

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 11, 2017
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 Cecelia K. Foley Gallegos
Councilmember Jose Rodriguez
Councilmember Derek O. Robinson Sr.
Councilmember William Oliver
Councilmember Charles F. Rigby
Councilmember Donald E. Holley

Absent: None

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

City of Madera staff members present: City Administrator David Tooley, Chief of Police Steve Frazier, Neighborhood Revitalization Supervisor Viola Rodriguez, Neighborhood Outreach Coordinator Saleh Alhomedi, Neighborhood Outreach Consultant Yuliana Franco, Neighborhood Outreach Assistant Christina Herrera and Communications Specialist Joseph Carrello.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Councilmember Rigby.

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 thanked Chief of Police Steve Frazier, Superintendent Ed Gonzales and Supervisor Robert Poythress for attending the meeting. Mayor Medellin requested that since there was a packed house and everyone is here for Item 4F of the Successor Agency Agenda, this item be moved to the front of the agenda so we can have the presentation.

4F. Presentation of National Night Out Award (City)

Outreach Coordinator Alhomedi reported that tonight we are gathered to recognize our National Night Out accomplishments. City of Madera successfully ranked third place in the State of California and seventeenth place nationwide. This is a distinguished accomplishment that we are proud of. It's our hope that we keep doing the best that we can, not just with the council and public officials but also with the community members in the audience. This is all about them. Without them we would have no program. We are happy for them to show up and happy that they are participating tonight. He also recognized Christina and Yuliana for the hard work they did in 2016. He thanked the National Night Out Committee and the community members in the audience for their great work and efforts.

Executive Director Taubert stated that the real stars to get an award like this is the people of the neighborhoods, our elected officials, the public safety agencies and the Madera Unified School District. It is like a perfect storm for Madera for one (1) night everything comes together. It was a pretty cool night. He thanked everyone for participating.

Outreach Assistant Herrera presented the City Council with the award and stated this is our third award that we have received. But most of all we could not have done it without the neighborhoods.

Outreach Coordinator Franco stated that she was very excited that we received third place for California. This year we are working on getting first place. We have a lot of exciting things coming up this year for National Night Out. We are looking for all of your partnership to create a bigger National Night Out. Not just for ourselves, but around our community to get everybody involved and let them know what it is and what they are missing out on. Thank you everybody for participating in last year's National Night Out. We are looking forward to this year.

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 6:21 p.m.

Housing Authority Chairperson Derek Robinson 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 6:45 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 6:49 p.m.

PRESENTATIONS

No Presentations were given.

INTRODUCTIONS

No Introductions were made.

2. WORKSHOP

There are no items for this section.

Mayor Medellin called for the items as listed on the Consent Calendar.

3. CONSENT CALENDAR

3A. Listing of Warrants Issued from December 1, 2016 to December 31, 2016 (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, 2016 (City)

3F. Update on Neighborhood Outreach Activities (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.

Mayor Medellin pulled item 3F.

On motion by Councilmember Rigby seconded by Councilmember Rodriguez the Consent Calendar with the exception of Item 3F was approved unanimously as presented by the following 7/0 vote: Ayes: Councilmembers Medellin, Foley Gallegos, Robinson, Rigby, Oliver, Rodriguez and Holley; Noes: None; Abstain: None; Absent: None.

3F. Update on Neighborhood Outreach Activities (City)

Mayor Medellin stated that the reason why he wanted to pull this item was because he wanted to say thank you. He was hoping the crowd that was here earlier was still here. It was said earlier about the award that we received and how we got third place, and how we have gone from a handful of Neighborhood Watch Meetings to third in the state. You do not get to that point without hardworking folks that care about Madera. In reading the report, we do more than Neighborhood Watch and National Night Out. Neighborhood Watch is 74 neighborhoods, but recently Neighborhood Revitalization staff. There was a coat drive done at Sierra Vista not long ago. Councilman Holley was there and there was some children that received coats again with the efforts of Councilman Holley and Neighborhood Revitalization staff. Working with neighborhood captains to make tamales for Madera County Probation and Madera Police Department. It is these efforts that are done all year long that make this community what it is. We have a lot of folks in this community that are willing to help, but it starts with the staff that we have here that knocks on doors and picks up the phone and really makes us look good. He enjoyed National Night Out and they got the spotlight, but the fact of the matter is the spotlight is on you folks and what you do all year long. He also wanted to mention Celebration Church in cleaning downtown a few weeks ago. The Curb Stripe Initiative has been huge in the community and it is only going to

grow. Walking downtown personally inviting all the business owners to participate in the Madera Downtown Association. Adopt a School is incredible and Pastor Leach and Jim Taubert wrote a grant so we could continue this program. Obviously without the neighborhood captains and folks in the neighborhoods, we would not be here today. He wanted to give a big shout out and a heartfelt thank you to the team at the Redevelopment Agency under the direction of Jim Taubert. Thank you so much for your team and I cannot thank you enough for what you do. You are the backbone and you really deserve that trophy and a heartfelt thanks.

Councilmember Rodriguez stated that he attended one Neighborhood Watch meeting and you see the enthusiasm behind these folks that want to put this together. He does not see that in his neighborhood. He would like to get the folks in his neighborhood involved. He will be reaching out to Christina and see if we can get that going as well.

Mayor Medellin stated that the greatest thing is that we empower the people of Madera. When you empower them and invest in them, they will invest in you.

Councilmember Oliver stated he thinks that the award and recognition is a great one but it serves as a small measure compared to the body of work and the efforts that go in to our community on behalf of this department and staff. Working in tandem with our neighborhood leaders and community partners. What he is most humbled by is to see the grit and teamwork from the top with our director all the way to our volunteer leaders. For him that is where he finds the most reward. Most importantly, we have hundreds, if not thousands of conversations with community members through National Night Out, activities and other events both through volunteerism and through advocacy and through issues. We are wiser, more well-rounded, empathetic and better poised and prepared to carry out good public service on behalf of our constituents. Because of this department and because of this City staff working in tandem. He wanted to echo Councilmember Rodriguez's and Mayor Medellin's comments and extend his thanks as well.

Councilmember Holley stated that he thinks that Neighborhood Revitalization does an awesome job. He loves go out there and working with the team. He is the oldest one here and he has been in the community the longest and he has watched Madera grow over the years. When the neighborhoods did not have sidewalks. How this agency really stepped up. Once he and Jim had a conversation about his neighborhood, and he said that he was going to fix this neighborhood up. He saw that and really appreciated what this agency has done for us on the southeast side and for the entire City. Now that we have Neighborhood Watch it has really has started to grow. As a team we have done a wonderful job chipping in and offering our support to them.

4. PROJECTS AND REPORTS

4A. Request from Marlon Enriquez of Altisource Field Services to Address the City Council to Consider a Reduction in Fines Assessed to Property Located at 204 Wilson Avenue, Madera, CA (City)

Executive Director Taubert stated that Marlon Enriquez withdrew his request to address the City Council and requested an updated demand for payment.

4B. Public Hearing and Consideration of a Resolution of the City Council Confirming Special Assessments for Delinquent Administrative Fines (City)

City Attorney Brent Richardson reported that this is the property that was pulled and reset from last week's meeting so Viola can address certain questions.

Louise Cvrijak approached the podium and she stated she resides at 4907 East Belmont, Fresno, California. She is here to speak about the questions and concerns regarding her property at 415 North A Street. Her daughter would also like to speak to this matter. They received their first citation regarding a wooden fence panel on their front porch and registering the home as a vacant property. The following day they removed the fence panel to correct the citation and she called and explained that the physical portion of the citation was corrected and the property was not necessarily vacant. They would go to work and visit the home very regularly. When they first bought the property, it had been vandalized and torn apart by gang members and homeless individuals. It is now a clean and respectable habitable home. The next citation was regarding the landscaping of the property. It asked them to raise the maintenance performance on the grass and trees. They actually had several trees removed that were causing problems to the surrounding ground and fence, but they did not feel comfortable planting and watering such a large area of grass in a drought. It would have been difficult watering so often to prevent becoming dry grass and a hazard. So the dirt was much safer to provide an option for a vegetable garden to be planted and watered with recyclable water. With water being such a precious resource we did not see the reason to make cosmetic changes. She had called and explained that the citations had been corrected and some were unnecessary for the property in question. She was not prompted to perform any other further actions from the person she had spoke to several times. She had called the number the paper states to call for information detailing the citation and she did not receive any information, even after asking if there were any further action that she should take besides correcting the problems in question. Which she had already done at that point and time. She has never been in a situation for which she had to perform a full appeal for every citation given. And the amount being asked is a very, very large amount for a modest family like theirs. She also would like to state that she is an action orientated person and not a paper orientated person so when she saw the citation she went to remove the fence panel and got out there with the weed eater. She truly thought her action correcting it was enough. And then having such a substantial period of time going between from actually receiving that citation and here we are in 2017 from 2013. She truly did not know that this was an issue anymore. Had it been, she would have physically drove to someone's office or did something more. She is asking if there is any way it can be reduced or if there is anything you can do to help. This evening you mentioned things about community and such. She and her husband are mechanically inclined people, so they would help repair heaters and washing machines for the people who lived in this little neighborhood of A Street. They would help humanity without putting a spotlight to ourselves. This fine would make it harder for make us to do our silent things.

Mayor Pro Tem Foley Gallegos asked the property owner Ms. Cvrijak if the property has been vacant from 2014 until now? Ms. Cvrijak responded that it is occupied. Mayor Pro Tem Foley Gallegos asked when was the property occupied? Ms. Cvrijak stated that the property was fully occupied May 2014. Before that she and her husband used this as a second home. Mayor Pro Tem Foley Gallegos asked so it has never been vacant? Ms. Cvrijak responded no. Mayor Pro Tem Foley Gallegos stated according to citations that you received it was cited as a vacant property and it asked for a permit for you to fill out. Did you ever get that permit? Ms. Cvrijak stated no because they felt it was not vacant.

Councilmember Rodriguez stated you had mentioned that after the citation you did not have a correction period, are you saying that you did not get that? Ms. Cvrijak stated what they understood is they had 15 days to correct the problem and submit an appeal. They called the

number on the citation to receive information on how to appeal and show that they corrected the problem but when they called they did not receive the implied and promised information on how to do so. They told someone the violation was corrected it that it was not vacant and it was very often occupied with either work or soon to be tenants. But they did not tell us that you can go through these steps to appeal a fine. They were just told, okay you did what you needed to do. We did not understand that a fine was growing. They thought they corrected it.

Councilmember Rodriguez stated from what I understand you are stating that there is an appeal for every citation. Ms. Cvrijak stated that we felt it wasn't acknowledged at all by the person we called.

Councilmember Rigby asked if they had any names of the person(s) or dates you called? Ms. Cvrijak stated that she does not have the dates but she has the phone number (559) 661-5114.

City Attorney Richardson stated that there was a 30-Day notice issued on this property prior to any citation and it ran longer.

Councilmember Rigby stated he would like to hear from someone at code enforcement.

Mayor Medellin called for additional questions.

City Attorney Richardson stated that the purpose of the hearing is to confirm whether a lien will be placed not necessarily an appeal hearing on the whether the violations existed.

Neighborhood Preservation Supervisor Rodriguez stated she was the code enforcement officer who worked on this case. In 2008, this property was a victim of vandalism and graffiti. When the new owners took over, she had a conversation with them regarding the pending violations because there was recorded lien against the property for violations that had occurred. Because the lien was holding up the sale, the escrow company wanted her to provide information or release the liens. She would not do it unless she had an understanding from the new owner that they were going to take care of the property, which they said that they would. So we released liens. But at that time she did have a conversation with the property owners so that they were aware that there were problems with this property. That was her first introduction with the new owner. In April 2013, she issued 30 Day notice because it had been vacant and no one was living there. She had received a complaint that there were overgrown weeds on the property. She stated that she has pictures with her today showing the condition of the property at that time. Because she was addressing the issues from the vacant building ordinance, it required the registration also be part of the violations. She sent the notice addressing those conditions. May 31st she had a conversation with Louise and it was explained to Louise the purpose for sending the Notice of Violation. At that time Louise had complied with one (1) of the requirements which was cutting the weeds, but there was still the wood debris or the wood fence that was still sitting in front of the property that needed to be removed. She also discussed the second item about the registration that needed to also take place. Louise explained to her that she had intentions to rent the property and said that there was someone interested in the house. Louise was told that in order for her to excuse/remove the registration she would need to provide something to show that that she was actively trying to rent the property such as a rental agreement. That is something that was spelled out in the code. Louise was given seven (7) days to complete the registration process or submit a copy of the rental agreement and after seven (7) days if she did not receive this, a citation would be issued. Louise said she understood.

Ms. Rodriguez stated that she didn't keep her word and she didn't give her a citation on that date. She called and asked of the status of the property and whether they planned to rent it or not. Louise was reminded of the conversation she had on May 31st and that she needed to provide her with the registration or a copy of the rental agreement. At that time Ms. Cvrijak told Ms. Rodriguez she would call her back on Monday. Ms. Rodriguez responded to her if she did not call her back on Monday, she would be issuing a citation and record a lien against the property. Ms. Cvrijak stated she understood. Ms. Cvrijak also gave Ms. Rodriguez permission to call her at work. Again, she did not keep her word and she did not give her a citation on that date. But instead she went back to the property on July 2nd. The wood debris was still sitting out there and the property was still vacant and had not been registered so she issued a citation. The two (2) citations that were issued after that had to do with the lack of registration. So if the property owner did register the property, she would like her to provide copies to her so the citations can be rescinded. According to our records, we have not received a registration. As a code enforcement officer we don't have the authorization to rescind a citation, we can't pick and choose who has to pay the registration. If we tag your property with the vacant building ordinance, if there is a violation you have to pay that registration for one (1) year. After you pay it and the property is maintained for one (1) year, you don't have to pay it going forward.

Mayor Medellin asked if the registration has to be a rental property? Ms. Rodriguez responded if there is a violation a registration fee has to be paid.

Mayor Medellin asked would a summer or additional home have to be registered? Ms. Rodriguez stated no. It would show that someone is living there. This is the first time she heard that Ms. Cvrijak had plans to live at the property. In the conversations that she had with Ms. Cvrijak she was lead to believe that they were intending to rent the property and she had somebody that she wanted to rent to. At that time, in order to close the case she needed to have something to show she was actively pursuing renting the property.

Mayor Medellin stated that in the beginning there was vandalism and graffiti but that seemed to be taken care of, then there was a fence problem that seemed to be taken care of. A grass problem that seemed to be taken care of. You didn't issue any notices, but the thing you made them aware of is if it is going to be a vacant property it needs to be registered. Ms. Rodriguez stated yes. In the first conversation that she had with Ms. Cvrijak on May 31st, she did mention to her even though they did cut the grass and trim the trees, she also needed to water because everything was dying. At that time we had not enforced the City's water restrictions. Because she did not put this in the violation, she told Ms. Cvrijak that she would issue a notice with this correction. She wanted to make the property appear as if someone was living there and take away the reputation that this property had before. Because there were gang members getting into the house. On occasion, there were times she went to the house and the side gates were open. This was an indication to her that someone was getting on to the property. Again, this was not something that she had listed on the notice as a correction, so she did not give her a citation for that. She gave Ms. Cvrijak plenty of time to respond to the property. If there was any concerns, her number was always open to for her to call.

Mayor Medellin asked if Ms. Rodriguez so the phone number she gave us that she called, do you or any other staff members have any record of taking any calls from Louise? Ms. Rodriguez that phone number is our main line, she is unsure who may have answered that call. Her phone number is 5116. Also, the comments she was making earlier were taken from notes from conversations she had with Ms. Cvrijak.

Councilmember Rigby asked if it was possible the property owner contacted your office and that somehow that was miscommunicated. How do you respond to the property owner standing before us and saying that she called and code enforcement did not do a thorough job in helping her? Ms. Rodriguez stated it is possible that could happen but on each of our notices and letters, there is information and direction to contest each of the citations. She wanted to say that she also sent a letter to the owner in November 2013, recapping the conditions and where we were. Also to note, the address the notices were mailed to was 4907 East Belmont Avenue in Fresno CA.

Ms. Rodriguez provided images for the Council that demonstrated the violations that existed on the property.

Councilmember Rigby asked was there opportunity for the property owner to appeal the citation issued on July 2, 2013? Ms. Rodriguez stated yes. It states on the citation that you have the right to appeal this citation within 15 calendar days from the issuance date. You may file an appeal with the Office of the City Administrator at 205 West 4th Street. For information call 661-5114.

Councilmember Rigby asked if this is the process for all property owners that are receiving citations from code enforcement? Ms. Rodriguez responded yes.

Councilmember Rodriguez asked does a property owner have to go through the appeal process for every citation? Ms. Rodriguez responded yes. City Attorney Richardson stated that before the citation is issued, they are required to issue a notice of violation. In this case there was a 30 day notice of violation issued. Councilmember Rodriguez stated so there was potentially plenty of time for these violations to be corrected before it moved on to the citation.

Mayor Medellin asked Ms. Cvrijak if she had any other statements to provide.

Ms. Cvrijak stated that she did not receive any 30 or 10 day notices. The only paper they received was the citation.

Mayor Medellin asked Ms. Cvrijak because she removed the wood and mowed the lawn, she felt that what needed to get done was done. You felt that you did what was asked. Why was the registration was not done? Ms. Cvrijak responded that she felt that her property was not fully vacant property since they were there several times throughout the week.

Mayor Pro Tem Foley Gallegos stated that if you felt it was not vacant, code enforcement was clear that they needed documentation, did you provide that? Ms. Cvrijak stated that at this moment she is unsure. As a consolation, she requested that she pay the \$450 registration fee instead of the fines. Mr. Richardson stated that the fines are a debt that without valid justification for it you cannot waive. It would be a gift of public funds. Notwithstanding that, this hearing is only whether or not to confirm the lien. If the council does not believe the lien should be confirmed, you do not vote to confirm it.

Mayor Medellin asked Ms. Rodriguez what has happened to the property since the November 2013 letter? Ms. Rodriguez responded that she confirmed that the property was occupied as of May 2014. Mayor Medellin also asked Ms. Rodriguez there was no registration received? Ms. Rodriguez stated that she did not receive a registration or rental agreement. She did not continue giving citations for that because there was someone living at the property.

Councilmember Rigby asked Ms. Rodriguez if she could confirm the mailing address that all of the correspondence was sent to. Ms. Rodriguez stated 4907 East Belmont, Fresno, California 93727.

Councilmember Robinson asked Ms. Cvrijak if she was notified by telephone? Ms. Cvrijak stated yes. Councilmember Robinson also asked if she was notified about the fines, citations and registration. Ms. Cvrijak stated that she did not recall the registration part because she was focusing on the tall grass and things like that. Councilmember Robinson asked if maybe her husband threw out the notices thinking they were junk mail? Ms. Cvrijak responded she is the one who checks the mail, so no. Councilmember Robinson stated that it appears that you were properly notified by mail and telephone.

Councilmember Foley Gallegos stated that she would like Ms. Louise Cvrijak to know that we want what is best for our city. We have code enforcement officers out there making sure that the neighborhoods look presentable and this home was affiliated with gang members and drugs. Our code enforcement officers are trying to make sure that if it is vacant or if there are residents in the home that it is up to code and basic standards. Ms. Cvrijak responded that she understood and when she purchased the home it was horrible. It had a basement that was shoveled out of it. Councilmember Foley Gallegos stated that please do not think that your good will to upgrade the house has been overlooked, we do appreciate that. Ms. Cvrijak stated that she understands that she did not follow some of the rules, she just thinks that the amount is excessive.

Discussion followed.

Mayor Medellin called for a motion to adopt the City Council Resolution.

**CC 17-10 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA
CONFIRMING SPECIAL ASSESSMENTS FOR DELINQUENT ADMINISTRATIVE
FINES**

On motion by Councilmember Rigby seconded by Councilmember Oliver Resolution CC 17-10 was approved unanimously as presented by the following 7/0 vote: Ayes: Councilmembers Medellin, Foley Gallegos, Robinson, Rigby, Oliver, Rodriguez and Holley; Noes: None; Abstain: None; Absent: None.

4C. Consideration of a Resolution Adopting the Madera Recognized Obligation Payment Schedule 17-18 (ROPS) Representing the Period July 1, 2017 through June 30, 2018 (Successor Agency)

Business Manager Wilson reported that this is our annual budget for the upcoming fiscal year 2017-2018. After approval from the Agency Board and the Oversight Board, it will have to be submitted to the Department of Finance. The deadline is February 1, 2017. The budget will request new funding from RPPTF (new tax increment). This budget contains roughly \$3.9 million. The bulk of that RPPTF will be used for debt service, small portion will be for trustee fees and \$250,000 for administrative allowance. Also in the budget we have to ask for approval to spend the bond funds. We are trying to wrap up a lot of the projects that we have out there.

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

SA 17-01 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) 16-17 PURSUANT TO SECTION 34177 OF THE CALIFORNIA HEALTH AND SAFETY CODE FOR FISCAL YEAR 2017-2018 FOR THE PERIOD JULY 1, 2017 THROUGH JUNE 30, 2018

On motion by Councilmember Rigby seconded by Councilmember Robinson Resolution SA 17-01 was approved unanimously as presented by the following 7/0 vote: Ayes: Councilmembers Medellin, Foley Gallegos, Robinson, Rigby, Oliver, Rodriguez and Holley; Noes: None; Abstain: None; Absent: None.

4D. Consideration of a Resolution Approving the Administrative Budget of the Successor Agency for the Period July 1, 2017 through June 30, 2018 (Successor Agency)

Business Manager Wilson reported this is another requirement from the Department of Finance. All the money that is placed in the Administrative Budget is in the ROPS. We will spend \$250,000 of RPPTF for administrative costs. The Administrative Budget covers salaries, cost to keep the building open, the copier running and the floors cleaned.

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

SA 17-02 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 SUCCESSOR AGENCY ADMINISTRATIVE BUDGET FOR JULY 1, 2017 THROUGH JUNE 30, 2018

On motion by Councilmember Holey seconded by Councilmember Foley Gallegos Resolution SA 17-02 was approved unanimously as presented by the following 7/0 vote: Ayes: Councilmembers Medellin, Foley Gallegos, Robinson, Rigby, Oliver, Rodriguez and Holley; Noes: None; Abstain: None; Absent: None.

4E. Acceptance of Grant Award from Chukchansi Gold Resort and Casino (City)

Executive Director Taubert reported that in the 2013-2014 fiscal year working with the Madera Ministerial Association the Adopt-a-School Program was implemented and in its peak we had seven (7) churches that adopted 13 schools. That was all in his pre cancer state. Once he was into his cancerous state, we did not have anybody monitoring and following up. We applied for \$55,000. The Chukchansi Tribe gives out \$1 million dollars out a year. We received the support of our Supervisors but we did not receive the funding in 2014. They notified us two (2) weeks before Christmas that we were going to get \$25,000. We were not going to get the \$55,000 we applied for but we look at that as a positive because they do not typically fund anything in the valley and mostly fund the mountain communities. We will be taking this money and passing it through the churches. If they have five (5) churches that want to participate they can hire a coordinator at \$550 per month. If they get ten (10) churches, they will only be able to pay \$277 per month. What we are trying to do is use this gambling money as a pilot project and going after some other sources of income. He believes a small stipend for the coordinators will go a long way. Councilmember Rigby stated speaking on behalf of the Madera Ministerial Association, the interest peaked when the stipend became available. He thinks this is a courageous effort. If

churches are willing to jump in on this because it does take a lot of work, organization and time. As a pastor he is looking forward to the application process.

Mayor Medellin stated that the Chukchansi Tribe was very generous. Out of the \$1 million dollars the food bank received \$25,000 and the City Parks Department received over \$50,000 to put the lights in at Millview Park. Lets hope that stream continues.

Councilmember Holley asked Mr. Taubert how do churches apply for this? Mr. Taubert responded that we set up a two (2) page application process that you outline what school you will be dealing with, who your coordinator is and what activities you would like to do. Also we have surveyed every school in the school district and they provided us with information on what their needs are. That list will be included in the application packet.

On motion by Councilmember Holley seconded by Councilmember Foley Gallegos approved the acceptance of grant award from Chukchansi Gold Resort and Casino unanimously as presented by the following 6/0 vote: Ayes: Councilmembers Medellin, Foley Gallegos, Robinson, Oliver, Rodriguez and Holley; Noes: None; Abstain: Councilmember Rigby; Absent: None.

5. AGREEMENTS

There were no items for this section.

6. HOUSING

6A. Consideration of a Resolution Approving a Targeted Rehab Grant for Property Located at 1114 Celeste Court in the City of Madera, Approving Affordability Agreement and Restrictions on Sale and Use of Owner Occupied Dwelling and the Notice of Affordability Restrictions on Transfer of Property (Owner-Occupied Home) and Authorizing the Executive Director to Execute the Agreements (Successor Housing Agency)

Business Manager Wilson reported that the Garcia family applied for the Targeted Rehab Program. We checked out the documents that the couple brought in and it was determined that they are in the targeted income group, and their income along with their housing expenses makes it an affordable unit. Along with approving this a covenant will be recorded on the property making it an affordable unit for 45 years. We did an evaluation of the property and it is in pretty good shape. The house was built in 1978. They would like a new roof because it has the old wood shingle roof on it. They also requested new windows, new HVAC and possibly paint it.

Councilmember Rodriguez asked all of this would be done for \$15,000? Mr. Wilson responded we will not probably not get all of that done but the property owner will pick out the most important things. We will help them write the scope of work and they will call contractors in. The property owners can see a dollar amount for all of the things that we put on the scope of work and pick and choose what needs to be done. Councilmember Rodriguez asked is there something in the program for investment property? Mr. Wilson stated yes it can be for rental property but it will not be a grant it will be a loan that 75% of it will need to be paid back interest free. The tenants have to be in the right income group. We monitor our owner occupied units every year to ensure that they do not move out and use it as a rental. Councilmember Rodriguez stated that he could see a lot of investors taking advantage of something like this as it would be a way to rehab their homes. Mr. Taubert stated that we found that we do not make good partners with investors on rental properties. Reporting requirements is almost always onerous on rentals. It is really set up for homeownership. Mr. Wilson stated that we have looked at a couple of investment properties

but the project states that they would have to fix all of the code violations first and if it runs more than \$15,000 a unit, they will have to put the remaining amount in themselves. It would still be a great deal if you get an owner that actually would put a little money into their investment property. They would get \$15,000 a unit interest free.

Mayor Medellin stated it does not sound like a lot money but it is enough of a facelift to blend into the neighborhood.

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

SHA 17-01 A RESOLUTION OF THE SUCCESSOR HOUSING AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY APPROVING TARGETED REHAB GRANT FOR PROPERTY LOCATED AT 1114 CELESTE COURT IN THE CITY OF MADERA RELATED TO THE REHABILITATION OF A SINGLE FAMILY HOME, APPROVING AFFORDABILITY AGREEMENT AND RESTRICTIONS ON SALE AND USE OF OWNER OCCUPIED PROPERTY, AND NOTICE OF AFFORDABILITY RESTRICTIONS ON TRANSFER OF PROPERTY (OWNER-OCCUPIED HOME), AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENTS

On motion by Councilmember Rigby seconded by Councilmember Rodriguez Resolution SHA 17-01 was approved unanimously as presented by the following 7/0 vote: Ayes: Councilmembers Medellin, Foley Gallegos, Robinson, Rigby, Oliver, Rodriguez and Holley; Noes: None; Abstain: None; Absent: None.

6B. Consideration of a Resolution Approving an Agreement between California Utility Consultants, Inc., and the Successor Housing Agency to the former Madera Redevelopment Agency Related to the Installation of Gas, Electric, Phone, and CATV Facilities for the Riverwalk Drive Subdivision Project (Successor Housing Agency)

Executive Director Taubert reported that at last night's Planning Commission meeting we had our precise plan and subdivision maps approved for the Riverside Villas and Riverwalk Subdivision which would be collectively 35 lots. This allows us to proceed with the final phase which is the installation of the dry utilities which is cable, telephone and PG&E. We have the option of contracting with PG&E to do this work. However, there has been a couple of instances in the past where we did this and the communication with PG&E and Pacbell was not always there and when the people bought the houses they had no telephone. So we propose contracting with California Utility Consultants because they coordinate will all utilities and make sure it is all in as part of their contract.

Mayor Medellin stated that we have used them before and they performed above par.

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

SHA 17-02 RESOLUTION OF THE SUCCESSOR HOUSING AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY, MADERA, CALIFORNIA, APPROVING AGREEMENT WITH CALIFORNIA UTILITY CONSULTANTS, INC., FOR ENGINEERING SERVICES RELATED TO THE RIVERWALK DRIVE IMPROVEMENT PROJECT AND AUTHORIZING THE MAYOR TO EXECUTE THE

AGREEMENT ON BEHALF OF THE SUCCESSOR HOUSING AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY

On motion by Councilmember Holley seconded by Councilmember Robinson Resolution SHA 17-02 was approved unanimously as presented by the following 7/0 vote: Ayes: Councilmembers Medellin, Foley Gallegos, Robinson, Rigby, Oliver, Rodriguez and Holley; Noes: None; Abstain: None; Absent: None.

6C. Consideration of a Resolution Approving an Agreement between California Utility Consultants, Inc., and the Successor Housing Agency to the former Madera Redevelopment Agency Related to the Installation of Gas, Electric, Phone, and CATV Facilities for the Riverside Villas Subdivision Project (Successor Housing Agency)

Executive Director Taubert reported that this is same report as Item 6B but this will be for the Riverside Villas Subdivision Project.

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

SHA 17-03 RESOLUTION OF THE SUCCESSOR HOUSING AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY, MADERA, CALIFORNIA, APPROVING AGREEMENT WITH CALIFORNIA UTILITY CONSULTANTS, INC., FOR ENGINEERING SERVICES RELATED TO THE RIVERSIDE VILLAS IMPROVEMENT PROJECT AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE SUCCESSOR HOUSING AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY

On motion by Councilmember Rigby seconded by Councilmember Holley Resolution SHA 17-03 was approved unanimously as presented by the following 7/0 vote: Ayes: Councilmembers Medellin, Foley Gallegos, Robinson, Rigby, Oliver, Rodriguez and Holley; Noes: None; Abstain: None; Absent: None.

7. GENERAL

There were no items for this section.

8. AGENCY MEMBER REPORTS

Councilmember Robinson had nothing to report.

Mayor Pro Tem Gallegos Foley had nothing to report.

Councilmember Rigby had nothing to report.

Councilmember Holley asked everyone to pray for his brother. He is in the hospital and not doing well right now. Mayor Medellin stated that we all wish him a speedy recovery.

Councilmember Rodriguez reported that he is excited for next week's conference for the new council members. He is looking forward to coming back with new information and bonding with Mayor Medellin, Mayor Pro Tem Foley Gallegos and Councilmember Robinson.

Councilmember Oliver reported had nothing to report.

Mayor Medellin stated that they will do some great bonding at next week's conference.

9. CLOSED SESSION

There were no items for this section.

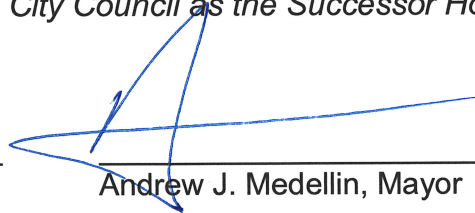
10. ADJOURNMENT

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 8:08 p.m.



Claudia Mendoza, Recording Secretary

/cm



Andrew J. Medellin, Mayor