

KINGSBURG CITY COUNCIL WORKSHOP

AUGUST 30, 2018 – 6:00 P. M.

Call to order and roll call – Mayor Michelle Roman called the Kingsburg City Council Workshop to order at 6:05pm.

Council Members present: Laura North, Staci Smith, Sherman Dix, Bruce Blayney, and Mayor Michelle Roman.

Staff present: City Manager Alexander Henderson, City Attorney Michael Noland, City Planner Greg Collins, and City Clerk Abigail Palsgaard.

Public Comments: None

Potential Disposition of Property Located at the Southwest Corner of Sierra and Madsen Containing 4.84 Acres- Staff Report prepared by Planning Consultant Greg Collins.

City Manager Alex Henderson briefly reviewed the history concerning this property.

Michael Duarte, representing Fresno County Housing Authority, introduced R. L. Davidson and Jon Franc. Mr. Franc stated that we are here to consider the site plan from the Chelsea project and get feedback and enhance the project. The theme and landscape can be discussed in the future. The Housing Authority would handle the logistics; financing, procure development team, oversee construction, coordinate resident services for the property, and maintain and operate final development. He said that we are requesting land donation and impact fee deferrals.

Mr. Duarte discussed the funding which is very competitive. We are looking for feedback on a number of units and amenities for the residents.

In ensuing discussion Council Member Blayney brought up the canal on Madsen Avenue. He said that 1.25 parking stalls per unit would allow for more units. He asked about the distance from downtown. Mr. Duarte said that the transit is a good option. Mayor Roman clarified that if the City makes the housing development a designated pick up/drop off it would be fine. Council Member Dix said that he likes the Marion Villas design over the barn design. Council agreed. The proposed community center becoming the Senior Center was brought up. Council Member North asked Council Member Blayney if he preferred single story to double. Council Member Blayney said that he prefers single due to the cost. Council Member Smith asked about 2 stories for seniors. Mr. Duarte said that with an elevator it is fine. He said that we have had no complaints from Marion Villas. Mr. Henderson asked about demand for senior living. He Spoke about Swedish theme but not copying Marion Villas. Council Member Dix said that he likes the 2nd story with a big community center with smaller green space. Council spoke about how important the community center would be and about integrating with the Hash Development. Council concurred that up to 60 units would be acceptable, subject to final site plan review. Planning Consultant Greg Collins said that the intersection is a concern and he thinks it should be done now.

This item may be brought back to Council.

Adjourn – Mayor Roman adjourned the Kingsburg City Council Workshop **at 7:12pm.**

Submitted by:

Abigail Palsgaard, City Clerk