

|              |            |
|--------------|------------|
| Item:        | B-1        |
| Minutes for: | 05/20/2026 |
| Adopted:     | 06/17/2026 |

## Minutes of a Regular Meeting of the Madera City Council

**Wednesday, May 20, 2026**  
**6:00 p.m.**

**Council Chambers**  
**City Hall**

The Madera City Council meetings are open to the public. The meeting was available for public viewing and participation through Zoom. Members of the public were able to observe the live-streamed meeting on the City's website and were able to comment on agenda items at the meeting, remotely through an electronic meeting via phone, via email and by regular mail.

**CALL TO ORDER:** Meeting was called to order at 6:00 p.m.

**ROLL CALL:**

Present: Mayor Cece Gallegos  
Mayor Pro Tem Rohi Zacharia, District 1  
Councilmember Jose Rodriguez, District 2  
Councilmember Steve Montes, District 3  
Councilmember Anita Evans, District 4  
Councilmember Elsa Mejia, District 5  
Councilmember Artemio Villegas, District 6

Others present were City Manager Arnoldo Rodriguez, City Clerk Alicia Gonzales, City Attorney Shannon L. Chaffin, Community Development Director Will Tackett, Director of Financial Services Michael Lima, Division Fire Chief Larry Pendarvis, Fire Battalion Chief Anthony Garcia, Director of Human Resources Wendy Silva, Director of Information Technology Gary Price, Director of Parks and Community Services Joseph Hebert, Police Commander Josiah Arnold, Public Works Director Harpiar Gandhi, Senior Civil Engineer Steve Bettencourt, Administrative Analyst I (Engineering) Nicole Say, Senior Civil Engineer Jonathan Gramajo, Assistant Engineer Alexis Raymundo, and Assistant Engineer Raquel Rios Cardenas.

**INVOCATION:** Pastor Alex Hernandez, Grace Point Ministry

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

**APPROVAL OF AGENDA:**

ON MOTION BY COUNCILMEMBER MONTES AND SECONDED BY COUNCILMEMBER EVANS, THE AGENDA WAS APPROVED UNANIMOUSLY BY A 7/0 VOTE.

**PRESENTATIONS:**

1. Certificate of Commendation for the Madtown Robotics Team – 4th World Championship Achievement
2. Presentation of Madera Unified School District's OPTIONS Program
3. Proclamation Recognizing Letter Carriers' Stamp Out Hunger Food Drive
4. Proclamation Recognizing Relay for Life

5. **Proclamation Recognizing Public Service Week**
6. **Proclamation Recognizing International Firefighters Day**
7. **Proclamation Recognizing National Police Week**
8. **Proclamation Recognizing National Foster Care Awareness Month**
9. **Proclamation Recognizing Public Works Week**
10. **Proclamation Recognizing World No Tobacco Day**

**PUBLIC COMMENT:**

*The first 15 minutes of the meeting are reserved for members of the public to address the Council on items which are within the subject matter jurisdiction of the Council. The Council is prohibited by law from taking any action on matters discussed that are not on the agenda, and no adverse conclusions should be drawn if the Council does not respond to public comment at this time.*

Arturo Martinez, District Representative with Senator Anna Caballero’s office gave an update on their active presence in our area. Their outreach efforts included participating in ribbon cutting ceremonies and recognizing the community’s business growth, economic activity and continued investment. They also conducted outreach in La Vina and Parkwood. He mentioned their availability to join in on any events the Council invites them to.

No further Public Comment was presented. Public Comment was closed.

**A. PUBLIC HEARINGS:**

**A-1 Consideration of General Plan Amendment (GPA 2026-03) and Rezone (REZ 2026-01) to change the General Plan Land Use Map and amend the Official Zoning Map**

**Recommendation:** The Planning Commission and Staff Recommend the City Council conduct a Public Hearing and Act as follows:

1. Adopt a Resolution Determining the Project is Exempt from the Provisions of the California Environmental Quality Act (CEQA) Pursuant to Section 21080.085 of the California Public Resources Code and Approving General Plan Amendment (GPA) 2026-03, Amending the General Plan Land Use Map, to change the Land Use Designations for Three areas of the City to the High Density Residential Designation as Described in the City of Madera’s 2024-2032 6th Cycle Housing Element.; and
2. Waive Full Reading and Introduce by Title only an Ordinance of the City Council of the City of Madera Approving Rezone (REZ) 2026-01 and Amending the Official City of Madera Zoning Map to Rezone Three areas of the City to the R-3 (Residential, One Unit for each 871 square feet of site area) Zone District as Described in the City of Madera’s Adopted 2024-2032 6th Cycle Housing Element (Report by Will Tackett)

ON MOTION BY COUNCILMEMBER MONTES AND SECONDED BY COUNCILMEMBER RODRIGUEZ, ITEM A-1 WAS APPROVED UNANIMOUSLY BY A 7/0 VOTE.

RES 26-72                      RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA DETERMINING THE PROJECT IS EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO

SECTION 21080.085 OF THE CALIFORNIA PUBLIC RESOURCES CODE AND APPROVING GENERAL PLAN AMENDMENT (GPA) 2026-03, AMENDING THE GENERAL PLAN LAND USE MAP, TO CHANGE THE LAND USE DESIGNATIONS FOR THREE AREAS OF THE CITY TO THE HIGH DENSITY RESIDENTIAL DESIGNATION AS DESCRIBED IN THE CITY OF MADERA'S 2024-2032 6TH CYCLE HOUSING ELEMENT

INTRO ORD AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MADERA APPROVING REZONE (REZ) 2026-01 AND AMENDING THE OFFICIAL CITY OF MADERA ZONING MAP TO REZONE THREE AREAS OF THE CITY TO THE R-3 (RESIDENTIAL, ONE UNIT FOR EACH 871 SQUARE FEET OF SITE AREA) ZONE DISTRICT AS DESCRIBED IN THE CITY OF MADERA'S 2024-2032 6<sup>TH</sup> CYCLE HOUSING ELEMENT

**A-2 Public Hearing Regarding Annexation No. 18 (Sienna Estates Subdivision) into Community Facilities District No. 2005-1 (Public Services) Under the Mello Roos Community Facilities Act of 1982 and Related Actions**

- Recommendation:**
1. Hold the Public Hearing; and
  2. Adopt a Resolution of the City Council (Council) of the City of Madera, California, Authorizing Annexation of Territory (Annexation No. 18) to Community Facilities District No. 2005-1 (Public Services); Authorizing the Levy of a Special Tax; and Submitting the Levy of Tax to the Qualified Electors; and
  3. Conduct the Election of the Qualified Electors of Annexation No. 18; and
  4. Adopt a Resolution Declaring Annexation of the Territory Adding the Territory Identified as Annexation No. 18 to Community Facilities District No. 2005-1 (Public Services), Annexation No. 18 (Report by Will Tackett)

ON MOTION BY COUNCILMEMBER RODRIGUEZ AND SECONDED BY COUNCILMEMBER MONTES, ITEM A-2 (2) WAS APPROVED UNANIMOUSLY BY A 7/0 VOTE.

ON MOTION BY COUNCILMEMBER MONTES AND SECONDED BY COUNCILMEMBER RODRIGUEZ, ITEM A-2 (3) AND ITEM A-2 (4) WAS APPROVED UNANIMOUSLY BY A 7/0 VOTE.

RES 26-73 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA, AUTHORIZING THE ANNEXATION OF TERRITORY (ANNEXATION NO. 18) TO COMMUNITY FACILITIES DISTRICT NO. 2005-1 (PUBLIC SERVICES), AUTHORIZING THE LEVY OF A SPECIAL TAX, AND SUBMITTING THE LEVY OF TAX TO THE QUALIFIED ELECTORS

RES 26-74 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA, CALLING A SPECIAL ELECTION AND SUBMITTING TO THE VOTERS OF ANNEXATION NO. 18 OF CITY OF MADERA COMMUNITY FACILITIES DISTRICT NO. 2005-1 (PUBLIC SERVICES) THE PROPOSITION REGARDING THE ANNUAL LEVY OF SPECIAL TAXES WITHIN ANNEXATION NO. 18 TO FINANCE POLICE PROTECTION SERVICES, FIRE PROTECTION AND SUPPRESSION SERVICES, PARK MAINTENANCE, AND STORM

DRAINAGE SYSTEM OPERATION AND MAINTENANCE WITHIN THE DISTRICT

RES 26-75 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA, MAKING CERTAIN FINDINGS, DECLARING AND CERTIFYING THE RESULTS OF A SPECIAL ELECTION AND ADDING THE TERRITORY IDENTIFIED AS ANNEXATION NO. 18 TO COMMUNITY FACILITIES DISTRICT NO. 2005-1 (PUBLIC SERVICES)

**B. CONSENT CALENDAR:**

*Matters listed under the Consent Calendar are considered routine and will be enacted by one motion and one vote.*

ON MOTION BY COUNCILMEMBER MONTES AND SECONDED BY COUNCILMEMBER VILLEGAS, THE CONSENT CALENDAR WAS APPROVED UNANIMOUSLY BY A 7/0 VOTE.

**B-1 Minutes – April 15, 2026**

**Recommendation:** Approve the City Council Minutes of May 6, 2026 (Report by Alicia Gonzales)

**B-2 Informational Report on Register of Audited Demands**

**Recommendation:** Review Register of Audited Demands Report for April 25 to May 8, 2026 (Report by Michael Lima)

**B-3 Informational Report on Personnel Activity**

**Recommendation:** This report is submitted for informational purposes only and there is no action requested from the City Council (Council) (Report by Wendy Silva)

**B-4 Second Reading and Adoption of Ordinance Text Amendment (OTA) 2026-01, for the Amendment of Chapter 3 of Title X: Planning and Zoning of the City Municipal Code regarding a Commercial Color Palette and the Establishment of Exterior Paint Color Standards for Construction of New Buildings and Repainting Existing Buildings within the Commercial Zone Districts**

**Recommendation:** The Planning Commission and Staff Recommend the City Council Conduct a Public Hearing and Take Action as follows:

1. Waive Full Reading and Adopt by Title Only an Ordinance of the City Council of the City of Madera determining the Project is Exempt Pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines and Amending Chapter 3 of Title X: Planning and Zoning of the City Municipal Code (CMC) Regarding Exterior Colors in Commercial Zone Districts. (Report by Will Tackett)

ORD 1021 C.S. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MADERA DETERMINING THE PROJECT IS EXEMPT PURSUANT TO SECTION 15061(B)(3) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND AMENDING CHAPTER 3 OF TITLE X: PLANNING AND ZONING OF THE CITY MUNICIPAL CODE (CMC) REGARDING EXTERIOR COLORS IN COMMERCIAL ZONE DISTRICTS

**B-5 Sale Agreement for a Manufactured Home Located at 1218 E. Cleveland Ave., Space 19 (Marcelino Castro and Guillermina Beltran)**

**Recommendation:** Adopt a Resolution Rescinding Resolution No. 26-32 Approving Staff Sale Agreement Negotiations for the Mobile Home located at 1218 E. Cleveland Ave. Space 19, Madera CA, 93638 and Approving the Updated Terms to the Sale Agreement for Said Mobile Home of \$30,000 (Report by Mike Lima)

RES 26-76 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA RESCINDING RESOLUTION NO. 26-32 WHICH APPROVED STAFF SALE AGREEMENT NEGOTIATIONS FOR THE MOBILE HOME LOCATED AT 1218 E. CLEVELAND AVE., SPACE 19, MADERA, CA 93638 AND APPROVING THE SALE OF THE MOBILE HOME FOR \$30,000

**B-6 Edward Byrne Memorial Justice Assistance Grant (JAG) Program FY25 Grant**

**Recommendation:** Resolution to Ratify Submission of an Application to the Edward Byrne Memorial Justice Assistance Grant Program for Fiscal Year 2026/27 (Report by Giachino Chiaramonte)

RES 26-77 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA, RATIFYING THE SUBMISSION OF AN APPLICATION FOR AWARD TO THE EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT PROGRAM

**B-7 Reimbursement Agreement among City of Madera, Fresno-Madera Federal Land Bank, FLCA and Stock Five Development, Inc**

**Recommendation:** Adopt a Resolution Approving Reimbursement Agreement among City of Madera and Fresno-Madera Federal Land Bank, FLCA and Stock Five Development, Inc - Site Plan Review No. 2021-05 (Report by Keith Helmuth)

RES 26-78 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA APPROVING REIMBURSEMENT AGREEMENT AMONG CITY OF MADERA, FRESNO-MADERA FEDERAL LAND BANK, FLCA AND STOCK FIVE DEVELOPMENT, INC (SITE PLAN REVIEW NO. 2021-05)

**B-8 Grant of a Quitclaim Deed to State of California for land located at State Route 145 and Clemmensen Avenue**

**Recommendation:** Adopt a Resolution Granting State of California a Quitclaim Deed located at State Route 145 and Clemmensen Avenue and Authorizing the City Clerk to Execute Deed and Cause it to be Recorded (Report by Keith Helmuth)

RES 26-79 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA, GRANTING STATE OF CALIFORNIA A QUITCLAIM DEED AT STATE ROUTE 145 AND CLEMMENSEN AVENUE AND AUTHORIZING THE CITY CLERK TO EXECUTE AND CAUSE IT TO BE RECORDED

**B-9 Final Program Year 2026/27 Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) Annual Action Plan**

**Recommendation:** Adopt Resolutions to:

1. Approve the PY 2026/27 CDBG and HOME Annual Action Plan; and
2. Approve the Funding of the PY 2026/27 CDBG Allocation in the amount of \$957,097; and
3. Approve the Reallocation of CDBG-Revolving Loan Program Income to the Reconstruction of the City's Centennial Park Pool in the amount of \$239,322; and
4. Approve the Funding of the PY 2026/27 HOME Allocation in the amount of \$450,760 (Report by Michael Lima)

RES 26-80 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA APPROVING THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) 2026/27 ANNUAL ACTION PLAN

RES 26-81 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA APPROVING THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM YEAR 2026/27 ALLOCATION IN THE AMOUNT OF \$957,097 IN THE PROGRAM YEAR 2026/27 ANNUAL ACTION PLAN

RES 26-82 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA APPROVING THE HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) PROGRAM YEAR 2025/26 ALLOCATION IN THE AMOUNT OF \$450,760 IN THE PROGRAM YEAR 2026/27 ANNUAL ACTION PLAN

RES 26-83 A RESOLUTION OF THE CITY COUNCIL, OF THE CITY OF MADERA, CALIFORNIA, APPROVING THE REALLOCATION OF \$239,322 OF REOLVING LOAN FUNDS TO THE CITY OF MADERA PARKS DEPARTMENT'S PROGRAM YEAR 2025/26 CENTENNIAL PARK POOL PROJECT

**B-10 Change Vision Insurance Provider to Vision Service Plan (VSP)**

**Recommendation:** Adopt a Minute Order Approving VSP as the City of Madera's (City's) Vision Insurance Provider Effective July 1, 2026 (Report by Wendy Silva)

**C. WORKSHOP:**

**C-1 Fiscal Year 2026-2027 Budget Workshop – Revenues**

**Recommendation:** This report is submitted for informational purposes only and there is no action requested from the City Council (Report by Michael Lima)

**C-2 Microtransit Feasibility Study Workshop**

**Recommendation:** Receive the Madera Microtransit Feasibility Study Final Report and Provide Feedback and Direction to Staff. No Formal Action is being Requested at this Time (Report by Michael Lima)

Council recessed at 8:24 p.m. and returned at 8:30 p.m.

**D. PETITIONS, BIDS, RESOLUTIONS, ORDINANCES, AND AGREEMENTS:**

**D-1 Commercial Color Palette and Permitting**

**Recommendation:** Adopt a Resolution Adopting a City-Approved Color Palette for the Painting of New Structures and Repainting of Existing Structures in Commercial Zone Districts (Report by Will Tackett)

ON MOTION BY COUNCILMEMBER EVANS AND SECONDED BY COUNCILMEMBER VILLEGAS, ITEM D-1 WAS APPROVED UNANIMOUSLY BY A 7/0 VOTE.

RES 26-84 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA ADOPTING A CITY-APPROVED COLOR PALETTE FOR THE PAINTING OF NEW STRUCTURES AND REPAINTING OF EXISTING STRUCTURES IN COMMERCIAL ZONE DISTRICTS

**D-2 Contract Award for the Replacement of Seven (7) HVAC Units at Multiple City facilities**

**Recommendation:** Adopt a Resolution:

1. Awarding IFB No. 202526-18 for Replacement of Seven (7) HVAC Units at three (3) City facilities; and
2. Authorizing the City Manager to Execute all Contract Documents and any Non-material Amendments Necessary for Project Completion; and
3. Adopting of CEQA Guidelines Section 15301 (Existing Facilities) Categorical 1 Exemption (Report by Harpiar Gandhi)

ON MOTION BY COUNCILMEMBER RODRIGUEZ AND SECONDED BY COUNCILMEMBER EVANS, ITEM D-2 WAS APPROVED UNANIMOUSLY BY A 7/0 VOTE.

RES 26-85 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA APPROVING THE AWARD OF IFB NO. 202526-18 FOR THE REPLACEMENT OF SEVEN (7) HVAC UNITS AT THREE (3) CITY FACILITIES, AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL RELATED CONTRACT DOCUMENTS

**E. ADMINISTRATIVE REPORTS:**

**E-1 Update to Sidewalk Improvements Program**

**Recommendation:** This item is informational only; therefore, no Council action is required (Report by Harpiar Gandhi)

**E-2 Selecting Recipients for June Proclamations**

**Recommendation:** Request for Council's Selection of Recipients for the Proclamation Recognizing PRIDE Month and Juneteenth Day (Report by Alicia Gonzales)

Council agreed that proclamations should be presented to the following recipients: Pastor Joyce Lane and Deacon Kenneth Lane for Juneteenth Day and Madera High School founding members of Gay Straight Alliance Club for PRIDE Month.

ON MOTION BY COUNCILMEMBER RODRIGUEZ AND SECONDED BY COUNCILMEMBER MONTES, ITEM E-2 AS DISCUSSED WAS APPROVED UNANIMOUSLY BY A 7/0 VOTE.

**E-3 Vacant Positions in Fiscal Year (FY) 2026/27 Proposed Budget as of May 11, 2026**

**Recommendation:** This is an informational report providing a point-in-time vacancy count in compliance with Government Code (GC) Section 3502.3 (Report by Wendy Silva)

**E-4 Presentation of Capital Improvement Program (CIP) for Fiscal Year (FY) 2026/27 to FY 2030/31**

- Recommendation:**
1. Adopt a Minute Order Accepting the Proposed Projects in the City's Draft Capital Improvement Program (CIP) for Fiscal Year (FY) 2026/27 to FY 2030/31; and
  2. Authorize the City Engineer to Submit the Draft 5-year CIP for FY 2026/27 to FY 2030/31 to the Planning Commission for Determination of Conformity with the General Plan (Report by Keith Helmuth)

ON MOTION BY COUNCILMEMBER RODRIGUEZ AND SECONDED BY COUNCILMEMBER EVANS, ITEM E-4 WAS APPROVED UNANIMOUSLY BY A 7/0 VOTE.

**E-5 Madera Municipal Golf Course Update 2026**

- Recommendation:** This report is submitted for informational purposes only and there is no action requested from City Council (Report by Joseph Hebert)

**F. COUNCILMEMBER REPORTS/ANNOUNCEMENTS/FUTURE AGENDA ITEMS:**

*This portion of the meeting is reserved for the Mayor and Councilmembers (i) to make brief reports on boards, committees, and other public agencies, and at public events, (ii) to request updates, (iii) to initiate future agenda items, and (iv) to take action on matters initiated under this section of the agenda.*

Councilmember Montes had nothing to report.

Mayor Pro Tem Zacharia had nothing to report.

Councilwoman Evans mentioned that the funeral service and repass for former Mayor Santos Garcia will be on May 29<sup>th</sup> at St. Joachim's Church at 1:30 p.m.

Councilmember Rodriguez had nothing to report.

Councilmember Villegas mentioned he attended the Workforce Development ribbon cutting.

Mayor Gallegos mentioned she had attended the 7-Eleven grand opening where she noticed that several staff and councilmembers were in attendance. She mentioned that many of her constituents commented that Public Works employees were out cleaning during the weekend. She thanked the I.T. Department and City Clerk Alicia Gonzales for making sure the audio/video system is up and running. Mayor Gallegos congratulated Councilmember Evans for receiving the Friend of Education honor from James Monroe Elementary School. Mayor Gallegos mentioned that she became grandma to her third grandbaby last week.

**G. CLOSED SESSION: None**

**G-1 Threat to Public Services or Facilities (Government Code §54957(a))**

**Consultation with:** City Manager and City Attorney

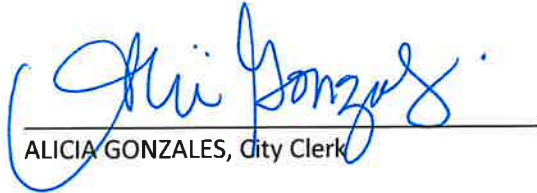
City Attorney Shannon Chaffin made the closed session announcement at 10:14 p.m. Mr. Chaffin and Council returned from Closed Session at 10:19 p.m. Mr. Chaffin stated there was no reportable action.

**FUTURE MEETING DATES:**

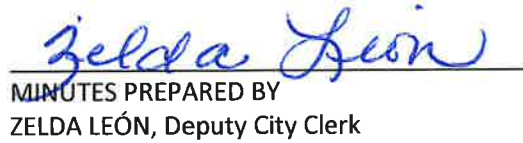
- Wednesday, June 17, 2026

- Wednesday, July 1, 2026

**ADJOURNMENT:** Meeting was adjourned at 10:19 p.m.

  
ALICIA GONZALES, City Clerk

  
CECELIA K. GALLEGOS, Mayor

  
MINUTES PREPARED BY  
ZELDA LEÓN, Deputy City Clerk