



## REGULAR MEETING OF THE MADERA CITY COUNCIL

205 W. 4<sup>th</sup> Street, Madera, California 93637

### NOTICE AND AGENDA

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

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

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The Madera City Council meetings are open to the public. This meeting will also be available for public viewing and participation through Zoom. Members of the public may also observe the live-streamed meeting on the City's website at [www.madera.gov/live](http://www.madera.gov/live). Members of the public may comment on agenda items at the meeting or remotely through an electronic meeting via phone by dialing (669) 900-6833 enter ID: 812 3292 6824 #. Press \*9 to raise your hand to comment and \*6 to unmute yourself to speak. Comments will also be accepted via email at [citycouncilpubliccomment@madera.gov](mailto:citycouncilpubliccomment@madera.gov) or by regular mail at 205 W. 4th Street, Madera, CA 93637.

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**CALL TO ORDER:**

**ROLL CALL:** 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

**INVOCATION:** Pastor Sam Alvarado III, Grace Point Ministry

**PLEDGE OF ALLEGIANCE:**

**APPROVAL OF AGENDA:**

**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. Speakers shall be limited to three minutes. Speakers will be asked, but are not required, to identify themselves and state the subject of their comments. If the subject is an item on the Agenda, the Mayor has the option of asking the speaker to hold the comment until that item is called. Comments on items listed as a Public Hearing on the Agenda should be held until the hearing is opened. 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.*

**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)

**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)

**B. CONSENT CALENDAR:**

*Matters listed under the Consent Calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, a member of the public or a member of the Council may request an item be removed from the Consent Calendar and it will be considered separately.*

**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)

**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)

**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 Chiamonte)

**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)

**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)

**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)

**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)

**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)

**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)

**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)

**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)

**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. Under this section, the Council may take action only on items specifically agendized and which meet other requirements for action.*

**G. CLOSED SESSION: None**

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

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

**FUTURE MEETING DATES:**

- Wednesday, June 17, 2026
- Wednesday, July 1, 2026

**ADJOURNMENT:**

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- The meeting room is accessible to the physically disabled. Requests for accommodations for persons with disabilities such as signing services, assistive listening devices, or alternative format agendas and reports needed to assist participation in this public meeting may be made by calling the City Clerk's Office at (559) 661-5405 or emailing [cityclerkinfo@madera.gov](mailto:cityclerkinfo@madera.gov). Those who are hearing impaired may call 711 or 1-800-735-2929 for TTY Relay Service. Requests should be made as soon as practicable as additional time may be required for the City to arrange or provide the requested accommodation. Requests may also be delivered/mailed to: City of Madera, Attn: City Clerk, 205 W. 4th Street, Madera, CA 93637. At least seventy-two (72) hours' notice prior to the meeting is requested but not required. When making a request, please provide sufficient details that the City may evaluate the nature of the request and available accommodations to support meeting participation. Please also provide appropriate contact information should the City need to engage in an interactive discussion regarding the requested accommodation.
  - Please silence or turn off cell phones and electronic devices while the meeting is in session.
  - Regular meetings of the Madera City Council are held the 1st and 3rd Wednesday of each month at 6:00 p.m. in the Council Chambers at City Hall.

- Any writings or documents provided to a majority of the City Council within 72 hours of the meeting regarding any item on this agenda will be made available for public inspection at the City Clerk's office located at 205 W. 4<sup>th</sup> Street, Madera, CA 93637 and on the City website at [www.madera.gov](http://www.madera.gov)
  - Questions regarding the meeting agenda or conduct of the meeting, please contact the City Clerk's Office at (559) 661-5405.
  - Para asistencia en español sobre este aviso, por favor llame al (559) 661-5405.
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I, Alicia Gonzales, City Clerk for the City of Madera, declare under penalty of perjury that I posted the above agenda for the Regular Meeting of the Madera City Council for May 20, 2026, near the front entrances of City Hall and on the City's website [www.madera.gov](http://www.madera.gov) at 4:00 p.m. on May 14, 2026.



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Alicia Gonzales, City Clerk