

**AGENDA**  
**SELMA CITY COUNCIL**  
**SPECIAL MEETING**  
**June 3, 2024**  
**5:45 p.m.**

Selma City Council Chambers  
1710 Tucker Street  
Selma, CA 93662

Teleconference Phone Number: +1 301 715 8592  
Webinar ID: 891 6864 5005 <https://zoom.us/j/89168645005>

*WHEN ON THE PHONE, IF YOU WISH TO ADDRESS COUNCIL DURING THE PUBLIC COMMENT PORTION OF THE AGENDA, PRESS \*9 TO "RAISE HAND" AND WE WILL SELECT YOU FROM THE MEETING CUE. PRESS \*6 TO UNMUTE AND MUTE YOURSELF.*

**CALL TO ORDER:** 5:45 p.m.

**ROLL CALL:** Council members Guerra, Mendoza-Navarro, Trujillo, Mayor Pro Tem Cho, and Mayor Robertson

**POTENTIAL CONFLICTS OF INTEREST:** Any council member who has a potential conflict of interest may now identify the item and recuse themselves from discussing and voting on the matter.

**AGENDA CHANGES OR DELETIONS:** To better accommodate members of the public or inconvenience in the order of presentation, items on the agenda may not be presented or acted upon in the order listed. Additions to Agenda may be added only pursuant to California Government Code Section 54954.2 (b).

**ORAL COMMUNICATIONS:** NOTICE(S) TO THE PUBLIC: At this time, any member of the public may address the City Council regarding any item on the special meeting agenda over which the Council has jurisdiction. No action or discussion will be taken on any item not on the agenda. Issues raised will be referred to the City Manager for review. Members of the public shall limit their remarks to three (3) minutes.

**CLOSED SESSION:**

Conference with Legal Counsel – Anticipated Litigation  
Significant exposure to litigation pursuant to § 54956.9(b): 1 case

**ADJOURNMENT:** Any writings or documents provided to a majority of the Selma City Council regarding an item on this agenda will be made available for public inspection in the City Clerk's office located at 1710 Tucker Street during normal business hours.

**REASONABLE ACCOMMODATIONS:** In compliance with the Americans with Disabilities Act and Government Code Section 54953(g), the City Council has adopted a reasonable accommodation policy to swiftly resolve accommodation requests. The policy can also be found on the City's website [here](#). Please contact the City Clerk's Office, (559) 891-2200, to make an accommodation request, or to obtain an electronic or printed copy of the policy.

**AGENDA**  
**SELMA CITY COUNCIL**  
**REGULAR MEETING**  
**June 3, 2024**  
**6:00 p.m.**

Selma City Council Chambers  
1710 Tucker Street  
Selma, CA 93662

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**CALL TO ORDER: 6:00 p.m.**

**INVOCATION:** Pastor Nelson Schwamb

**PLEDGE OF ALLEGIANCE:** Mayor Pro Tem Cho

**ROLL CALL:** Council members Guerra, Mendoza-Navarro, Trujillo, Mayor Pro Tem Cho, and Mayor Robertson

**POTENTIAL CONFLICTS OF INTEREST:** Any council member who has a potential conflict of interest may now identify the item and recuse themselves from discussing and voting on the matter.

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**SPECIAL PRESENTATIONS:**  
Mid Valley Disposal Transition Update

**CONSENT CALENDAR:** All items listed under the consent calendar category are considered routine. The complete consent calendar will be enacted by one motion by ROLL CALL VOTE. For purposes of discussion, any Council member may have an item removed from the consent calendar and made part of the regular agenda. The council can then approve the remainder of the consent calendar.

**Item**

- A. **CONSIDERATION OF MINUTES OF THE APRIL 15, 2024 COUNCIL MEETING** Rivera
- B. **CONSIDERATION OF MINUTES OF THE MAY 6, 2024 COUNCIL MEETING** Rivera

- C. **CONSIDERATION OF A RESOLUTION ADOPTING THE CITY'S ANNUAL APPROPRIATIONS LIMIT FOR FISCAL YEAR 2024-25, PURSUANT TO ARTICLE XIII B OF THE CALIFORNIA CONSTITUTION** Santillan
- D. **CONSIDERATION OF PLANNING APPLICATION 2021-0012-SECOND READING AND ADOPTION OF AN ORDINANCE FOR A GENERAL PLAN AMENDMENT, REZONE, SITE PLAN REVIEW, AND TENTATIVE PARCEL MAP TO ALLOW FOR THE DEVELOPMENT OF 144 APARTMENT UNIT COMPLEX WITH ASSOCIATED COMMERCIAL DEVELOPMENT AND A 0.95 ACRE PARK LOCATED ON THE NORTHEAST SIDE OF THE INTERSECTION OF HIGHLAND AVENUE (STATE ROUTE 43) AND NEBRASKA AVENUE (APN 388-030-26). AN INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION (ISMND) WAS PREPARED FOR THE PROJECT IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)** Keene
- E. **CONSIDERATION OF PLANNING APPLICATION PLAN 24-5-SECOND READING AND ADOPTION OF AN ORDINANCE FOR A GENERAL PLAN AMENDMENT, REZONE, AND SITE PLAN REVIEW TO DEVELOP A 40-UNIT MULTIFAMILY DEVELOPMENT AND A FUTURE 3,000 SQ. FT COMMERCIAL DEVELOPMENT LOCATED SOUTH OF NEBRASKA AVENUE BETWEEN MITCHELL AND THOMPSON AVENUE (APN 390-030-71). AN INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION (ISMND) WAS PREPARED FOR THE PROJECT IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)** Keene
- F. **CONSIDERATION OF A PLANNING APPLICATION 2022-0017-SECOND READING AND ADOPTION OF AN ORDINANCE FOR A REZONE AND A TENTATIVE SUBDIVISION MAP TO SUBDIVIDE A 20.2-ACRE PARCEL INTO 41 SINGLE FAMILY LOTS, LOCATED ON THE NORTH SIDE OF ROSE AVENUE, WEST OF AMBER AVENUE AND EAST OF DOCKERY AVENUE (APN: 389-020-67). AN INITIAL STUDY, NEGATIVE DECLARATION (ISND) WAS PREPARED OR THE PROJECT IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)** Keene
- G. **APPROVAL OF ADDENDUM TO CITY MANAGER FERNANDO SANTILLAN'S EMPLOYMENT AGREEMENT** Crouch
- H. **CHECK REGISTER DATED MAY 22, 2024** Santillan
- I. **RESOLUTION ORDERING ELECTION, REQUESTING COUNTY ELECTIONS DEPARTMENT TO CONDUCT ELECTION, REQUESTING CONSOLIDATION OF ELECTION, AND DETERMINING PAYMENT OF ACTUAL ELECTIONS STATEMENT CHARGES** Rivera

**REGULAR BUSINESS**

1. **STATEMENT FROM THE CITY COUNCIL REGARDING SETTLEMENT AGREEMENT WITH THE SELMA CITY MANAGER AND RESULTS OF THE INVESTIGATIVE REPORT OF MAYOR SCOTT ROBERTSON'S COMPLAINT AGAINST THE CITY MANAGER** Crouch

2. **CONSIDERATION OF AN ORDINANCE ESTABLISHING MOBILE HOME RENT STABILIZATION FOR THE CITY OF SELMA – INTRODUCTION AND FIRST READING** Keene

Recommendation: Introduce and Waive the First Reading of the Ordinance Establishing Rent Stabilization, and Set the Second Reading and Public Hearing for June 17, 2024.

3. **CONSIDERATION OF AN ORDINANCE FOR THE COMPREHENSIVE UPDATE TO THE CITY OF SELMA MUNICIPAL CODE (SMC), TITLE 11 – ZONING TO COMPLY WITH CURRENT HOUSING STATE LAW, PROMOTE CONSISTENCY WITH THE GENERAL PLAN, CLARIFY THE DEVELOPMENT STANDARDS BY REMOVING REDUNDANT OR OBSOLETE CODE SECTIONS, AND ADDING OBJECTIVE DESIGN STANDARDS FOR RESIDENTIAL USES IN ACCORDANCE WITH SENATE BILL 330 – FIRST READING AND INTRODUCTION** Keene

Recommendation: Introduce and Waive the First Reading of the Ordinance Updating the Comprehensive Zoning Code, and Set the Second Reading and Public Hearing for June 17, 2024.

### PUBLIC HEARINGS

4. **CONSIDERATION OF A RESOLUTION ADOPTING THE 2024-2025 CITY OF SELMA FISCAL YEAR BUDGET** Santillan

Recommendation: Adopt the Resolution Approving the 2024-25 Budget.

### FUTURE AGENDA ITEMS

Council requests for future agenda items. Not subject to public comment. Items require a consensus.

### DEPARTMENTAL REPORTS

- City Manager
- City Attorney
- Deputy City Manager (Development Services)
- Administrative Services
- Community Services
- Fire
- City Clerk/PIO
- Public Works
- Police

**COUNCIL REPORTS/ COUNCIL COMMITTEE REPORTS:** Brief report by Council members on City related functions as authorized by the Brown Act.

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