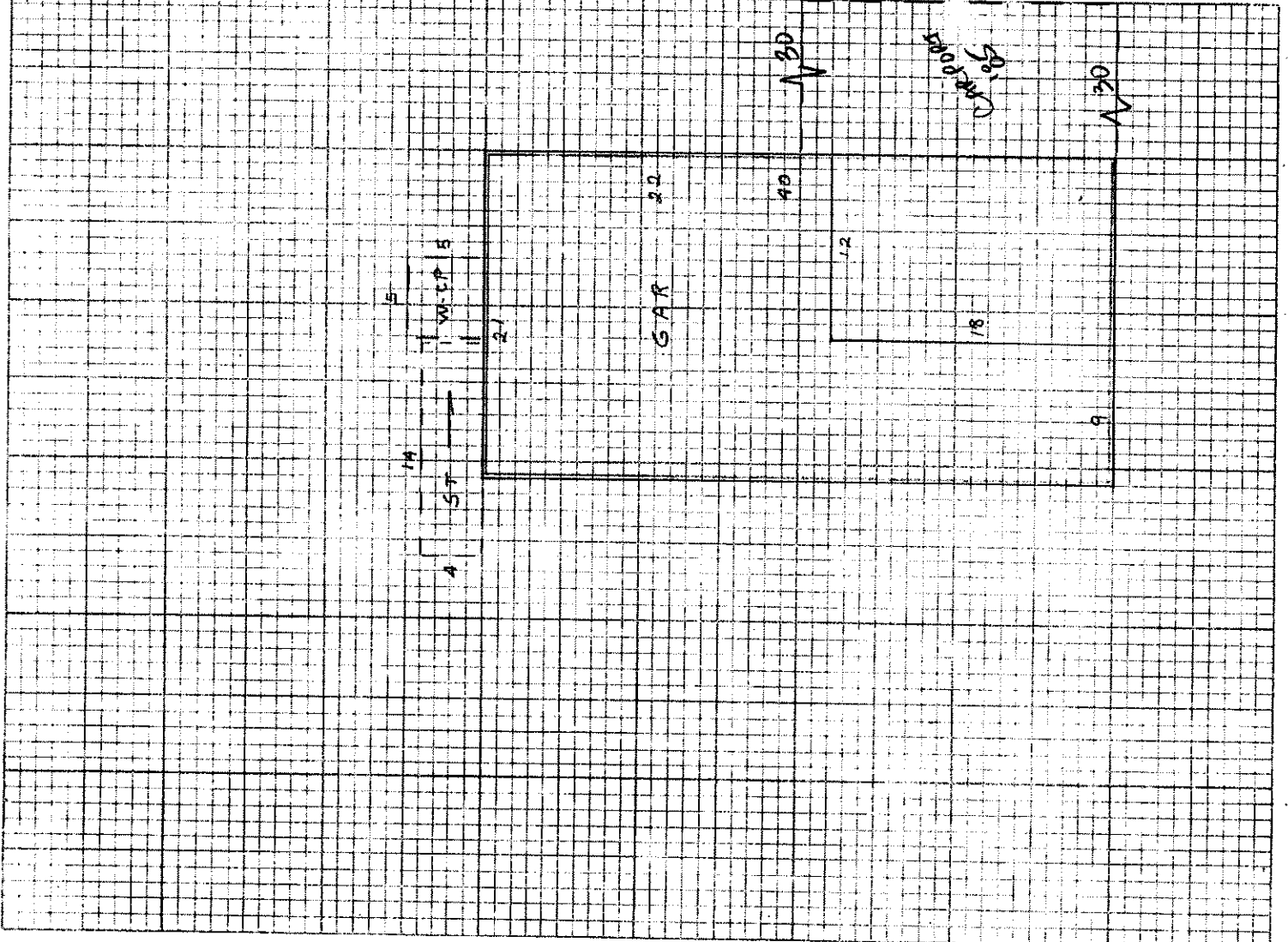
CARPORT 30x20 = 600

624

Remarks:

THIS AREA IS NOW LIVING AREA & APPEARS TO HAVE BEEN FOR SOME. N/C IN VALUE FOR THIS 1185 CB

70



STAFF REPORT

TO: MAYOR & CITY COUNCIL
FROM: DAVID PETERS, CITY ENGINEER
SUBJECT: DEVELOPMENT IMPACT FEE UPDATE AND NEXUS STUDY
DATE: FEBRUARY 26, 2021

RECOMMENDATION / REQUESTED ACTION

Provide staff direction regarding the Development Impact Fee Update and Nexus Study prepared by DTA with the following possible actions:

1. Direct the City Engineer to bring forth ordinances for Council consideration at a future meeting to amend development impact fees in accordance with the report.
2. Other action as deemed appropriate by the Council.

DISCUSSION

The City of Fowler imposes impact fees on proposed development projects within the City boundaries. These fees are collected to fund infrastructure and other services necessary to support and serve the developments. The amount of the impact fees are set though studies performed periodically to accurately account for and determine costs for development related infrastructure and services. The most recent impact fee and nexus study was last prepared and adopted in June 2000.

Since June 2000, the city has experienced new and diverse development proposals and projects. This coupled with inflation and changing needs necessitates the need for a revised impact fee and nexus study in order to update the impact fees.

Based on the need to reevaluate the impact fees, the City contracted with DTA. The consultant has worked closely with city staff and stakeholders to develop a comprehensive Development Impact Fee Program that meets the requirements of the City. The project included preparing a public facilities financing plan, reviewing proposed impact fees, and preparing a nexus study in order to develop updated and sustainable impact fees for newly proposed development projects.

DTA has prepared a draft impact fee study for consideration by the City Council. The report recommends updating the existing development fees to reflect current public facilities plans. DTA staff will provide a presentation of the report.

Staff has reviewed the study and recommends that the Council accepts the study and take steps to update development fees as recommended in the report.



STAFF REPORT

DATE: March 2, 2021
TO: Honorable Mayor and City Councilmembers
FROM: Manuel Lopez, Fire Chief
SUBJECT: Purchase of 2 Engines to Replacement of E-348 and Introduce Patrol 102

RECOMMENDED ACTIONS:

Authorize the Fire Chief to purchase 2 Engines to replace Engine E-348 and Patrol Unit 102

DISCUSSION:

Five years ago Engine E-348 was taken out of service due to mechanical problems and age. That Engine was the departments second out of service and primary back up to E-48 and with no replacement for it yet, the department has no second engine that can pump 1250 gallons per minute (GPM). With no replacement the City ISO will be affected in the negative which will result in higher insurance.

The department is now responding to more calls as the City population has grown substantially. The department is due for another ISO audit next year. The department needs to ensure at any given time a big pumper is available to respond. As of now, we really have only one big pumper and one quick response unit. We have no backups for either one.

The plan is for the department to purchase a Type 2 Engine that pumps 1500 GPM and mini pumper that pumps 1000 GPM. Both units will be ISO rated and the Type 2 will pump higher than the one we currently have. The mini pumper will also have a bigger pump but doesn't require special license to operate it. All volunteers are able to drive it and that will ensure response within the City. Both units also will be primary units while the P48 will be second out and E-248 will be reserve.

The department does have auto-aid agreement with the County of Fresno with a Fire call out. There is a good chance that when we have an event it's very possible that County will have one at the same time. If this happens or they are delayed and we have our only big pumper out of service, it's going to end up with a big problem. I can't totally rely on the County during the Fire season.

The department can have the ability to respond to request made by the County to aid in nearby Fires in the wildland. Cities do get hourly rate for the units while it's on assignment. We will have the ability to do so and this will help in expenses.

The age of our fleet is as follows:

1. E-248 = 1997
2. E-48 = 2004
3. P-48 = 2004

With the addition to our fleet with another Type-2 and mini pumper will provide the City with good coverage for the next 25 years.

To purchase these I have put together several different plans to work from. It involves financial estimates for the units. The idea is to finance both units at a 10 year term.

The payment for a single unit can be around \$38,000 and for two units around \$80,000. The payment on these will commence 2 years after delivery of the units to my Fire Station. As Fire Chief, I feel the financial impact is not substantial compared to the benefits this project will bring to our community.

There are 2 options:

Option 1- is to purchase a patrol and Type-2 Engine for the amount of \$612,896.56

Option 2 – is to purchase Type 2 Engine for \$324,829.00

FISCAL IMPACT:

I intend to use part of the department General Fund, part of AB1600, and Utility tax to finance this project.

CITY OF FOWLER
 WARRANTS LIST
 March 2, 2021

<u>ACCOUNTS PAYABLE CHECKS</u>	<u>CHECK NUMBERS</u>	<u>CHECK DATES</u>	<u>AMOUNT</u>
Regular checks	37516-37555	Feb 23 thru Feb 26	\$ 92,921.97
TOTAL ACCOUNTS PAYABLE CHECKS			\$ 92,921.97
<u>PAYROLL COSTS</u>			
Second February Bi-Monthly Payroll		February 28, 2021	97,262.02
TOTAL PAYROLL COSTS			\$ 97,262.02
TOTAL CASH DISBURSEMENTS			\$ 190,183.99

NOTE: Check #37523 Void check carry over to check #37524

ITEM

8A

SUPERION
 DATE: 02/26/2021
 TIME: 14:24:28

CITY OF FOWLER
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 1
 ACCTPAZ1

SELECTION CRITERIA: transact.check_no between '37516' and '37555'
 ACCOUNTING PERIOD: 8/21

FUND - 100 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1001	37516	02/23/21	14328	ANNA'S RESTAURANT	208	SENIOR MEALS	0.00	480.00
1001	37517	02/23/21	10506	CALMAT CO DBA VULCAN MAT	2100	SUPPLIES	0.00	231.39
1001	37517	02/23/21	10506	CALMAT CO DBA VULCAN MAT	2100	SUPPLIES	0.00	234.41
TOTAL CHECK								465.80
1001	37518	02/23/21	14360	COCULA'S TAQUERIA	208	SENIOR MEALS	0.00	496.00
1001	37518	02/23/21	14360	COCULA'S TAQUERIA	208	SENIOR MEALS	0.00	496.00
1001	37518	02/23/21	14360	COCULA'S TAQUERIA	208	SENIOR MEALS	0.00	496.00
1001	37518	02/23/21	14360	COCULA'S TAQUERIA	208	SENIOR MEALS	0.00	496.00
TOTAL CHECK								2,480.00
1001	37519	02/23/21	14322	DEVIKA INC DBA DENNY'S	208	SENIOR MEALS	0.00	496.00
1001	37520	02/23/21	14397	FOWLER DONUTS	208	DONUTS	0.00	304.50
1001	37520	02/23/21	14397	FOWLER DONUTS	208	DONUTS	0.00	304.50
1001	37520	02/23/21	14397	FOWLER DONUTS	208	DONUTS	0.00	304.50
TOTAL CHECK								913.50
1001	37521	02/23/21	11862	YVONNE HERNANDEZ	6700	MILEAGE	0.00	162.45
1001	37522	02/23/21	10350	LK DESIGN	6020	SERVICES	0.00	450.00
1001	37524	02/23/21	10194	LOZANO SMITH	6060	SERVICES	0.00	41.00
1001	37524	02/23/21	10194	LOZANO SMITH	6060	SERVICES	0.00	41.00
1001	37524	02/23/21	10194	LOZANO SMITH	208	COVID	0.00	41.00
1001	37524	02/23/21	10194	LOZANO SMITH	100	TCP	0.00	61.50
1001	37524	02/23/21	10194	LOZANO SMITH	100	TCP	0.00	102.50
1001	37524	02/23/21	10194	LOZANO SMITH	100	MAXCO	0.00	123.00
1001	37524	02/23/21	10194	LOZANO SMITH	6060	SERVICES	0.00	164.00
1001	37524	02/23/21	10194	LOZANO SMITH	6060	SERVICES	0.00	164.00
1001	37524	02/23/21	10194	LOZANO SMITH	6060	SERVICES	0.00	246.00
1001	37524	02/23/21	10194	LOZANO SMITH	6060	SERVICES	0.00	410.00
1001	37524	02/23/21	10194	LOZANO SMITH	6060	SERVICES	0.00	471.50
1001	37524	02/23/21	10194	LOZANO SMITH	6060	SERVICE	0.00	541.50
1001	37524	02/23/21	10194	LOZANO SMITH	100	MAXCO	0.00	594.50
1001	37524	02/23/21	10194	LOZANO SMITH	6060	SERVICES	0.00	1,163.00
1001	37524	02/23/21	10194	LOZANO SMITH	6060	SERVICES	0.00	1,211.65
1001	37524	02/23/21	10194	LOZANO SMITH	6060	SERVICES	0.00	1,346.00
1001	37524	02/23/21	10194	LOZANO SMITH	6060	SERVICES	0.00	1,824.50
1001	37524	02/23/21	10194	LOZANO SMITH	6060	SERVICES	0.00	1,994.80
1001	37524	02/23/21	10194	LOZANO SMITH	6060	SERVICES	0.00	2,129.91
1001	37524	02/23/21	10194	LOZANO SMITH	6060	SERVICES	0.00	2,132.00
1001	37524	02/23/21	10194	LOZANO SMITH	6060	SERVICES	0.00	2,518.42
1001	37524	02/23/21	10194	LOZANO SMITH	6060	SERVICES	0.00	4,202.50
1001	37524	02/23/21	10194	LOZANO SMITH	6060	SERVICES	0.00	5,787.55
1001	37524	02/23/21	10194	LOZANO SMITH	6060	SERVICES	0.00	5,904.75
1001	37524	02/23/21	10194	LOZANO SMITH	6060	SERVICES	0.00	33,216.58
TOTAL CHECK								57.23
1001	37525	02/23/21	14420	MOLINA, ESTHER	500	UB REFUND	0.00	

SUPERION
 DATE: 02/26/2021
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CITY OF FOWLER
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 2
 ACCTPAZ1

SELECTION CRITERIA: transact.check_no between '37516' and '37555'
 ACCOUNTING PERIOD: 8/21

FUND - 100 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR NAME	DEPT	DESCRIPTION	SALES TAX	AMOUNT
1001	37526	02/23/21	10235 PBM SUPPLY & MANUFACTURI	5000	REISSUE CHK#36634	0.00	186.22
1001	37527	02/23/21	14421 R.J. HILL	500	UB REFUND	0.00	20.39
1001	37528	02/23/21	14419 RIVERA, ALICE	500	UB REFUND	0.00	94.07
1001	37529	02/26/21	14306 ACCOUNTEMPS	5000	SERVICES	0.00	343.31
1001	37529	02/26/21	14306 ACCOUNTEMPS	5000	SERVICES	0.00	383.70
1001	37529	02/26/21	14306 ACCOUNTEMPS	6030	SERVICES	0.00	1,029.95
1001	37529	02/26/21	14306 ACCOUNTEMPS	6030	SERVICES	0.00	1,151.12
1001	37529	02/26/21	14306 ACCOUNTEMPS	6030	SERVICES	0.00	2,908.08
TOTAL CHECK							
1001	37530	02/26/21	14328 ANNA'S RESTAURANT	208	SENIOR MEALS	0.00	480.00
1001	37530	02/26/21	14328 ANNA'S RESTAURANT	208	SENIOR MEALS	0.00	480.00
TOTAL CHECK							960.00
1001	37531	02/26/21	10549 AT&T MOBILITY	6120	SERVICES	0.00	325.37
1001	37532	02/26/21	12285 ATT	6120	SERVICES	0.00	1,887.87
1001	37533	02/26/21	10026 BCT CONSULTING	6120	SERVICES	0.00	225.00
1001	37533	02/26/21	10026 BCT CONSULTING	5000	SERVICES	0.00	300.00
1001	37533	02/26/21	10026 BCT CONSULTING	6020	SERVICES	0.00	375.00
1001	37533	02/26/21	10026 BCT CONSULTING	6400	SERVICES	0.00	432.93
1001	37533	02/26/21	10026 BCT CONSULTING	6700	SERVICES	0.00	432.93
1001	37533	02/26/21	10026 BCT CONSULTING	6030	SERVICES	0.00	600.00
1001	37533	02/26/21	10026 BCT CONSULTING	6130	SERVICES	0.00	2,048.63
1001	37533	02/26/21	10026 BCT CONSULTING	6130	SERVICES	0.00	4,414.49
TOTAL CHECK							
1001	37534	02/26/21	10022 BORCHARDT, CORONA & FAET	5000	AUDIT SERVICES	0.00	950.00
1001	37534	02/26/21	10022 BORCHARDT, CORONA & FAET	6030	AUDIT SERVICES	0.00	3,000.00
TOTAL CHECK							3,950.00
1001	37535	02/26/21	11914 THE BUSINESS JOURNAL	6025	PUBLICATION	0.00	125.00
1001	37535	02/26/21	11914 THE BUSINESS JOURNAL	6150	PUBLICATION	0.00	350.00
TOTAL CHECK							475.00
1001	37536	02/26/21	14424 CCSC, LLC	5000	SERVICES	0.00	170.00
1001	37536	02/26/21	14424 CCSC, LLC	6030	SERVICES	0.00	510.00
TOTAL CHECK							680.00
1001	37537	02/26/21	12654 COMCAST	6120	SERVICES	0.00	2,205.15
1001	37538	02/26/21	14356 COMCAST	6030	SERVICES	0.00	101.59
1001	37538	02/26/21	14356 COMCAST	6030	SERVICES	0.00	138.72
1001	37538	02/26/21	14356 COMCAST	6030	SERVICES	0.00	240.98
TOTAL CHECK							481.29
1001	37539	02/26/21	14188 DATA TICKET	6120	SERVICES	0.00	157.00
1001	37540	02/26/21	10100 ECN POLYGRAPH & INVESTIG	6120	SERVICES	0.00	200.00
1001	37540	02/26/21	10100 ECN POLYGRAPH & INVESTIG	6120	SERVICES	0.00	200.00

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CITY OF FOWLER
CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 3
ACCTPA21

SELECTION CRITERIA: transact.check_no between '37516' and '37555'
ACCOUNTING PERIOD: 8/21

FUND - 100 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR NAME	DEPT	DESCRIPTION	SALES TAX	AMOUNT
TOTAL CHECK							400.00
1001	37541	02/26/21	GARY V BUFKIN COMPUTER C	6160	PERMITS SYSTEM	0.00	9,000.00
1001	37542	02/26/21	H & H TIRE SERVICES #3,	6120	FLAT REPAIR	0.00	30.00
1001	37543	02/26/21	IMAGESOURCE	6700	SERVICES	0.00	15.99
1001	37543	02/26/21	IMAGESOURCE	6150	SERVICES	0.00	23.97
1001	37543	02/26/21	IMAGESOURCE	6160	SERVICES	0.00	23.97
1001	37543	02/26/21	IMAGESOURCE	5000	SERVICES	0.00	63.94
1001	37543	02/26/21	IMAGESOURCE	6020	SERVICES	0.00	95.91
1001	37543	02/26/21	IMAGESOURCE	6120	SERVICES	0.00	95.92
TOTAL CHECK							319.70
1001	37544	02/26/21	JOCYS RESTAURANT	208	SENIOR MEALS	0.00	1,496.00
1001	37545	02/26/21	LIEBERT CASSIDY WHITMORE	6020	SERVICES	0.00	7,054.00
1001	37546	02/26/21	MEJIA, MARGARET L	500	UB REFUND	0.00	100.00
1001	37547	02/26/21	METRO UNIFORM & ACCESSOR	6120	HARO JACKET	0.00	161.05
1001	37547	02/26/21	METRO UNIFORM & ACCESSOR	6120	FONG YANG	0.00	210.10
TOTAL CHECK							371.15
1001	37548	02/26/21	NEXT LEVEL	6120	BUSINESS CARDS	0.00	151.17
1001	37549	02/26/21	QUILL	5000	SUPPLIES	0.00	6.00
1001	37549	02/26/21	QUILL	5000	SUPPLIES	0.00	13.07
1001	37549	02/26/21	QUILL	6130	SUPPLIES	0.00	15.55
1001	37549	02/26/21	QUILL	6700	SUPPLIES	0.00	18.30
1001	37549	02/26/21	QUILL	6160	SUPPLIES	0.00	19.93
1001	37549	02/26/21	QUILL	6030	SUPPLIES	0.00	20.41
1001	37549	02/26/21	QUILL	6120	SUPPLIES	0.00	20.41
1001	37549	02/26/21	QUILL	6700	SUPPLIES	0.00	20.41
1001	37549	02/26/21	QUILL	6120	SUPPLIES	0.00	23.97
1001	37549	02/26/21	QUILL	6120	SUPPLIES	0.00	30.49
1001	37549	02/26/21	QUILL	6200	SUPPLIES	0.00	51.84
1001	37549	02/26/21	QUILL	6200	SUPPLIES	0.00	53.63
1001	37549	02/26/21	QUILL	6200	SUPPLIES	0.00	58.82
1001	37549	02/26/21	QUILL	6030	SUPPLIES	0.00	68.62
1001	37549	02/26/21	QUILL	6030	SUPPLIES	0.00	71.91
1001	37549	02/26/21	QUILL	6020	SUPPLIES	0.00	77.50
1001	37549	02/26/21	QUILL	6020	SUPPLIES	0.00	106.62
1001	37549	02/26/21	QUILL	6020	SUPPLIES	0.00	150.44
1001	37549	02/26/21	QUILL	6160	SUPPLIES	0.00	827.92
TOTAL CHECK							47.10
1001	37550	02/26/21	R & R AUTO REPAIR SHOP	6120	AUTO MAINTENANCE	0.00	88.09
1001	37551	02/26/21	SINGH-KAUR, KULJIT & GUR	500	UB REFUND	0.00	88.09
1001	37552	02/26/21	SWANSON-FAHRNEY FORD	6120	AUTO MAINTENANCE	0.00	2,714.59

SUPERION
DATE: 02/26/2021
TIME: 14:24:28

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ACCTPAZI

CITY OF FOWLER
CHECK REGISTER - DISBURSEMENT FUND

SELECTION CRITERIA: transact.check_no between '37516' and '37555'
ACCOUNTING PERIOD: 8/21

FUND - 100 - GENERAL FUND									
CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPT	-----DESCRIPTION-----	SALES TAX	AMOUNT	
1001	37553	02/26/21	13521	UNITY IT	6120	SUPPLIES	0.00	99.49	
1001	37553	02/26/21	13521	UNITY IT	6120	SUPPLIES	0.00	188.74	
1001	37553	02/26/21	13521	UNITY IT	6120	SUPPLIES	0.00	367.24	
1001	37553	02/26/21	13521	UNITY IT	6120	SERVICES	0.00	367.24	
1001	37553	02/26/21	13521	UNITY IT	6120	SUPPLIES	0.00	367.24	
1001	37553	02/26/21	13521	UNITY IT	6120	SUPPLIES	0.00	396.99	
1001	37553	02/26/21	13521	UNITY IT	6120	SUPPLIES	0.00	1,617.13	
1001	37553	02/26/21	13521	UNITY IT	6120	COMPUTER UPGRADE	0.00	7,791.19	
TOTAL CHECK							0.00	11,195.26	
TOTAL CASH ACCOUNT							0.00	91,261.47	
TOTAL FUND							0.00	91,261.47	

SUPERION
 DATE: 02/26/2021
 TIME: 14:24:28

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 ACCTPA21

CITY OF FOWLER
 CHECK REGISTER - DISBURSEMENT FUND

SELECTION CRITERIA: transact.check_no between '37516' and '37555'
 ACCOUNTING PERIOD: 8/21

FUND - 900 - PUBLIC FINANCING AUTH		ISSUE DT	VENDOR NAME	DEPT	DESCRIPTION	SALES TAX	AMOUNT
CASH ACCT	CHECK NO	02/26/21	10022 BORCHARDT, CORONA & FAET	900	AUDIT SERVICES	0.00	1,650.00
	37554						
	37555	02/26/21	10214 NBS	900	SERVICES	0.00	10.50
TOTAL CASH ACCOUNT							1,660.50
TOTAL FUND							1,660.50
TOTAL REPORT							92,921.97

**MINUTES OF THE FOWLER CITY COUNCIL
SPECIAL MEETING
FEBRUARY 16, 2021**

Mayor Cardenas called the meeting to order at 6:01 p. m. Roll call was taken.

Councilmembers Present: Cardenas, Rodriquez, Mejia, Parra. Kazarian joined via Zoom

City Staff Present: City Attorney Wolfe, City Manager Davis, Public Works Director Dominguez, Police Chief Alcaraz, Fire Chief Lopez, City Clerk Burrola

PUBLIC PRESENTATIONS

There were no public presentations.

DEVELOPMENT IMPACT FEE UPDATE AND NEXUS STUDY

City Manager Davis said tonight's presentation is to provide a draft development impact fee study with the help of DTA. She said the City's last impact fee study was conducted in 2000. Richard Ruiz with DTA and City Engineer David Peters joined via zoom.

City Engineer Peters said DTA has prepared a draft impact fee study for consideration by the City Council. The report recommends updating the existing development fees to reflect current public facilities plans. He introduced Richard Ruiz with DTA who provided an introduction of the study. Mr. Ruiz said in order to adequately plan for new development and identify the public facilities and costs associated with mitigating the direct and cumulative impacts of this new development, DTA was retained by the City to prepare an update AB 1600 fee justification study (the Fee Study). For this Fee Study, DTA will update all Development Impact Fees (DIF), including the adoption of two new fees. Mr. Ruiz provided a PowerPoint presentation of the impact fee basics, fees to be updated, and neighboring jurisdictions current development impact fee comparison. The project included preparing a public facilities financing plan, reviewing proposed impact fees, and preparing a nexus study in order to develop updated and sustainable impact fees for newly proposed development projects.

Mr. Peters said staff has reviewed the study and recommends that the Council adopt the study and take steps to update development fees and recommended in the report.

ADJOURNMENT

Having no further business, Mayor Pro-Tem Rodriquez made a motion, seconded by Councilmember Parra to adjourn. The motion carried and the meeting adjourned at 6:31 p.m.

**MINUTES OF THE FOWLER CITY COUNCIL MEETING
FEBRUARY 16, 2021**

Mayor Cardenas called the meeting to order at 7:01 p. m. Roll call was taken.

Councilmembers Present: Cardenas, Rodriquez, Mejia, Parra. Kazarian joined via Zoom.

City Staff Present: City Manager Davis, City Attorney Wolfe, Public Works Director Dominguez, Fire Chief Lopez, Police Chief Alcaraz, Deputy City Clerk Burrola. City Engineer Peters joined via Zoom.

PUBLIC PRESENTATIONS

Cheryl Hudspeth, Fowler resident, asked when Rezone Application 20-01 and Site Plan Review 20-08 will be placed on the City Councils agenda for further review.

COMMUNICATIONS

None.

STAFF REPORTS

CITY ENGINEER'S REPORT

Second Reading of Ordinance No. 2020-01

Councilmember Parra made a motion to adopt Ordinance No. 2020-01 “ An Ordinance of the City of Fowler Amending the Title of Chapter 2 of Title 7, and Adding Chapter 4 to Title 7 of the Fowler Municipal Code Pertaining to Requirements for Installation and Relocation of Utility Facilities Underground”, seconded by Councilmember Mejia. The motion carried by roll call vote: Ayes: Parra, Mejia, Cardenas, Rodriquez, Kazarian. Noes: None. Abstain: None. Absent: None.

CITY MANAGER'S REPORT

COVID-19 Update

City Manager Davis said the City is currently at 995 total cases. She said the Fresno County Health Department has administered 130,000 vaccines doses, and with the administering of these vaccinations cases are decreasing.

PUBLIC WORKS REPORT

Energy Conservation Project Update

Councilmember Parra recused himself due to doing business with Sitelogiq in the past.

Public Works Director Dominguez introduced Jessica Ritter and Eddie Jordan of Sitelogiq, and Hector Gannon of Advanced Lighting Services

Ms. Ritter said Sitelogiq is the nation's largest privately held energy and infrastructure solutions for State and Local Governments. She provided a PowerPoint presentation of the energy conservation project update. She said they have been working diligently to develop an energy project for the City which includes lighting, HVAC replacements, and solar. Ms. Ritter said the program goals include achieving long-term cost savings through reduced energy usage and Solar PV, upgrade antiquated and inefficient HVAC and lighting equipment, reduce the risk of airborne transmission of Covid-19 in city facilities, and provide comprehensive funding solutions. Ms. Ritter provided information on the bipolar ionization device that is integrated into HVAC systems that inactivate the virus. She said the presentation tonight is to provide information to the Council and gather feedback and direction.

Hector Gannon with Advanced Lighting Services spoke about the study of the lighting solutions for the City. Mr. Gannon said detailed studies were conducted for interior and exterior lighting and controls and to reimage the old lighting fixtures.

A discussion took place on the current lighting issues throughout the City and the need for more lighting in the older established areas. Mayor Pro-Tem Rodriquez asked about converting the FOWLER sign from neon to LED.

Ms. Ritter said many sites were reviewed for installation of solar. One location is a ponding basin located off of Highway 99; the only issue is there is no existing meter and very little grid capacity at this location. As a result, the City would be responsible for upgrading PG&E's infrastructure. A discussion took place on looking into other possible locations.

Approve Request to Close Fresno Street and Walter Street – Fowler High Cross Country Club

Public Works Director Dominguez said the Fowler High School Cross Country Club will be having a track meet on February 17th and February 24th from 3:00 p.m. to 5:00 p.m. and are requesting to close Fresno Street and Walter Street for this event.

Councilmember Mejia made a motion to approve the request to close Fresno Street and Walter Street for Fowler High Cross Country Club – February 17th and February 24th, seconded by Mayor Pro-Tem Rodriquez. The motion carried by roll call vote: Ayes: Mejia, Rodriquez, Cardenas, Parra, Kazarian. Noes: None. Abstain: None. Absent: None.

FINANCE DIRECTOR'S REPORT

No report was given.

POLICE DEPARTMENT REPORT

No report was given.

FIRE DEPARTMENT REPORT

No report was given.

CITY ATTORNEY'S REPORT

Consider/Approve City Manager Employment Agreement and Appoint Wilma Quan as City Manager Effective March 1, 2021

City Attorney Wolfe said the City Council has been searching for a New City Manager for several months since City Manager Jeannie Davis announced her in September 2020. The recruitment process has concluded, and the City Council has selected Ms. Wilma Quan to serve as the new City Manager. He said tonight's appointment is for City Council to approve the proposed City Manager Employment Agreement with Wilma Quan, and appoint Wilma Quan as City Manager effective March, 1, 2021. Mr. Wolfe said under the terms of the contract agreement Ms. Quan will be placed on Step E of the current City Manager salary schedule of \$13,092.33 per month. Ms. Quan is eligible for a \$5,000.00 performance bonus at the end of her first year of employment if approved by the City Council. She will receive an initial allocation of 96 hours of leave upon hire, a \$750.00 monthly automobile allowance, vacation leave accrual of 20 days per year and receive Executive Management health benefits.

Wilma Quan spoke and expressed her gratitude and said she is excited to start her new position as City Manager and is looking forward to working with the community.

The Mayor opened for public comments. There were no public comments.

Councilmember Parra made a motion to approve the City Manager Employment Agreement and Appoint Wilma Quan as City Manager effective March 1, 2021, seconded by Mayor Pro-Tem Rodriquez. The motion carried by roll call vote: Ayes: Parra, Rodriquez, Mejia, Cardenas, Kazarian. Noes: None. Abstain: None. Absent: None.

CONSENT CALENDAR

The consent calendar consisted of: A) Ratification of Warrants – February 16, 2021; B) Approve Minutes of the City Council Special Meetings – February 2, 2021, February 4, 2021, and City Council Meeting, February 2, 2021.

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

COMMITTEE REPORTS

Mayor Cardenas announced that the Mosquito Abatement District will be celebrating their 75th anniversary.

Councilmember Kazarian attended a South Kings GSA meeting.

He said he met with land owners regarding future development opportunities near American Avenue and Highway 99.

Councilmember Mejia said the Recreation Committee is preparing for a post COVID environment and planning and preparing events for the City.

He said the City wide Easter Egg Hunt is scheduled for Saturday, March 27th.

ADJOURNMENT

Having no further business, Councilmember Kazarian made a motion, seconded by Mayor Pro-Tem Rodriguez to adjourn. The motion carried and the meeting adjourned at 8:25 p.m.