



Item:	B-1
Minutes for:	02/04/2026
Adopted:	02/18/2026

**Minutes of a Regular Meeting of the Madera City Council and
Minutes of a Special Meeting of the Madera City Council as the Groundwater Sustainability Agency**

**Wednesday, February 4, 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 6:01 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 (Arrived at 6:09 p.m.)
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, City Engineer Keith Helmuth, Community Development Director Will Tackett, Director of Financial Services Michael Lima, Division Fire Chief Larry Pendarvis, Fire Battalion Chief Dana McCarroll, Director of Human Resources Wendy Silva, Director of Information Technology Gary Price, Director of Parks and Community Services Joseph Hebert, Planning Manager David Brletic, Chief of Police Giachino Chiamonte, Public Works Director of Operations Harpiar Gandhi and Communication Specialist Joseph Carrello.

INVOCATION: Pastor Mike Souza, Harvest Community Church

PLEDGE OF ALLEGIANCE: Mayor Pro Tem Zacharia

APPROVAL OF AGENDA:

ON MOTION BY COUNCILMEMBER EVANS AND SECONDED BY COUNCILMEMBER VILLEGAS, THE AGENDA WAS APPROVED BY A 6/0 VOTE. ABSENT: COUNCILMEMBER MONTES.

PRESENTATIONS:

- 1. Certificate of Recognition Honoring Christian Johnson**
- 2. Certificate of Recognition Recognizing Pistoresi Ambulance**
- 3. Introduction of David Brletic, Planning Manager and Harpiar Gandhi, Public Works Director**

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.

Harlan Rippetoe, founder of the Big Valley Horseshoe League asked Council to support and fund eight (8) additional horseshoe courts.

Spanish speaking woman mentioned that 510 Adell Street had been annexed into the City ten years ago without their consent and when they wanted to build a water well, they were told they had to pay to connect to City water. It is very expensive and they believe that the City should pay for that connection. They also believe it is unfair that even if they could connect to City water, they would then need to pay monthly water fees. She mentioned that the streets need sidewalks, and they were told that they had to pay for that. She believes that the City should be responsible for that and asked that the Mayor find some way to fund those things.

Photographer John Stalker acknowledged Administrative Assistant Brandi Garcia in the Planning Department who was able to process his Home Occupation Permit (HOP) in two weeks in time for him to work an event. He asked that Council step up and publicly denounce and oppose the mileage tax.

A resident stated that he conducts patrols from midnight to 8:00 a.m. and has observed significant lag times at the traffic signals on Tozer near Millview Elementary School and at Lake Street near the County limit. He requested that these signal timing issues be reviewed and corrected.

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

A. PUBLIC HEARINGS:

A-1 Initiation of proceedings for the Annexation of the Sienna Estates Subdivision into Community Facilities District No. 2005-1

Recommendation: That Council adopt a Resolution:

1. Declaring Its Intention to Annex Territory (including a portion of Tract 05-S-19 and Tract 22-S-01, the Sienna Estates Subdivision) to the City of Community Facilities District No. 2005-1 (Public Services), to Authorize the Levy of Special Taxes Therein, and Setting Public Hearing (Annexation No. 18) (Report by Will Tackett)

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

RES 26-01 DECLARING ITS INTENTION TO ANNEX TERRITORY (INCLUDING A PORTION OF TRACT 05-S-19 AND TRACT 22-S-01, THE SIENNA ESTATES SUBDIVISION) TO THE CITY OF COMMUNITY FACILITIES DISTRICT NO. 2005-1 (PUBLIC SERVICES), TO AUTHORIZE THE LEVY OF SPECIAL TAXES THEREIN, AND SETTING PUBLIC HEARING (ANNEXATION NO. 18)

A-2 Consideration of General Plan Amendment (GPA) No. 2026-01 for the 2024–2032 Housing Element Update

Recommendation: The Planning Commission and staff recommend the City Council conduct a public hearing to review the 2024–2032 Housing Element, as revised

in response to comments from the California Department of Housing and Community Development (HCD), and act as follows:

1. Adopt a Resolution determining the project is exempt pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines and approving General Plan Amendment (GPA) No. 2026-01 for the 2024–2032 Housing Element (Report by Will Tackett)

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

RES 26-02 A RESOLUTION 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 APPROVING GENERAL PLAN AMENDMENT (GPA) NO. 2026-01 FOR THE 2024–2032 HOUSING ELEMENT

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 EVANS, THE CONSENT CALENDAR WAS APPROVED UNANIMOUSLY BY A 7/0 VOTE.

B-1 Minutes – December 17, 2025, January 14, 2026

Recommendation: Approve the City Council Minutes of December 17, 2025 and January 14, 2026 (Report by Alicia Gonzales)

B-2 Informational Report on Register of Audited Demands

Recommendation: Review Register of Audited Demands Report for December 6, 2025 to January 23, 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 Receipt of \$71,163.84 to reimburse the City for January 2023 winter storm damage for emergency bypass pumping (first 60 days) and permanent construction repair work to the Avenue 13 sewer trunk main line

Recommendation: Adopt a minute order accepting \$71,163.84 in Federal and State funds as reimbursement under the Robert T. Stafford Disaster Relief and Emergency Assistance Act and California Disaster Assistance Act for City-incurred expenses to perform emergency bypass pumping for the period of the first 60 days from the start of the California Severe Winter Storms, Flooding, Landslides, and Mudslides Event and for permanent construction repair work to the Avenue 13 sewer trunk main line (Report by Wendy Silva)

B-5 Settlement of Insurance Claim for Repair of Sran Playground

Recommendation: Adopt a Minute Order authorizing the City Manager to execute Master Final Proof of Loss in the amount of \$107,639.75 for the repair of Sran

Playground and to submit and execute any further related documents to finalize the insurance claim (Report by Wendy Silva)

B-6 Proclamation Recognizing California Earned Income Tax Credit (CalEITC) Awareness Week

Recommendation: Adopt a Minute Order approving a Proclamation Recognizing California Earned Income Tax Credit (CalEITC) Awareness Week (Report by Alicia Gonzales)

B-7 R-10 Phase III, Olive and Knox Street Widening and Intersection Improvements from Olive Avenue to Neplus Way

Recommendation: Adopt a Minute Order Approving:

1. Acceptance of the R-10 Phase III, Olive and Knox Street Widening and Intersection Improvements from Olive Avenue to Neplus Way, City Project No. R-10 Phase III
2. Recording of Notice of Completion
3. Release of Retention 35 days after the Recording of the Notice of Completion (Report by Keith Helmuth)

B-8 Accepting all Improvements Associated with the Pecan Square Subdivision (Tract No. 20-S-02)

Recommendation: Adopt a Resolution:

1. Accepting Improvements for the Pecan Square Subdivision (Tract No. 20-S-02)
2. Authorize the filing of the Notice of Acceptance for said subdivision improvements (Report by Keith Helmuth)

RES 26-03 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA, ACCEPTING IMPROVEMENTS REQUIRED TO BE INSTALLED IN CONNECTION WITH PECAN SQUARE SUBDIVISION (TRACT NO. 20-S-02), AND AUTHORIZING THE FILING OF A NOTICE OF ACCEPTANCE FOR SUCH IMPROVEMENTS

B-9 Acceptance of the Thaddeus Sran Playground Equipment Replacement and Installation Services

Recommendation: Staff recommend that the City Council approve Minute Order approving:

1. Acceptance of the Thaddeus Sran Playground Equipment Replacement and Installation Services, specifically located within Centennial Park at 701 E. 5th Street, Madera, CA 93638.
2. The Recording of Notice of Completion.
3. The release of retention 35 days after the recording of the Notice of Completion. (Report by Joseph Hebert)

B-10 Madera Evening Lions Club Fee Waiver Request for the Annual Stride for Diabetes 5K Run/Walk Event

Recommendation: Adopt a Resolution waiving the rental fees of the Lions Town & Country Park on April 11, 2026, related to the Annual Strides for Diabetes 5K Run/Walk event hosted by the Madera Evening Lions Club, at an anticipated rental fee of \$530 (Report by Joseph Hebert)

RES 26-04 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA, WAIVING THE RENTAL FEES OF THE LIONS TOWN & COUNTRY PARK ON APRIL 11, 2026, RELATED TO THE ANNUAL STRIDES FOR DIABETES 5K RUN/WALK EVENT HOSTED BY THE MADERA EVENING LIONS CLUB, AT AN ANTICIPATED RENTAL FEE OF \$530

B-11 Junior Giants League Agreement for Youth Baseball (Ages 5-13)

Recommendation: Adopt a Resolution Ratifying Approval of a League Agreement between the City of Madera and the Junior Giants Organization for the 2026 Summer League season (Report by Joseph Hebert)

RES 26-05 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA, RATIFYING APPROVAL OF A LEAGUE AGREEMENT BETWEEN THE CITY OF MADERA AND THE JUNIOR GIANTS FOR SUMMER LEAGUE 2026

B-12 Madera Unified School District Fee Waiver Request for the Battle of the Books Event

Recommendation: Adopt a Resolution waiving the rental fees of the John Wells Youth Center on Wednesday, March 18, 2026, related to the Madera Unified School District Battle of the Books event, at an anticipated rental fee of \$2,176 (Report by Joseph Hebert)

RES 26-06 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA WAIVING THE RENTAL FEES OF THE JOHN WELLS YOUTH CENTER FOR WEDNESDAY, MARCH 18, 2026, RELATED TO THE MADERA UNIFIED SCHOOL DISTRICT BATTLE OF THE BOOKS EVENT, AT AN ANTICIPATED RENTAL FEE OF \$2,176

B-13 Black Saints United Fee Waiver Request for the Black History Month Celebration Event

Recommendation: Adopt a Resolution waiving the rental fees of the Pan American Community Center on February 15, 2026, related to a Black History Month Celebration hosted by Black Saints United, at an anticipated rental fee of \$1,255 (Report by Joseph Hebert)

RES 26-07 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA WAIVING THE RENTAL FEES OF THE PAN AMERICAN COMMUNITY CENTER ON FEBRUARY 15, 2026, RELATED TO A BLACK HISTORY MONTH CELEBRATION HOSTED BY BLACK SAINTS UNITED, AT AN ANTICIPATED FEE RENTAL OF \$1,255

B-14 Extension to Ground Lease Agreement at Madera Municipal Airport with DMP Development

Recommendation: Adopt a Resolution approving the First Amendment to the ground lease agreement between the City and DMP Development Corporation for property at Madera Municipal Airport (Report by Harpiar Gandhi)

RES 26-08 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA APPROVING THE FIRST AMENDMENT TO THE GROUND LEASE AGREEMENT WITH DMP DEVELOPMENT CORPORATION FOR PROPERTY LOCATED AT THE MADERA MUNICIPAL AIRPORT

C. WORKSHOP: None

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

D-1 Agreement for Management Services Between Madera Irrigation District GSA, City of Madera GSA and Madera Water District GSA for the Domestic Well Mitigation Program

Recommendation: 1. Receive update and provide direction regarding information provided as part of this report to City Council and,
2. Approve a Resolution Approving Agreement for Management Services Between Madera Irrigation District GSA, City of Madera GSA and Madera Water District GSA for the Domestic Well Mitigation Program (Agreement) (*Action on this item by the Groundwater Sustainability Agency*) (Report by Keith Helmuth)

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

GSA RES 26-01 A RESOLUTION OF THE CITY OF MADERA AND THE CITY OF MADERA, GROUNDWATER SUSTAINABILITY AGENCY BOARD APPROVING THE AGREEMENT FOR MANAGEMENT SERVICES BETWEEN MADERA IRRIGATION DISTRICT GSA, CITY OF MADERA GSA AND MADERA WATER DISTRICT GSA FOR THE DOMESTIC WELL MITIGATION PROGRAM

D-2 First Amendment to the City Manager At-Will Employment Agreement

Recommendation: This report has been prepared at the direction of the City Council (Council), therefore there is no staff recommendation provided. Council is asked to consider and determine whether to adopt the Resolution approving a First Amendment (Amendment) to the City Manager At-Will Employment Agreement (Agreement) (Report by Wendy Silva)

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

RES 26-09 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA APPROVING A FIRST AMENDMENT TO THE CITY MANAGER AT-WILL EMPLOYMENT AGREEMENT

D-3 Consultant Services Agreement with Westwood Professional Services, Inc., for Sunset Park Design and Engineering Services

Recommendation: Adopt Resolutions:
1. Adopt a Resolution awarding a Consultant Services Agreement with Westwood Professional Services, Inc. under Request for Qualifications 202425-29 Sunset Park Design & Engineering Services for \$174,405
2. Amending the Fiscal Year 2025/26 Budget, approving related expenditure line items for the execution of the Consultant Services Agreement with Westwood Professional Services, Inc. (Report by Joseph Hebert)

ON MOTION BY COUNCILMEMBER MONTES AND SECONDED BY COUNCILMEMBER VILLEGAS, ITEM D-3 WAS APPROVED UNANIMOUSLY BY A 7/0 VOTE.

RES 26-10 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA APPROVING RESOLUTION AWARDING A CONSULTANT

SERVICES AGREEMENT WITH WESTWOOD PROFESSIONAL SERVICES, INC. UNDER REQUEST FOR QUALIFICATIONS 202425-29 SUNSET PARK DESIGN & ENGINEERING SERVICES FOR \$174,405

RES 26-11 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA AMENDING THE FISCAL YEAR 2025/26 BUDGET, APPROVING RELATED EXPENDITURE LINE ITEMS FOR THE EXECUTION OF THE CONSULTANT SERVICES AGREEMENT WITH WESTWOOD PROFESSIONAL SERVICES, INC.

E. ADMINISTRATIVE REPORTS:

E-1 City Contribution towards the Madera County Economic Development Commission (EDC) for Fiscal Year (FY) 2026/27 in the amount of \$194,268.22

Recommendation: The EDC recommends the City Council (Council) Adopt a Minute Order Approving the 2026/27 Basic Service Level Budget as Submitted (Report by Kristina Gallagher, Madera County EDC)

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

E-2 Selecting Recipient for February Proclamation

Recommendation: Request for Council's Selection of a Recipient for the Proclamation Recognizing Black History Month (Report by Alicia Gonzales)

ON MOTION BY COUNCILMEMBER RODRIGUEZ AND SECONDED BY COUNCILMEMBER VILLEGAS, ITEM E-1 SELECTING THE MITCHELL SISTERS AS THE RECIPIENTS OF THE BLACK HISTORY MONTH PROCLAMATION WAS APPROVED UNANIMOUSLY BY A 7/0 VOTE.

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 Mejia requested an update on how the City is supporting the downtown businesses during the construction occurring there.

Councilmember Rodriguez requested an update on the semi-completed Town & Country Park trail. He wants to know if there will be a ceremonial event once it has been completed. He would also like to know how the City is approaching employee remote work. Councilmember Rodriguez welcomed David Brltec (Planning Manager) and Harpiar Gandhi (Public Works Director). He acknowledged a gentleman, the only member of the public who stayed for the whole meeting.

Councilmember Villegas mentioned that hopefully, the toddler park construction will be completed by end of year.

Councilmember Montes welcomed David Brltec (Planning Manager) and Harpiar Gandhi (Public Works Director).

Mayor Pro Tem Zacharia requested that the 4th of July event be added to the agenda with a staff report, so they can start discussing that event.

Councilmember Evans attended the League of California Cities conference. She recognized Lucile Murphy who passed away on January 21st at 106 years old. Her service was this past Saturday. Councilmember Evans stated that she and Councilmember Rodriguez presented a proclamation at MLK Middle School during their MLK event. Councilmember Evans recognized the Parks Department for their maintenance work at Pan Am Park. The park's appearance has greatly improved. She invited everyone to the Black History Month celebration on February 15th at Pan Am at 3:00 p.m. They will be honoring the Mitchell sisters, and 12-year-old Safari Williams will be reciting an original poem.

Mayor Gallegos mentioned that Mark Nakata, a champion for water, passed away on Monday. She sends prayers to the family. She recognized the new Police Department employees, as well as the two lifesaving officers at two events. She asked staff to explore adding a color palette for business buildings and implementation of an incentive for current buildings not in an approved color palette. She would like the changes reflected in an ordinance. Mayor Gallegos welcomed David Brtrec (Planning Manager) and Harpiar Gandhi (Public Works Director).

G. CLOSED SESSION: None

FUTURE MEETING DATES:

- Wednesday, February 18, 2026
- Wednesday, March 4, 2026

ADJOURNMENT: Meeting was adjourned at 8:21 p.m.


ALICIA GONZALES, City Clerk


CECELIA K. GALLEGOS, Mayor


MINUTES PREPARED BY
ZELDA LEÓN, Deputy City Clerk