

MINUTES OF THE JOINT SPECIAL MEETING OF MADERA CITY COUNCIL, REGULAR MEETING OF THE MADERA CITY COUNCIL AS THE SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY, AND SPECIAL MEETING OF THE MADERA CITY COUNCIL AS THE SUCCESSOR HOUSING AGENCY, CITY OF MADERA, CALIFORNIA

January 10, 2018
6:00 p.m.

City Hall
Council Chambers

1. CALL TO ORDER

Mayor Andrew Medellin opened the Regular Meeting of the City Council and the Special Meeting of the Madera City Council as the Successor Agency to the former Madera Redevelopment Agency, and Special Meeting of the Madera City Council as the Successor Housing Agency at 6:00 p.m. and called for the roll call.

ROLL CALL

Present: Mayor Andrew J. Medellin
Mayor Pro-Tem Jose Rodriguez
Council Member Cecelia K. Foley Gallegos
Council Member William Oliver
Council Member Derek O. Robinson Sr.
Council Member Charles F. Rigby
Council Member Donald E. Holley

Absent: None

Successor Agency staff members present:, Business Manager Bob Wilson, City Attorney Brent Richardson and Recording Secretary Claudia Mendoza.

City of Madera staff members present: Interim City Administrator Steve Frazier and Iterim Police Chief Dino Lawson.

INVOCATION

Council Member Charles F. Rigby

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Andrew Medellin.

PUBLIC COMMENT – REGULAR SESSION

The first fifteen minutes of the meeting are reserved for members of the public to address the Council/Agency on items which are within the subject matter jurisdiction of the Council/Agency. Speakers shall be limited to three minutes. Speakers will be asked to identify themselves and state the subject of their comment. 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/Agency are 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/Agency does not respond to public comment at this time.

No comments were offered and Mayor Medellin closed the Public Comment portion of the meeting.

Mayor Medellin recessed the Joint Special Meeting of the Madera City Council, Regular Meeting of the Madera City Council as the Successor Agency to the former Madera Redevelopment Agency, and Special Meeting of the Madera City Council as the Successor Housing Agency at 6:03 p.m.

Housing Authority Chairperson Oliver opened the Regular Meeting of the Housing Authority of the City of Madera, calling for items as listed on the agenda. The Housing Authority meeting was adjourned at 6:12 p.m.

Mayor Medellin reconvened the Joint Special Meeting of the Madera City Council, Regular Meeting of the Madera City Council as the Successor Agency to the former Madera Redevelopment Agency, and Special Meeting of the Madera City Council as the Successor Housing Agency at 6:13 p.m.

PRESENTATIONS

No Presentations were given.

INTRODUCTIONS

There are no items for this section.

2. WORKSHOP

There are no items for this section.

3. CONSENT CALENDAR

- 3A. Listing of Warrants Issued from December 1, 2017 to December 31, 2017 (Successor Agency)**
- 3B. Monthly Financial Reports – Successor Agency (Successor Agency)**
- 3C. Monthly Financial Reports – Code Enforcement (City)**
- 3D. Activity Report – Code Enforcement Division (City)**
- 3E. Code Enforcement Funds Collection Report for Period Ending December 31, 2017 (City)**
- 3F. Update on Neighborhood Outreach Activities (City)**
- 3G. Consideration of a Resolution by the City Council of the City of Madera Accepting Easement Deed for Dedication of Street Easement required for Parcel Map No. 16-P-03, Malone Street at Washington Avenue (City)**

Mayor Medellin asked members of the council if there were any items on the Consent Calendar they wished to have pulled for further discussion. There were none.

On motion by Council Member Holley seconded by Council Member Oliver on the Consent Calendar was approved unanimously as presented by the following 7/0 vote: Ayes: Council Members Medellin, Rodriguez, Robinson, Foley Gallegos, Rigby, Oliver and Holley; Noes: None; Absent: None; Abstain: None; resulting in the unanimous approval of resolution CC 18-02.

4. PROJECTS AND REPORTS

4A.1 Consideration of a Resolution Rescinding Resolution Number SA 17-04 Adopting the Madera Recognized Obligation Payment Schedule (ROPS) 18-19 Representing the Period July 1, 2018 to June 30, 2019 (Successor Agency)

Business Manager Wilson reported that during the December 13, 2017 Successor Agency meeting, Mayor Medellin asked if Recognized Obligation Payment Schedule (ROPS) 18-19 funds from inactive projects can be used for active projects. The ROPS 18-19 was approved. However, after the meeting he had a discussion with the Successor Agency Treasurer, City Attorney and Interim City Administrator. The answer to that question is yes it can be done. He added line item 164 for \$2 million and listed it as Neighborhood Infrastructure Needs and Neighborhood Revitalization. Based on past activity, he believes they have a high probability that it will be approved by the Department of Finance. The move if approved is still very flexible.

Council Member Foley Gallegos asked what are the inactive projects that we are no longer doing? Mr. Wilson responded that the Mid Town Project (6th Street, East of Lake Street) had \$1.2 million in it.

Council Member Foley Gallegos also asked why item 4B (Discussion for Interim Appointment for Executive Director for Successor Agency) was pulled from the draft agenda. Mr. Wilson stated that it was discussed and taken off of the agenda. Council Member Foley Gallegos stated she was unsure when to bring it up since it is no longer on the agenda. Mayor Medellin stated that we should get through these items first and discuss later in the agenda.

No other questions or comments were offered.

Mayor Medellin called for a motion to adopt the Successor Agency resolution

SA 18-04 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA AS THE SUCCESSOR AGENCY OF THE FORMER MADERA REDEVELOPMENT AGENCY, RESCINDING IN ITS ENTIRETY, RESOLUTION NUMBER SA 17-04 ADOPTING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) 18-19 PURSUANT TO SECTION 34177 OF THE CALIFORNIA HEALTH AND SAFETY CODE FOR FISCAL YEAR 2018-2019 FOR THE PERIOD JULY 1, 2018 THROUGH JUNE 30, 2019

*On motion by Council Member Rigby, seconded by Council Member Robinson, **Resolution Number SA 18-04** was approved unanimously as presented by the following 7/0 vote: Ayes: Council Members Medellin, Rodriquez, Robinson, Foley Gallegos, Rigby, Oliver and Holley; Noes: None; Abstain: None; Absent: None.*

4A.2 Consideration of a Resolution Adopting the Madera Recognized Obligation Payment Schedule (ROPS) 18-19 Representing the Period July 1, 2018 to June 30, 2019 (Successor Agency)

Business Manager Wilson reported this item is approving the ROPS with the changes discussed in the previous item.

Mayor Medellin called for any other questions or comments, there were none.

Mayor Medellin called for a motion to adopt the Successor Agency resolution

SA 18-05 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA AS THE SUCCESSOR AGENCY OF THE FORMER MADERA REDEVELOPMENT AGENCY OF THE CITY OF MADERA, ADOPTING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) 18-19 PURSUANT TO SECTION 34177 OF THE CALIFORNIA HEALTH AND SAFETY CODE FOR FISCAL YEAR 2018-2019 FOR THE PERIOD JULY 1, 2018 THROUGH JUNE 30, 2019

*On motion by Council Member Holley, seconded by Council Member Rigby, **Resolution Number SA 18-05** was approved unanimously as presented by the following 7/0 vote: Ayes: Council Members Medellin, Rodriguez, Robinson, Foley Gallegos, Rigby, Oliver and Holley; Noes: None; Abstain: None; Absent: None.*

AGENCY MEMBER REPORTS

Council Member Robinson had nothing to report.

Mayor Pro Tem Foley Gallegos stated that she has concerns that the item 4B (Discussion for Interim Appointment for Executive Director for Successor Agency) was pulled because we have five lots at Malone, fourteen at Riverside, twelve at Riverwalk and we just sold nine. She attended the draw for the first 9 lots. All of these builders routinely come to RDA and we have their trust. Her concern when Mr. Taubert retired was that we approved all of these projects who is going to oversee and be in charge of this. By looking at the item that was pulled, the person was going to be Mr. Wilson. He has worked with Mr. Taubert throughout the years. There is a lot that goes into it legally.

Mayor Medellin stated that Mr. Wilson is still here offering his expertise and does not think he is going anywhere with regard to losing that trust with the developers. Council Member Foley Gallegos responded that he is now working in a different capacity and should be compensated for that. Mayor Medellin stated that Mr. Wilson is working with Mr. Przybyla and Mr. Frazier on that. Interim City Administrator Frazier stated that we are looking to move forward with dissolution of Redevelopment defunded in 2008 by court resolution. It no longer exists as a separate entity. We took that on in 2011 as a separate component in the City. We are looking at the legalities of moving that under one roof and moving forward with Bob's expertise. We will continue to doing the same things we are doing, again moving towards dissolution of the Successor Agency altogether. He suspects that it will take some time to make that happen. We think that we can continue and do our best to maintain that level of professionalism that was delivered by the Successor Agency but bring it under the roof of the City of Madera. We will continue to the same things we have been doing but in a different fashion.

Council Member Foley Gallegos asked Mr. Frazier what do you mean by one roof? Mr. Frazier responded that the Successor Agency is physically in another location within the City. We are going to move Mr. Wilson here (City Hall) where he will be working closely with Finance Department and the folks that he will be doing negotiations with on the sale of those properties. He expects that there will not be a drop off in the things we are moving forward with. Mr. Wilson's resources will now be here and we will continue to move forward.

City Attorney Richardson suggested to bring it back to a subsequent City Council meeting as a fully agenda item because the discussion is getting pretty involved.

Mr. Frazier stated the intent is to come back to the Council because this is a City Council decision. Council Member Rodriguez asked we could also bring this back as a budget item and

discuss that as well? Mr. Richardson stated that he thinks we should have the whole discussion and if we need to bring back the budget amendment that can certainly be done. But it sounds like we need to have a general discussion as to what the Council prefers. If there is components that we need to address specifically such as budget adjustments, we can bring them back.

Council Member Rigby had nothing to report.

Council Member Holley had nothing to report.

Council Member Rodriguez had nothing to report.

Council Member Oliver reported that the adhoc committee for our business incentive program has been meeting. Recently we have met with the Downtown Association and received some great feedback and ideas. Tomorrow we will be meeting with a retail broker from Retail California to talk about the trends in retail and how cities can promote it. Especially since this what we hear a lot from our residents as to having more opportunities. He thanked Council Member Rodriguez for working with the Realtor's Association.

Council Member Oliver also mentioned that he would also like to discuss post redevelopment agency tools such as enhanced infrastructure financing districts, community revitalization, investment areas as well as other economic tools at the February meeting. He would like to have Mr. Wilson participate on that subject. He also thanked Mr. Wilson for his hard work during this transition.

Council Member Foley Gallegos asked fellow council members on how they would feel about hiring a consultant to come in and look at things we are having issues within the City. We have a few that our community is very concerned about. We can have that as an agenda item, but before that she wanted to see how everyone else was feeling about it. It would be someone who studied and looked into certain issues and they would come back and report to the Council. It would be short term. This would give us some insight and deep down background of issues that they do not have a lot of knowledge of. They would advise the Council as to what to do and would give some of us answers that some of us have asked for and we have not got in the past. Mr. Frazier is doing a great job with the changes and movements within the City. But this is things that are out of our realm that we do not have that knowledge for. If we brought someone in with fresh eyes that is not in our organization, it would benefit us.

Council Member Rodriguez asked Mr. Richardson if we can suggest items to be placed on a future agenda within our reports? Mr. Richardson responded yes.

Mayor Medellin added that he is in support of an internal audit. He thinks it is a great idea. Sometimes we do need a fresh set of eyes to come in and recognize our weaknesses, our strengths and get us to where we want to go. In this particular time, with our Interim City Administrator set in place and some changes and what he might considers opportunities that may be in front of us. He has some specific areas that he would like to address. Our 2014 salary study has come in to question by the public recently. It is very detailed and complexed. He would like to further discuss this next week and ask for possibly another complete and comprehensive salary study to be done.

Council Member Rodriguez stated that he would like to bring it up for further discussion. He believes that they are a little cautious about what we can and can not discuss.

Council Member Foley Gallegos stated that a consultant would be able to give us some insight on the water/sewer utility rates.

Mr. Richardson stated that he will place a general discussion item for internal audit on the January 17, 2017 agenda.

Council Member Holley stated that as a Council we need to know what is going on before the streets knows what is going on. He will get calls about things that has happened with our City and he does not know what they are talking about. He is upset with the term Brown Act because as a council we need to make decisions and we need to know what we are making decisions on. As a group we need to know what is going on in our city as far as changes, is someone being fired, someone on top is being booted out or someone is quitting. To come here and find out at the last hour has upset him in the last couple of weeks. We need to figure out a way to talk about it before the meeting and don't know what the other one is talking about. The paper is getting it before we do and it has been bothering him. He has been getting phone calls asking if he knows what is going on and he does not. It is hurtful. And to come here and make a decision on it and we have to scramble around to see what is going on. We need to find a way so we can all start communicating. He is not sure how it can be done but we need to figure it out. Mayor Medellin agreed and stated that communication is key. Because of the Brown Act we are limited in the discussions we have with one another and it does seem that everyone else gets to talk about it and we can't. He was given the advice since he has been on the Planning Commission, if questions or concerns arise regarding an item meet with staff. It is usually the first place he goes to. He has always found it useful and helpful to go into staff's office and try and find as much information and options prior to the meeting. It has helped him out a lot. But he also agrees that sometimes speculation in the paper and because there is not a statement from an official or a staff member it leaves too much up to the imagination.

Council Member Oliver recommended that Council Member Foley Gallegos and Mayor Medellin connect. Maybe not so much via an ad hoc but just a follow-up in discussing on how to refine that item. It would be good to have a complimentary discussion on succession planning on ways we can retool and reorganize.

Council Member Rodriguez stated that at last week's meeting he requested to have a workshop on governance and reminded Mr. Richardson that he would like that placed on an upcoming agenda in the near future.

4A. Discussion and Direction Concerning Acceptance of Responsibilities of Staffing Countywide Oversight Board for Successor Agencies (City)

Business Manager Wilson reported currently City of Chowchilla and City of Madera are the two cities in Madera County that have Redevelopment Agencies that are now Successor Agencies. The dissolution law has been changed to reflect that the two Oversight Boards combine into one Oversight Board by July 1, 2018. The law states that it is the responsibility of the County Auditor Controller to perform this action by providing staffing or designate a city or another county entity to perform the task. The County Auditor has contacted our Successor Agency and asked us to take on the responsibility of staffing the county wide Oversight Board. This would make sense because we are familiar with the dissolution process and we can lend our knowledge in the

discussion going forward. The main thing is creating the staffing and after the Oversight Board is established then that responsibility goes away. It is the responsibility of staffing to bring the committees together to vote. It continues to be a seven member board and it does resemble to current board. We are able to claim all of the costs incurred and the County will reimburse us from the RPTTF fund.

Mayor Medellin asked is it up to him to meet with the Mayor of Chowchilla to decide who that one appointment will be? Mr. Wilson responded that government code statue 50270 states how to set up the city selection committee, so we will have to look into that.

Council Member Rodriguez asked about who is on selection committee for the city? Mr. Wilson stated that the two mayors will be the selection committee.

No other questions or comments were offered.

Mayor Medellin stated that the City of Madera will accept the responsibilities of staffing countywide Oversight Board for Successor Agencies.

4B. Consideration of a Resolution Approving Certain Officers to Order the Deposit or Withdrawal of Monies in the Local Agency Investment Fund (LAIF) (Successor Agency)

Business Manager Wilson reported this item authorizes the investment of monies and updating officers authorized to order the deposit or withdrawal of monies in Local Agency Investment Fund (LAIF).

Mayor Medellin called for any other questions or comments, there were none.

Mayor Medellin called for a motion to adopt the Successor Agency resolution

SA 18-01 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA AS THE SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY OF THE CITY OF MADERA APPROVING THE LIST OF AUTHORIZED SIGNERS FOR THE AGENCY'S ACCOUNT WITH THE LOCAL AGENCY INVESTMENT FUND (LAIF)

*On motion by Council Member Holley, seconded by Council Member Foley Gallegos, **Resolution Number SA 18-01** was approved unanimously as presented by the following 7/0 vote: Ayes: Council Members Medellin, Rodriguez, Robinson, Foley Gallegos, Rigby, Oliver and Holley; Noes: None; Abstain: None; Absent: None.*

4C. Consideration of a Resolution Approving the List of Authorized Signers for the Account of the City of Madera as Successor Agency to the former Madera Redevelopment Agency (Agency) and Directing that No Less than Two Authorized Signers Shall Approve Payments from the Agency's Bank Account (Successor Agency)

Business Manager Wilson reported like the previous item this updates the list of authorized signers for the Successor Agency's bank account.

Mayor Medellin called for any other questions or comments, there were none.

Mayor Medellin called for a motion to adopt the Successor Agency resolution

SA 18-02 A RESOLUTION OF THE CITY OF MADERA AS THE SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY (AGENCY) APPROVING THE LIST OF AUTHORIZED SIGNERS FOR THE ACCOUNT AND DIRECTING THAT NO LESS THAN TWO AUTHORIZED SIGNERS SHALL APPROVE PAYMENTS FROM THE AGENCY'S ACCOUNT

*On motion by Council Member Holley, seconded by Council Member Robinson, **Resolution Number SA 18-02** was approved unanimously as presented by the following 7/0 vote: Ayes: Council Members Medellin, Rodriquez, Robinson, Foley Gallegos, Rigby, Oliver and Holley; Noes: None; Abstain: None; Absent: None.*

4D. Consideration of Resolutions Authorizing the Mayor or City Administrator to Accept the Conveyance of Real Property on Behalf of the Successor Agency and Successor Housing Agency (Successor Agency/Successor Housing Agency)

Business Manager Wilson reported that this item deals with grant deeds and moving properties through escrow. This will allow the Mayor or City Administrator to accept property on behalf of the Successor Agency or the Successor Housing Agency.

Mayor Medellin called for any other questions or comments, there were none.

Mayor Medellin called for a motion to adopt items as presented

SA 18-03 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA AS THE SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY OF THE CITY OF MADERA AUTHORIZING THE MAYOR OR THE CITY ADMINISTRATOR OF THE AGENCY TO ACCEPT GRANT DEEDS AND DEEDS OF EASEMENTS ON BEHALF OF THE SUCCESSOR AGENCY

SHA 18-01 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA AS THE SUCCESSOR HOUSING AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY OF THE CITY OF MADERA AUTHORIZING THE MAYOR OR CITY ADMINISTRATOR TO ACCEPT GRANT DEEDS AND DEEDS OF EASEMENTS ON BEHALF OF THE SUCCESSOR HOUSING AGENCY

*On motion by Council Member Holley, seconded by Council Member Robinson, **Resolution Number SA 18-03 and Resolution Number SHA 18-01** was approved unanimously as presented by the following 7/0 vote: Ayes: Council Members Medellin, Rodriquez, Robinson, Foley Gallegos, Rigby, Oliver and Holley; Noes: None; Abstain: None; Absent: None.*

5. AGREEMENTS

There were no items for this section.

6. HOUSING

There were no items for this section.

7. GENERAL

There were no items for this section.

8. AGENCY MEMBER REPORTS

No reports given.

9. CLOSED SESSION

There were no items for this section.

10. ADJOURNMENT

Mayor Medellin adjourned the Joint Special Meeting of the Madera City Council, Regular Meeting of the Madera City Council as the Successor Agency to the former Madera Redevelopment Agency, and Special Meeting of the Madera City Council as the Successor Housing Agency at 6:54 p.m.



Claudia Mendoza, Recording Secretary



Andrew J. Medellin, Mayor