

**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**

February 10, 2016
6:00 p.m.

City Hall
Council Chambers

1. CALL TO ORDER

Mayor Pro Tem/Housing Authority Vice-Chairperson Charles F. Rigby 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 6:00 p.m. and called for the roll call.

ROLL CALL

Present: Mayor Pro-Tem /Vice- Chairperson Charles F. Rigby
Council Member/Commissioner Andrew J. Medellin
Council Member /Commissioner William Oliver
Council Member/ Chairperson Derek O. Robinson Sr.
Council Member/ Commissioner Donald E. Holley

Absent: Mayor/Commissioner Robert L. Poythress

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

City of Madera staff members present: Neighborhood Outreach Coordinator Saleh Alhomedi and Neighborhood Outreach Assistant Christina Herrera

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Pro Tem 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 Pro Tem Rigby closed the Public Comment portion of the meeting.

Mayor Pro Tem Rigby 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 6:02 p.m.

PRESENTATIONS:

There are no items for this section.

INTRODUCTIONS:

There are no items for this section.

2. WORKSHOP:

There are no items for this section.

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 3A and 3E were provided to the City Council and staff. If you wish to obtain a copy of this item, it is located on the podium.

Mayor Pro Tem Rigby called for the items as listed on the Consent Calendar.

3. CONSENT CALENDAR

3A. 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 – January 13, 2016 (City/Successor Agency/Successor Housing Agency)

3B. Listing of Warrants Issued from January 1, 2016 to January 31, 2016 (Successor Agency)

3C. Monthly Financial Reports – Successor Agency (Successor Agency)

3D. Monthly Financial Reports – Code Enforcement (City)

3E. Code Enforcement Activity Report (City)

3F. Code Enforcement Funds Collection Report for Period Ending January 31, 2016 (City)

3G. Update on Neighborhood Outreach Activities (City)

Mayor Pro Tem Rigby 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 Robinson the Consent Calendar was approved unanimously as presented by the following 5/0 vote: Ayes: Council Members Rigby, Robinson, Oliver, Medellin and Holley; Noes: None; Abstain: None; Absent: Mayor Poythress; resulting in the unanimous 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 January 13, 2016.

4. PROJECTS AND REPORTS

4A. Neighborhood Outreach Annual Report (City)

Neighborhood Outreach Coordinator Alhomedí reported that the Neighborhood Outreach Annual Report outlines the programs and projects that we have undertaken for the year 2015. The reason we put this report together is because we wanted to conduct an assessment of where we have gone to thus far from the year prior. When I came on board, there was a heavy emphasis on the Neighborhood Watch Program and National Night Out. So we developed priorities and strategies on how we can conduct those programs far more effectively and efficiently. Thus far I have had the pleasure of working with Christina Herrera, Yuliana Franco and our director Jim Taubert. They have provided all of us guidance and direction to ways we can improve the way we do things, especially with respect to the Neighborhood Watch Program and how we can expand it. What you will see is that we identified the objectives we are trying to achieve from the program and each are tied to different neighborhoods in our city. We took the concerns we received from the residents and combined them with the standards that we have and established priorities that we are going to focus on to address these concerns so we are able to build a relationship based on mutual confidence and trust. We want to make sure that the concerns that the residents bring up are addressed. We now have a description, the objectives and outcomes for the Neighborhood Watch Program. So at the end of each month or year, we can assess this information and determine if we achieved most if not all of our objectives. We also have a list of our short term projects that we are heavily involved in directly such as Adopt-A-School, Love Madera, among many others. Those programs promote community outreach and connect the community with our government/city officials and law enforcement. Thus far we have been very successful acquiring the approval and satisfaction of our residents. We have been getting positive feedback. This report sets a fundamental base for us to go back to whenever need to ask if we are achieving those objectives/goals. We are seeing an expansion in the number of Neighborhood Watch groups that are organizing for National Night Out from 18 neighborhoods in 2014 to 33 in this past year.

We do hope to expand this number. Since we have taken our Neighborhood Watch Program and National Night Out to social media, we have been getting calls from people who are interested in joining and participating. I think this goes back to the efforts of Christina Herrera and Yuliana Franco before my joining the city. Also since we came together, we are able to pull all of our resources and work efficiently. We have a lot of great projects for the city and in many ways they overlap, but the objectives are different and similar in many ways.

Mayor Pro Tem Rigby called for questions or comments.

Council Member Oliver commented that he really liked that we are tying measurables to all of our Neighborhood Watch and neighborhood team activities. He also suggested that moving forward, he would like to see our Neighborhood Watch retention efforts and looking beyond meeting three (3) included, and see if people are still organizing and what we can do to better assist with that and help keep that momentum going.

Mayor Pro Tem Rigby responded that he thinks that this report is thorough and he values the time and effort that you and your organization has put in to seeing each individual caveat of what makes the department as a whole. It is nice to see the individual goals underlined, each effort being made. Well done.

No formal action taken. Information only.

5. AGREEMENTS

5A. Consideration of a Resolution Approving an Agreement Between Blair, Church & Flynn, and The Successor Agency of The Former Madera Redevelopment Agency For Engineering Services Related to the Riverwalk Drive Improvement Project (Successor Agency)

Business Manager Wilson reported that we recently awarded the Riverwalk Drive Improvement Project and work has already begun out there. Storm drain lines and water lines are going in. This item involves a construction staking and surveying that needs to take place during construction. The amount of the agreement is not to exceed \$51,200.00.

Mayor Pro Tem Rigby asked what is the time frame of this project? Mr. Wilson responded that it is 120 days. It is moving right along and the rain has not slowed them down. I don't foresee any problems unless we get lucky with some rain.

Mayor Pro Tem Rigby called for additional questions or comments. There were none.

Mayor Pro Tem Rigby called for a motion to adopt the Successor Agency resolution.

SA 16-03 RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY, MADERA, CALIFORNIA, APPROVING AGREEMENT WITH BLAIR, CHURCH & FLYNN, FOR ENGINEERING SERVICES RELATED TO THE RIVERWALK DRIVE IMPROVEMENT PROJECT AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY

*On motion by Council Member Holley, seconded by Council Member Oliver, **Resolution Number SA 16-03** was approved unanimously as presented by the following 5/0 vote: Ayes: Council Members Rigby, Robinson, Oliver, Medellin and Holley; Noes: None; Abstain: None; Absent: Mayor Poythress.*

5B. Consideration of a Resolution Approving an Agreement with BSK Associates for Professional On-Demand Services for Construction Materials Testing Services for Riverwalk Drive Improvement Project City of Madera Project No. ST 10-03 and Authorizing the Mayor to Execute the Contract on Behalf of the Successor Agency (Successor Agency)

Business Manager Wilson reported that BSK will be conducting the compaction testing and some concrete testing for the Riverwalk Project. The amount is not to exceed \$15,400.00.

Mayor Pro Tem Rigby called for questions or comments. There were none.

Mayor Pro Tem Rigby called for a motion to adopt the Successor Agency resolution.

SA 16-04 A RESOLUTION OF THE CITY OF MADERA, CALIFORNIA, SUCCESSOR AGENCY OF THE FORMER MADERA REDEVELOPMENT AGENCY APPROVING AN AGREEMENT WITH BSK ASSOCIATES FOR PROFESSIONAL ON-DEMAND SERVICES FOR CONSTRUCTION MATERIALS TESTING SERVICES FOR RIVERWALK DRIVE IMPROVEMENTS PROJECT, CITY PROJECT NO. ST 10-03 AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE CITY

On motion by Council Member Oliver, seconded by Council Member Holley, Resolution Number SA 16-04 was approved unanimously as presented by the following 5/0 vote: Ayes: Council Members Rigby, Robinson, Oliver, Medellin and Holley; Noes: None; Abstain: None; Absent: Mayor Poythress.

6. HOUSING

6A. Discussion Regarding the Targeted Rehab Program and Seeking Direction to Staff as to Implementation of the Program (Successor Housing Agency)

Business Manager Wilson reported that prior to dissolution the Agency had a real successful Exterior Home Improvement Grant. This project was implemented throughout the Redevelopment Project Area. It only dealt with exterior improvements. The Successor Housing Agency is happy at this time to bring back a similar program. The Targeted Rehab Program will also address interior issues. We are going to use this program with Neighborhood Revitalization. We will pick out a small targeted area, conduct surveys and rate all of the houses within the neighborhood. Neighborhood Revitalization has already started that doing that in a couple of areas in town. This will progress from area to area. The areas have not been determined yet where we will start. The maximum amount of the loan is \$15,000.00. We created a different set of terms for owner occupied and rental units because it does not feel as good to extend money for an investment property. This is in an attempt to bring up the neighborhoods and helping low income families, removing blight, improving the supply of low income housing. So this still fits Successor Housing Agency's criteria. The owner occupied units will have an option to if they qualify for and record affordability covenants will have their loans converted to a grant. Otherwise 67% of the interest-free loan will be required to be repaid in monthly payments for five years. A balloon payment for the remaining amount of the loan is due at the end of five years. The balloon payment may be forgiven if the following two conditions are met: all previous payments were made on time per the terms of the agreement; property must remain free of any code violations resulting in administrative citations for a period of ten years. A deed will be recorded against the property title to secure the loan.

Mayor Pro Tem Rigby asked do they still have to stay at same income. Mr. Wilson responded that we would never ask them to move out and we would not want to put anything on there that would be a penalty.

Business Manager Wilson also reported that the only difference between the rental units is we will not seek an affordability covenant. A 75% of the interest-free loan will be required to be repaid in monthly payments from one to five years depending upon the loan amount. A balloon payment for the remaining amount of the loan is due at the end of the monthly payment stream. The balloon payment may be forgiven if the following two conditions are met: All previous payments were made on time per the terms of the agreement and the property must remain free of any code violations resulting in administrative citation for a period of ten years and a deed will be recorded against the property title to secure the loan.

Mayor Pro Tem Rigby asked if this is something that will be available this year, or is this something you are trying for CDBG funding? Mr. Wilson responded that we are hoping to start this current fiscal year, and we are coupling this with CDBG.

Council Member Oliver asked if the property owner has to do the bidding process. Mr. Wilson responded that the property owner will select the contractor, we do not have to do the bidding process.

Council Member Robinson asked if the property owner will have to pay the money back if they move. Mr. Wilson responded that if they sell it to a family that qualifies, they can transfer the affordability covenants to the buyer. If they do not have a qualifying buyer, they would have to pay it back at that time.

Council Member Holley asked if tenants will have to ask the property owner if they can participate? Business Manager Wilson responded yes, the tenants will have to qualify but the agreement will have to be with the property owner.

Council Member Robinson asked when the program start? Business Manager Wilson responded that we want to get started right away, if that is your direction.

Mayor Pro Tem Rigby stated that I think you have your direction. It sounds like everyone is in favor of this program. It feels like everyone is excited about this. Maybe give an example of how one might go through the process and how we will utilize social media to get the word out.

7. GENERAL

There are no items for this section.

8. AGENCY MEMBER REPORTS

Council Member Robinson reported that last Saturday he attended the African-American Historical & Cultural Museum Trailblazer Dinner. He also attended Madera County Probation Transitional Celebration. It is always good to see people advance their lives. Also, he attended the ribbon cutting ceremony for the AIMS Center for Math and Science Education located on the campus of Fresno Pacific University

Council Member Holley had nothing to report.

Council Member Medellin had nothing to report.

Council Member Oliver thanked staff for assisting in planning the Downtown Fresno tour this Friday. He also extended an invitation to other council members.

Mayor Pro Tem Rigby stated that he had the chance to spend the morning with Viola in a substandard home in his district. It was an eye opening experience to say the least. It was incredible to him the way that people within our city limits are living on a daily basis. There were six people living in the home that had no heating, no electricity, no roof and no windows. The hardest part is that they dug a trench for plumbing into the Fresno Madera River, because there is no running water. I am looking forward to what Neighborhood Revitalization is putting together as far as a program that may red flag these living situations.

Mayor Pro Tem Rigby asked Neighborhood Outreach Coordinator Alhomedi what the status is of The Blue Stripe Initiative. Are we ready to go door to door yet? Mr. Alhomedi responded that the Outreach Team is ready to do the promotion and the advertising of the program. We are just waiting for the budget to be approved and will move from there. I am working on a pamphlet that will describe the program. It will be easy to read and it will have pictures showing what the curb stripe will look like. Mayor Pro Tem Rigby asked if the pamphlet will be in English and Spanish. Mr. Alhomedi responded yes. We are working on the English right now and shortly thereafter we will have the Spanish.

Mayor Pro Tem Rigby asked when that item will be approved financially. Business Manager Wilson responded that he spoke to Finance Department and Mr. Tooley's office. The mid-year budget amendment will be in March.

Mr. Alhomedi stated that Pastor Leach and Mayor Poythress asked us to work on a video project to help promote the program. So, we assigned our videographer Andrew Martinez. We are brainstorming, and hopefully we will be meeting with council members

9. CLOSED SESSION

There are no items for this section.

10. ADJOURNMENT

Mayor Pro Tem Rigby 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 6:33 p.m.



Claudia Mendoza, Recording Secretary



Robert Poythress, Mayor

/cm