

**MINUTES OF THE FOWLER CITY COUNCIL MEETING  
APRIL 4, 2006**

Mayor Simonian called the meeting to order in the Council Chambers at 7:00 p.m.

Councilmembers present: Simonian, Shaw, Aguayo, Cardenas, & Nagata

City staff present: City Manager Elias, City Clerk Davis, Police Chief Jamgochian, Senior/Recreation Director Monis, Finance Director Wong, Community Development Director Deaver, City Attorney Wolfe

The Flag Salute and the Pledge of Allegiance were followed by an invocation given by Mayor Pro-Tem Shaw. Roll call was taken. There were no public presentations.

Mayor Simonian adjourned the meeting to the Fowler City Council/ Fowler Redevelopment Agency/ Fowler Public Financing Authority Special Joint Meeting at 7:04 p. m. The meeting reconvened at 8:01 p. m.

**COMMUNICATIONS**

City Manager Elias mentioned an upcoming League of California Cities Division meeting in Dinuba on April 12, 2006. He noted that the Fresno County Sesquicentennial wagon train traveling with a group of 5th grade students would be arriving in Fowler on April 9, 2006. The Council also received an invitation to celebrate National Community Development Block Grant Week in Raisin City on Thursday, April 27, 2006.

**STAFF REPORTS:**

**A) ADOPTION OF RESOLUTION NO. 2040**

City Manager Elias said that staff had met with Developer Randy Hill regarding his subdivision project, Tract No. 5198. Although the Tentative Tract Map had been previously approved, a final map and subdivision agreement had not yet been brought before the Council. City Attorney Wolfe explained that to avoid the bonding requirements, Mr. Hill had opted to construct the infrastructure improvements before approval and recording of the final map, which was allowable. However, a subdivision agreement was still required because in addition to bonding requirements, it provides for important items such as fee schedules, construction timetables and indemnification. He said that Mr. Hill was also proposing to construct model homes, and without a final map there would be no authority to issue building permits for the models. In view of this, an agreement allowing for construction of the model homes, was also before the Council for approval. This agreement provides that the final map be approved by

December 31, 2006 and requires a cash deposit of \$5,000 per model home, to protect the City in the event the improvements were not completed.

After a discussion, Councilmember Aguayo made a motion to adopt Resolution No. 2040, "A Resolution of the City Council of the City of Fowler Approving Subdivision Agreement for Tract Map No. 5198, and Agreement for Early Issuance of Model Home Building Permits." The motion was seconded by Mayor Pro-Tem Shaw, and carried on a 5-0-0 roll call vote.

**B) CITY MANAGER'S REPORT:**

**APPROVE AGREEMENT WITH CALIFORNIA CONSULTING, LLC**

City Manager Elias stated that the Council had previously discussed contracting with former Assemblyman Steve Samuelian to assist the City with seeking and obtaining government funding for projects. The City Attorney had drafted a formal agreement, acceptable to Mr. Sameulian, that specified that his company, California Consulting, LLC, would assist the City with the acquisition and development of recreational park facilities, and the construction of a new library. The agreement would be on a month-to-month basis, and the City would pay a monthly fee of \$1,250. Mr. Samuelian would provide a detailed quarterly report and an annual report outlining the work he performed on behalf of the City.

Councilmember Aguayo made a motion to approve the Agreement for Professional Services between the City of Fowler and California Consulting, LLC. The motion was seconded by Councilmember Cardenas and carried on a 5-0-0 roll call vote.

**C) COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

Community Development Director Deaver reported on Fresno COG's Blueprint Planning process, in which eight COG's in the Central Valley would be undertaking a planning and outreach process addressing transportation, land use, housing, economic development and other issues.

Mr. Deaver also reported that staff had been working on design guidelines for the downtown area, and he had met with business owners regarding improving their storefront facades. He said that one of the businesses, Favoritos Restaurant, had drawn a new facade design which he distributed to the Council. He proposed drafting an agreement to provide RDA grants to assist business owners with the facade improvements.

**D-E)** No Finance Department report or Police and Fire Department report was given.

**CITY ATTORNEY'S REPORT**

City Attorney Wolfe reported on State law requirements concerning “density bonus” ordinances.

### **CONSENT CALENDAR**

The Consent Calendar consisted of: A) Ratification of Warrants - April 4, 2006; B) Approve Minutes of the City Council Special Meeting - March 20, 2006; C) Approve Proclamation in Honor of City of Coalinga’s 100th Anniversary; and D) Approve Amendment I to Joint Powers Agreement for Housing and Community Development (Fresno County CDBG Program). Councilmember Cardenas made a motion to approve the Consent Calendar, seconded by Mayor Pro-Tem Shaw. The motion carried on a 5-0-0 roll call vote.

### **COMMITTEE REPORTS**

Mayor Simonian commented on the success of the recent Springfest Celebration in Panzak Park. Councilmember Aguayo attended a COG meeting, a League of California Cities Policy Committee meeting and a recent tour of S. K. F. Sanitation District’s facilities. Mayor Pro-Tem Shaw attended a grand opening for the new Fowler Physical Therapy business. Councilmember Cardenas also attended the S. K. F. tour and barbecue and the Springfest event.

### **ADJOURNMENT**

Having no further business, Councilmember Cardenas made a motion to adjourn, seconded by Councilmember Aguayo. The motion carried by unanimous consent and the meeting adjourned at 8:58 p. m.