

**Minutes of the Study Session of the
LEMOORE CITY COUNCIL
January 17, 2006**

ATTENDANCE:

Mayor Buford; Mayor Pro Tem Murray; Councilmembers Grego, Martin, Plourde; City Manager Briltz; City Attorney Bacigalupi; Public Works Director Wlaschin; Police Chief Morrell; Administrative Analyst Prichard; Administrative Analyst Tyler; Recreation Supervisor Nelson; City Clerk Lima.

(1.0015)

INTRODUCTION – YOUTH ADVISORY COMMISSION:

Lynne Nelson, Recreation Supervisor had the 2006 Youth Advisory Commission introduce themselves to the City Council.

(1.0083)

UPDATE – AMERICANS WITH DISABILITIES ACT:

Administrative Analyst Prichard reported that all City departments had been surveyed regarding ADA compliance. Staff is currently gathering the resources needed for a comprehensive inspection of facilities and public right-of-ways. Mr. Prichard reviewed a timeline with the Council showing the projected completion of the Self-Evaluation to be October 2006.

RDA MEETING: At 5:43 p.m., Council adjourned to sit as the Redevelopment Agency of the City of Lemoore and reconvened as City Council at 5:57 p.m.

CLOSED SESSION:

At 5:58 p.m., the Board adjourned to Closed Session regarding Labor Negotiations.

ADJOURNMENT: At 6:45 p.m., Council adjourned to the Regular Meeting at 7:30 p.m.

**Minutes of the Regular Meeting of the
LEMOORE CITY COUNCIL
January 17, 2006**

ATTENDANCE:

Mayor Buford; Mayor Pro Tem Murray; Councilmembers Grego, Martin, Plourde; City Manager Briltz; City Attorney Bacigalupi; Public Works Director Wlaschin; Finance Director Cota; Police Chief Morrell; Redevelopment Project Manager Narbaitz; Chief Planner Smyth; Assistant Planner Mendiola; City Clerk Lima.

CLOSED SESSION ANNOUNCEMENT:

Mayor Buford announced as requested by the bargaining units Representative Barry Bennett, all parties have been directed back to the bargaining table. Because of this decision, Item 8 Labor Negotiation Impasses Presentations is pulled from the Agenda.

(1.0777)

PROCLAMATION – 2005 LEMOORE HIGH SCHOOL GIRLS TENNIS TEAM:

Mayor Buford presented Coach Jack Bow and the girls of the varsity and junior varsity tennis teams a proclamation in honor of their CIF Division win. Mrs. Edon presented the team with a \$100.00 donation towards the purchase of their championship rings.

(1.0891)

CONSENT CALENDAR:

It was moved by Councilmember Plourde, seconded by Councilmember Murray, and carried that the Council approve the following Consent Calendar:

- A. Approval – Minutes – December 20, 2005
- B. Approval – Warrant Register
- C. Approval – Vacation of a Portion of Semas Avenue and Pedersen Street alignment – Resolution 2006-01
- D. Approval – Notice of Completion – Tract 758, Phase 2 – Fairway Homes

Ayes: Plourde, Murray, Martin, Grego, Buford

(1.0924)

PUBLIC HEARING – CHANGE PREVIOUS APPROVAL OF FLOOR PLANS/ELEVATIONS/OVERALL FOOTPRINT PLANS FOR TRACT NO. 791 – EAST VILLAGE BY DEL VALLE HOMES:

Chief Planner Smyth reported new elevations and floor plans were being reviewed. The three floor plans ranged from 1,344 sq. ft., 1,698 sq. ft., and 2,456 sq. ft. Ms. Smyth reported the Planning Commission made nine modifications/recommendations to the floor plans and plot plan.

At 7:58 p.m., Mayor Buford opened the Public Hearing to accept testimony concerning the East Village to review the revised floor plans, elevations and overall plot plans by Del Valle Homes.

Sal Gonzales, Del Valle Homes 47 North K Street, Tulare, CA. Mr. Gonzales attended to support the project, the company is trying to provide good solid housing.

Gary Vigen, of Vigen Associates, the architect of the project stated the project was designed as a “Livable Community” and “Landscape of Choice”. The development is designed to encourage exchange between neighbors.

Councilmember Murray expressed concern over the high density, the lot sizes in proportion to the house size, single car garages and driveways, parking issues, affordable housing, and what the development will look like in twenty years.

Councilmember Plourde inquired to the number and types of trees. Referring to the City approved trees around town that are causing sidewalk damage which property owners must repair. Expressing a desire that the same types of trees are not in the design.

Mr. Gonzales and Mr. Vigen attempted to address the issues raised.

At 8:22 p.m. the Public Hearing closed.

Council continued the discussion regarding the look of the development in the future. Council gave the City Attorney direction regarding items to be included in the CC&R's of the Homeowners Association, they included provisions to insure common areas are properly maintained, yards are kept free of vehicles and junk, RV's are parked in garages and not in the street or in driveways and adequate assessments are levied to fund an annual budget for the Homeowners Association.

Mayor Buford and Councilmember Martin spoke in support of the PUD concept and the East Village project.

It was moved by Councilmember Martin, seconded by Councilmember Grego, and carried that the Council approve the submitted floor plans, elevations, and overall foot print plan with the modifications/recommendations listed in items 1 through 3 and 4 through 9 in the staff report, and the content requirements of the CC&R's which shall be reviewed and approved by the City Attorney prior to final map approval.

Ayes: Martin, Grego, Plourde, Buford

Noes: Murray

(1.3450)

REPORT AND RECOMMENDATION – FINAL SUBDIVISION MAP – SUBDIVISION AGREEMENT – PETITION FOR INCLUSION INTO THE FUTURE CREATED LLMD FOR TRACT 797 PHASE I FOR PARKVIEW ESTATES – FRISONE:

Chief Planner Smyth stated the item was usually a Consent Calendar Item, but because of the inclusion into the future LLMD the item was before Council for separate consideration.

Council directed Ms. Smyth in the future to include the comments from the Police Department and the Fire Department in all development reports.

It was moved by Councilmember Martin, seconded by Councilmember Plourde, and carried that the Council:

1. Accept and record the Final Subdivision Map for Tract No. 797 Phase 1 and authorize the City Clerk to sign the Clerk's Statement on the map.

2. Approve the Subdivision Agreement for Tract No. 797 Phase 1 and authorize the City Manager to sign.
3. Review the letter of petition for inclusion into the future LLMD and later consider accepting once the district is formed.

Ayes: Martin, Plourde, Grego, Murray, Buford

(1.3748)

REPORT AND RECOMMENDATION – EXTENSION OF CONDITIONAL USE PERMIT 2003-05/SPECIAL ZONING EXCEPTION BY KERMAN KART CLUB AMENDING RESOLUTION 2003-46 CONDITIONS OF APPROVAL - RESOLUTION 2006-02:

Chief Planner Smyth reported the extension amends the time lines consistent with the recently amended Development and Disposition Agreement which indicated that Phase I will be completed on February 23, 2007 and Phase II shall be completed by February 22, 2008, which amounts to a 25 ½ month extension.

It was moved by Councilmember Plourde, seconded by Councilmember Martin, and carried that Council approve the Planning Commission’s recommendation to grant a 25 ½ month extension of the project, and pass Resolution 2006-02 amending City Council Resolution 2003-46, which modifies conditions #9 and #10 of the original Conditional Use Permit.

Ayes: Plourde, Martin, Grego, Murray, Buford

(1.3892)

DEPARTMENT/CITY MANAGER REPORTS:

Chief Planner Smyth introduced Assistant Planner Joe Mendiola.

Police Chief Morrell invited the Council to the February 17th Police Department Volunteer Appreciation Dinner.

City Manager Britz directed the Council’s attention to the letter from the auditor.

(2.0015)

COUNCIL REPORTS AND REQUESTS FOR INFORMATION:

Councilmember Martin requested that the Council consider the placement of a traffic signal at the corner of Fox and Hanford-Armona Road at a future meeting. City Manager Britz reported information was being gather on that matter and would be presented to the Council at a later date.

Councilmember Plourde reported he had attended the Leadership Academy in Sacramento and he would like to have an annual joint City Council and Planning Commission meeting. Mr. Plourde announced the Volunteers in Policing had made a donation to the Senior Center toward the purchase of bus passes.

Councilmember Grego reported the Lions Club had also made a donation to the Senior Center.

Mayor Buford reported the Knight of Columbus had made a donation and thanked the civic organizations.

Mayor Pro Tem Murray reported he had requested that the Council received a presentation by the Consultants being considered for the General Plan Update.

ADJOURNMENT:

The meeting adjourned at 8:47 p.m.