

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 14, 2015
6:00 p.m.

City Hall
Council Chambers

1. CALL TO ORDER – CLOSED SESSION

Mayor/Housing Authority Commissioner Robert Poythress opened the Closed Session portion of the Special Meeting of the City Council, Regular Meeting of the Housing Authority of the City of Madera and 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 6:00 p.m. and called for the roll call.

ROLL CALL

Present: Mayor/Commissioner Robert L. Poythress
Council Member/Chairperson Donald E. Holley
Council Member/Vice-Chairperson Derek O. Robinson Sr.
Council Member/Commissioner Sally J. Bompreszi
Council Member/Commissioner Andrew J. Medellin
Council Member/Commissioner Charles F. Rigby arrived after roll call at 6:32 p.m.

Absent: Mayor Pro-Tem/Commissioner William Oliver

PUBLIC COMMENT – CLOSED SESSION

The first fifteen minutes of this portion of the meeting are reserved for members of the public to address the City Council or Agency on Closed Session items listed on the Agenda. Speakers seeking to comment on other items are requested to make those comments during the Public Comment portion of the meeting at 6:30 p.m. Speakers shall be limited to three minutes. Speakers will be asked to identify themselves and state the subject of their comment. The Council and 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 or Agency does not respond to public comment at this time.

Mayor/Housing Authority Commissioner Poythress read the Public Comment announcement and asked if there were members of the public wishing to address the City Council/Housing Authority Commission.

Mayor Poythress asked if there were members of the public wishing to address the City Council/Housing Authority Commission.

No comments were offered and Mayor Poythress closed the Public Comment-Closed Session portion of the meeting.

2. CLOSED SESSION

Closed Session items not concluded prior to the Regular Session may be continued at the end of the Regular Session.

2A. Closed Session Announcement – General Counsel/City Attorney

2B. Conference with Legal Counsel – Existing Litigation. Subdivision (d)(1) of Government Code §54956.9

One case: JHS Family Limited Partnership, et al. v. City of Madera
MCV 068141

The City Council retired to Closed Session at 6:02 p.m. and reconvened the meeting at 6:12 p.m. with all members present.

2C. Reconvene Closed Session - Mr. Richardson announced that the City Council met in Closed Session for one item pursuant to Government Code Section 54956.8, and noted that no reportable action was taken during Closed Session.

RECESS

Mayor Poythress recessed the joint meetings at 6:12 p.m.

3. CALL TO ORDER – REGULAR SESSION

Mayor /Housing Authority Commissioner Robert Poythress opened the Special Meeting of the City Council, Regular Session portion of the Regular Meeting of the Housing Authority of the City of Madera and 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 6:30 p.m. and called for the roll call.

ROLL CALL

Present: Mayor/Commissioner Robert L. Poythress
Council Member/Chairperson Donald E. Holley
Council Member/Vice-Chairperson Derek O. Robinson Sr.
Council Member/Commissioner Sally J. Bomprezzi
Council Member/Commissioner Andrew J. Medellin
Council Member/Commissioner Charles F. Rigby arrived after roll call at 6:32 p.m.

Absent: Mayor Pro-Tem/Commissioner William Oliver

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

City of Madera staff members present: Neighborhood Preservation Supervisor Monica Diaz and Neighborhood Preservation Specialist Viola Rodriguez

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Poythress

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.

Mayor Poythress asked if there were members of the public wishing to address the City Council/Housing Authority Commission.

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

Mayor Poythress 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 6:33 p.m.

ANNOUNCEMENT BY SECRETARY:

Per Government Code Section 54957.5, MEMBERS OF THE PUBLIC ARE ADVISED, THAT LESS THAN 72 Hours prior to this evening's meeting, Items 4G and 8A was distributed to the City Council and staff. Copies of this item are located on the podium. Thank you.

4. CONSENT CALENDAR

4A. Minutes of the Joint Meeting of the Special Meeting of the Madera City Council, Regular Meeting of the City Council as the Successor Agency to the former Madera Redevelopment Agency and Special

Meeting of the Successor Housing Agency – December 10, 2014 (City/Successor Agency/Successor Housing Agency)

- 4B.** Listing of Warrants Issued from December 1, 2014 to December 31, 2014 (**Successor Agency**)
- 4C.** Monthly Financial Reports – Successor Agency (**Successor Agency**)
- 4D.** Monthly Financial Reports – Code Enforcement (**City**)
- 4E.** Code Enforcement Activity Report (**City**)
- 4F.** Code Enforcement Funds Collection Report for Period Ending December 31, 2014 (**City**)
- 4G.** Consideration of a Resolution Approving a Full Reconveyance for the Property Located at 625 South Madera Avenue (**Successor Housing Agency**)

Mayor Poythress 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.

Mayor Poythress called for a motion to approve the items as presented on the Consent Calendar.

On motion by Council Member Bomprezzi, seconded by Council Member Robinson the Consent Calendar was approved unanimously as presented by the following 6/0 vote: Ayes: Council Members Poythress, Robinson, Bomprezzi, Rigby, Medellin and Holley; Noes: None; Abstain: None; Absent: Council Member Oliver; resulting in the approval of the Minutes of the Joint Meeting of the Special Meeting of the Madera City Council, Regular Meeting of the City Council as the Successor Agency to the former Madera Redevelopment Agency, and Special Meeting of the Successor Housing Agency for December 10, 2014 and Resolution No. SHA 15-01

5. PROJECTS AND REPORTS

5A. Code Enforcement Major Case Summary (City)

Neighborhood Preservation Supervisor Diaz introduced Neighborhood Preservation Specialist Viola Rodriguez. She presented images and depicting the violations at the property located at 121 North N Street (AKA 814/816 West 5th Street) that was assigned to her early last year. This was an abandoned and vacant home. This home was not secured and students and vagrants had access to inside the home. This was causing problems like prostitution, drugs and theft. With the help from the Police Department and Probation Department, we were able to have the home deemed uninhabitable. There were very large piles of trash and debris. On January 5, 2015 a walkthrough of each room in the house and basement were conducted. Inventories were taken of any salvageable personal items and were moved to an offsite storage facility. On January 7, 2015 all violations have been abated. The neighbors were very happy and said that they feel so much safer now.

Mayor Poythress asked how much of the items were salvageable? Neighborhood Preservation Specialist Rodriguez responded that there was approximately sixty (60) items removed and placed into storage. But it was mostly a lot of broken furniture.

Mayor Poythress called for additional questions or comments; there were none.

Informational only. No action taken.

5B. Department of Finance Issues (Successor Agency)

Executive Director Taubert provided an update on a couple of major issues with the Department of Finance. The Agency Board approved the 14-15B Recognized Obligation Payment Schedule in September, 2014. The Department of Finance denied the following items: Southwest Industrial Park Master Plan; Project Operations; Knox/Stinson/Wallace/Hull Streetlight Project and Loan Repayment to the City of Madera. This was our fifth time we submitted a Meet and Confer request. The first four (4) were conducted by phone; but due to the importance of the city loan, this session was conducted at the Department of Finance Office. Bob Wilson, Brent Richardson and Tim Przybyla represented the Agency successfully argued, and we prevailed on all issues.

Another major issue relates to the Long Range Property Management Plan. We owed the County \$880,000 because of the Courthouse agreement. They asked that we acquire the property for District Attorney's Office and the Probation Department. The Department of Finance denied this and asked the Oversight Board to reconsider. The Oversight Board reconsidered and stated that you owe the County money, this is what they wanted you to do and you do it. The Department of Finance has five (5) days to overturn the Oversight Board's decision. When we sent them this decision and did not hear from them, we deemed it by law to be approved and escrow was closed. Fourteen months later, we were attempting to transfer the property to the County but the Department of Finance is denying the transfer and holding up our Long Range Property Management Plan. This month we have provided them with an email from Eric Flemming and summary minutes from a number of closed session meetings of the Board of Supervisors. These minutes support our position. We can't sell non-housing properties until the issue is resolved. The Department of Finance stated that they will get back to us tomorrow.

Mayor Poythress called for questions or comments; there were none.

Informational only. No action taken.

6. **AGREEMENTS**

There are no items for this section

7. **HOUSING**

7A. Joint Public Hearing Regarding Consideration of Resolutions Approving 33433 Report and Approval of Sale of Real Property Located at 1008 Green Way and Consideration of a Resolution Approving Disposition and Development Agreement with DMP Development, Inc. (City/Successor Housing Agency)

Mayor Poythress abstained from this item due to a conflict of interest. He then handed over gavel to Acting Mayor Pro-Tem Medellin.

Executive Director Taubert reported that this is a noticed public hearing between the City Council and the Successor Housing Agency regarding the sale of property located at 1008 Green Way. The buyer is DMP Development., and the sales price is \$10,000.00. DMP is proposing to build a 1,300± sf 4 bedroom/ 2 bath home with a price range of \$145,000.00 - \$149,000.00.

Acting Mayor Pro Tem Medellin called for additional questions or comments; there were none.

Acting Mayor Pro Tem Medellin opened the public hearing at 6:49 p.m.

There being no other speakers, the public hearing was closed at 6:49 p.m.

No other comments or questions were offered.

Acting Mayor Pro Tem Medellin called for a motion to adopt the City Council resolution.

CC 15-04 A Resolution of the City Council of the City of Madera, California, Approving Sale of Property Known as 1008 Green Way Acquired by Tax Increment by the Former Madera Redevelopment Agency and Making Findings Related Thereto **(7A.1)**

*On motion by Council Member Bomprezzi, seconded by Council Member Rigby, **Resolution Number CC 15-04** was approved by the following 5/0 vote: Ayes: Council Members Robinson, Bomprezzi, Rigby, Medellin and Holley; Noes: None; Abstain: Mayor Poythress ; Absent: Mayor Pro Tem Oliver*

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

SHA 15-02 Resolution of the City of Madera as Successor Housing Agency to the Former Madera Redevelopment Agency Madera, California Approving the Sale of Property Known as 1008 Green

Way and, for the Construction of One (1) Single Family Dwelling Unit on the Lot Located in the City of Madera (**Successor Housing Agency**)

On motion by Council Member Rigby, seconded by Council Member Holley, **Resolution Number SHA 15-02** was approved by the following 5/0 vote: Ayes: Council Members Robinson, Bomprezzi, Rigby, Medellin and Holley; Noes: None; Abstain: Mayor Poythress ; Absent: Mayor Pro Tem Oliver

Acting Mayor Pro Tem Medellin called for a motion to adopt the second Successor Housing Agency resolution.

SHA 15-03 Resolution of the City of Madera as Successor Housing Agency to the Former Madera Redevelopment Agency Madera, California Approving the Disposition and Development Agreement for the Construction of One Single Family Residence Located at 1008 Green Way, and Authorizing the Mayor to Execute the Agreement on Behalf of the Successor Housing Agency of the Former Madera Redevelopment Agency (**7A.3**)

On motion by Council Member Bomprezzi, seconded by Council Member Robinson, **Resolution Number SHA 15-03** was approved by the following 5/0 vote: Ayes: Council Members Robinson, Bomprezzi, Rigby, Medellin and Holley; Noes: None; Abstain: Mayor Poythress ; Absent: Mayor Pro Tem Oliver

8. GENERAL

8A. Consideration of Approval of Change to Meeting Agenda Format (Successor Agency**)**

City Attorney Richardson stated that you may recall that at the last City Council Meeting that we considered this exact item and this is to ensure that the Successor Agency Meeting agenda is consistent with the Council Meeting agendas.

Mayor Poythress asked if there were any questions; there were none, and called for a motion.

On motion by Council Member Bomprezzi, seconded by Council Member Holley, to approve by Minute Order approving the change to meeting agenda format was approved by the following 6/0 vote: Ayes: Ayes: Council Members Poythress, Robinson, Bomprezzi, Rigby, Medellin and Holley; Noes: None; Abstain: None; Absent: Council Member Oliver

9. AGENCY MEMBER REPORTS

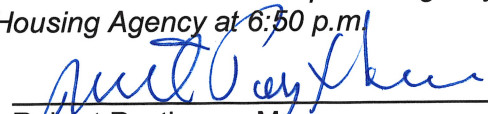
Council Member Robinson reported that last Sunday, he attended the Chowchilla Stampede Rodeo Dinner, where his daughter won princess.
Council Member Bomprezzi had nothing to report.
Council Member Rigby had nothing to report.
Council Member Holley had nothing to report.
Council Member Medellin had nothing to report.
Mayor Poythress had nothing to report.

10. ADJOURNMENT

Mayor Poythress 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 6:50 p.m.



Claudia Mendoza, Recording Secretary



Robert Poythress, Mayor