

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 11, 2015
6:00 p.m.

City Hall
Council Chambers

1. CALL TO ORDER

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 6:00 p.m. and called for the roll call.

ROLL CALL

Present: Mayor/Commissioner Robert L. Poythress
Mayor Pro-Tem/Commissioner William Oliver
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

Absent: Council Member/Commissioner Charles F. Rigby

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, Neighborhood Preservation Specialist Viola Rodriguez, Neighborhood Preservation Specialist Steve Montes, Neighborhood Outreach Coordinator Jose Evangelista and Neighborhood Outreach Assistant Christina Herrera.

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.

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

Mayor Robert Poythress 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 6:33 p.m.

Housing Authority Chairperson Donald Holley 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 6:25p.m.

Mayor Robert 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 6:26p.m.

PRESENTATIONS:

Introduction of New Employee Neighborhood Preservation Specialist Steve Montes

Neighborhood Preservation Supervisor Diaz introduced Steve Montes. He is a husband, father of two and a lifelong Maderan. He has come from the Finance Department where he has worked in various capacities since 2008. He has a bachelor's degree in business management economics from UC Santa Cruz. We are very happy to have him as part of our team.

Neighborhood Preservation Specialist Montes addressed the Council and stated that he is very excited and grateful for the opportunity to help out his community by being involved as much as he can and be out there to make a difference. With this position, he feels that he can do more for his community. He appreciates the opportunity and is honored to be up here. Thank you.

Executive Director Taubert added that we are pleased to have Steve as part of our team and with his demeanor with dealing with the public he has already shown that he will be an asset.

2. WORKSHOP:

There are no items for this section.

Mayor Robert Poythress called for the items as listed on the Consent Calendar.

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 3J was distributed to the City Council and staff. Copies of this item are located on the podium. Thank you.

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 14, 2015 (City/Successor Agency/Successor Housing Agency)
- 3B.** Listing of Warrants Issued from January 1, 2015 to January 31, 2015 (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, 2015 (City)
- 3G.** Consideration of a Resolution Releasing the Affordability Agreement and Restrictions on Sale and Use of Owner Occupied Dwelling Units on Property Located at 1006 West Yosemite Avenue, Madera CA and Authorizing the Mayor to Execute the Release on Behalf of the Agency (Successor Housing Agency)
- 3H.** Consideration of a Minute Order Approving Acceptance of the NSP3 Rehab Project at 999 San Bruno Avenue, Authorizing the Mayor to Execute the Notice of Completion, Authorizing Recording of the Notice of Completion (City)
- 3I.** Consideration of a Resolution of the City Council of the City of Madera, California Approving Subordination Agreements for Esmeralda R. Ceja for a Home and Calhome First Time Home Buyer Loan and Authorizing the City Administrator to Sign on Behalf of the City of Madera (City)
- 3J.** Consideration of a Resolution Accepting a Quitclaim Deed for APN 005-014-033 of the Riverside Villas Subdivision (Successor Housing Agency)
- 3K.** Investment Report for the Quarter Ending December 31, 2014 (Successor Agency)
- 3L.** Consideration of a Resolution Approving the Submittal of Multiple Grant Applications to the Department of Resources Recycling and Recovery (CalRecycle) for All Available Tire-Related Grants for Five Years (City)

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.

- SHA 15-04 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA AS SUCCESSOR HOUSING AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY, MADERA, CALIFORNIA, APPROVING RELEASE OF AFFORDABILITY AGREEMENT AND RESTRICTIONS ON SALE AND USE OF OWNER OCCUPIED DWELLING UNITS BETWEEN THE FORMER MADERA REDEVELOPMENT AGENCY AND JAMIE TUREK FOR PROPERTY LOCATED AT 1006 WEST YOSEMITE AVENUE, MADERA CA AND AUTHORIZING THE MAYOR TO EXECUTE THE RELEASE ON BEHALF OF THE AGENCY (3G)
- CC 15-27 CONSIDERATION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA APPROVING SUBORDINATION AGREEMENTS FOR ESMERALDA R. CEJA FOR A HOME AND CALHOME FIRST TIME HOME BUYER LOAN AND AUTHORIZING THE CITY ADMINSTRATOR TO SIGN ON BEHALF OF THE CITY OF MADERA (3I)
- SHA 15-05 RESOLUTION OF THE CITY OF MADERA AS SUCCESSOR HOUSING AGENCY, TO THE FORMER MADERA REDEVELOPMENT AGENCY ACCEPTING A QUITCLAIM DEED FOR APN 005-014-033 OF THE RIVERSIDE VILLAS SUBDIVISION (3J)
- CC 15-28 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA APPROVING THE SUBMITTAL OF MULTIPLE GRANT APPLICATIONS TO THE DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY (CALRECYCLE) FOR ALL AVAILABLE TIRE-RELATED GRANTS FOR FIVE YEARS (3L)

On motion by Council Member Bomprezzi, seconded by Council Member Holley the Consent Calendar was approved unanimously as presented by the following 6/0 vote: Ayes: Council Members Poythress, Robinson, Bomprezzi, Medellin and Holley; Noes: None; Abstain: None; Absent: Council Member Rigby; 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 January 14, 2015, Minute Order Approving Acceptance of the NSP3 Rehab Project at 999 San Bruno Avenue and Resolution Numbers SHA 15-04, CC 15-27, SHA 15-05 and CC 15-28.

4. PROJECTS AND REPORTS

4A. Consideration of a Resolution Adopting the Madera Recognized Obligation Payment Schedule 15-16A (ROPS) Representing the Period July 1, 2015 to December 31, 2015 (Successor Agency)

Executive Director Taubert reported that we are required to adopt a Recognized Obligation Payment Schedule every six (6) months. After the City Council, it will go to the Oversight Board and to the Department of Finance for approval. The Department of Finance will deny 80% of it, we will request a Meet and Confer, so three (3) months after this action the Department of Finance will finally approve it. This is due on March 3rd. We have received our Finding of Completion. As of yesterday, the Department of Finance has verbally approved our Long Range Property Management Plan. We are making some minor language changes and it will go to the Oversight Board next Tuesday and we anticipate that it will be approved. We are at a point right now, all we are requesting is debt payment and \$250,000.00 administration costs.

Business Manager Wilson stated as far as RPTF is concerned, this will be pretty much standard procedure from here on out. Each time we will ask to carry forward funding for our January distribution to help make our September bond payment. We have worked out the particulars and this will be a smoother process going forward.

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

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

- SA 15-01 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) 15-16A OF THE FORMER MADERA REDEVELOPMENT AGENCY PURSUANT TO SECTION 34177 OF THE CALIFORNIA HEALTH AND SAFETY CODE FOR FISCAL YEAR 2015-2016 FOR THE PERIOD JULY 1, 2015 THROUGH DECEMBER 31, 2015

*On motion by Council Member Medellin, seconded by Council Member Oliver, **Resolution Number SA 15-01** was approved unanimously as presented by the following 6/0 vote: Ayes: Council Members Poythress, Oliver, Robinson, Bomprezzi, Medellin and Holley; Noes: None; Abstain: None; Absent: Council Member Rigby*

4B. Consideration of a Resolution Approving the Administrative Budget of the Successor Agency for the Period July 1, 2015 to December 31, 2015 (Successor Agency)

Executive Director Taubert reported that in addition to the Recognized Obligation Payment Schedule, we have to do an administrative budget. We are allowed \$125,000.00 per cycle or \$250,000.00 per year. We fund our administrative activities that exceed the \$125,000.00 through the housing fund, bond proceeds and grant programs. The administrative budget has not changed since 2012.

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

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

- SA 15-02 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, 2015 THROUGH DECEMBER 31, 2015

*On motion by Council Member Robinson, seconded by Council Member Holley, **Resolution Number SA 15-02** was approved unanimously as presented by the following 6/0 vote: Ayes: Council Members Poythress, Oliver, Robinson, Bomprezzi, Medellin and Holley; Noes: None; Abstain: None; Absent: Council Member Rigby*

4C. Update on Neighborhood Outreach Activities (City)

Neighborhood Outreach Coordinator Evangelista provided the City Council with an update on the various Neighborhood Outreach Activities which are currently ongoing and listed organized neighborhoods by Council District.

Mayor Poythress stated that he would to further expand the Neighborhood Outreach Program's efforts and asked that the Council Members participate in a friendly competition. He proposed a competition amongst the districts to see who can organize not only the most neighborhood meetings within their district, but to also engage in some of the other activities beyond that. Because we have some neighborhoods that are organized and they ask what is the next step. It could be one of the programs like Love Madera, Adopt-A-School, volunteerism and voter registration. He believes that people want a purpose and they want to get involved. The meeting's significance will get to a certain point, but then they become insignificant and no one shows up anymore. We want to ramp up the meetings and get new neighborhoods organized. It would be a great thing to get more people out and meeting the neighbors in their districts. So he is willing to fund a big blowout block party for any neighborhood after they reach a certain threshold. Also, there will be a grand prize given to the winning district. He is currently working out the details, and more information will be out on March 1st.

Taubert asked Council if they could provide us contact information on residents in their districts, we will follow up with them and get the meetings set up. We just need your help.

Council Member Medellín stated that thinks the Mayor's idea is great and congratulated Neighborhood Outreach Coordinator Evangelista and Neighborhood Outreach Assistant Herrera on the great job they do getting the people of Madera engaged. I think it is fantastic and get more citizens engaged. By encouraging them to vote is another big step I certainly support. They have to know that they hold the key to who is standing there in their living rooms and drive ways. I love the idea. However, in some of the neighborhoods that the captain has moved or fallen by the wayside, would it be beneficial if we as Council Members contact them? Or, how would you like for us to help engage these neighbors that have already had some meetings but for whatever reason have no longer continued? Neighborhood Outreach Coordinator Evangelista responded that they have tried various methods of trying to re engage these neighborhoods but they can only do so much. Right now we are restructuring the program to obtain better results. But Council Member's and Madera Police Department's Facebook pages has help us out a lot by getting the word out. Executive Director Taubert stated that he believes that when the residents realize the evolution has occurred and they now have a representative from their neighborhood who is their City Council person. As that starts to hit and become real, the interest will be great. Also it sends a valuable message that the City is reaching out when the Police Chief, your Council Member and Mayor is in your backyard.

Council Member Oliver stated that he would like to add that at the neighborhood meetings we emphasize that we are each other's eyes and ears. He thinks that it is important as the City organization that each department should adopt that. We are out there engaging with many residents of the community and we really have to look out for those potential leaders. Maybe because they have never been asked to get involved before and so maybe a simple request of asking them to host a neighborhood meeting. I would imagine that this will be asked to attendees during meetings, soccer games, etc. It is on all of us to be each other's eyes and ears. He also thanked staff for the great job that they do. This is a team oriented effort. He is proud of this effort and he boasts to other friends and leaders of other communities throughout the valley. He is looking forward to working together in graduating these neighborhoods to increase levels of community involvement and ownership.

Council Member Holley believes that we can reach a lot of neighborhoods by handing out informational flyers to parents at schools. Neighborhood Outreach Coordinator Evangelista responded that we are working on setting up meetings for mornings and afternoons to accommodate different schedules at James Monroe School. Also, we are getting the information together of all the programs the City offers.

5. AGREEMENTS

5A. Consideration of a Resolution Approving Contract with JSL Construction, Inc. for the Rehabilitation of 27322 Perkins Avenue Related to the NSP3 Program, in the amount of \$45,975.00 with a 10% Contingency (City)

Business Manager Wilson reported that 27322 Perkins Avenue is a small house in the County side of Parkwood. It is a three bedroom one bathroom house. It was built in 1956 and that is why the rehab pricing is a little higher. Three contractors attended the bid tour. The bid opening was held on Thursday, January 29, 2015. Two (2) bids were submitted and ranged from \$45,975.00 to \$48,896.00. The low bid was submitted by JSL Construction, Inc.

Council Member Oliver asked if during the procurement, is there an encouragement to shop local? Business Manager responded that yes he does encourage the contractors to buy local and will continue to push contractors to shop Madera.

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

Mayor Poythress called for a motion to adopt the City Council resolution.

APPROVING CONTRACT WITH JSL CONSTRUCTION, INC. FOR THE REHABILITATION OF 27322 PERKINS AVENUE RELATED TO THE NSP3 PROGRAM, IN THE AMOUNT OF \$45,975.00 WITH A 10% CONTINGENCY AND AUTHORIZING THE MAYOR TO EXECUTE THE CONTRACT

*On motion by Council Member Medellin, seconded by Council Member Holley, **Resolution Number CC 15-29** was approved unanimously as presented by the following 6/0 vote: Ayes: Council Members Poythress, Oliver, Robinson, Bomprezzi, Medellin and Holley; Noes: None; Abstain: None; Absent: Council Member Rigby*

5B. Consideration of a Resolution Approving Contract with JSL Construction, Inc. for the Rehabilitation of 1990 Tangerine Avenue Related to the NSP3 Program, in the amount of \$11,532.00 with a 10% Contingency (City)

Business Manager Wilson reported that the property at 1990 Tangerine Avenue is located in the new area of Parkwood within the City limits. It is eight (8) years old so not as much work needs to be done. The largest item will be that a patio will be installed in the backyard. Three contractors attended the bid tour. The bid opening was held on Thursday, January 29, 2015. Two (2) bids were submitted and ranged from \$11,532.00 to \$12,945.00. The low bid was submitted by JSL Construction, Inc.

Council Member Medellin stated that he is pleased that we are doing something at the Parkwood area. Business Manager Wilson responded that this is the sixteenth house that we have done.

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

Mayor Poythress called for a motion to adopt the City Council resolution.

CC 15-30 A RESOLUTION OF THE CITY COUNCIL, OF THE CITY OF MADERA, CALIFORNIA, APPROVING CONTRACT WITH JSL CONSTRUCTION, INC. FOR THE REHABILITATION OF 1990 TANGERINE AVENUE RELATED TO THE NSP3 PROGRAM, IN THE AMOUNT OF \$11,532.00 WITH A 10% CONTINGENCY AND AUTHORIZING THE MAYOR TO EXECUTE THE CONTRACT

*On motion by Council Member Medellin, seconded by Council Member Oliver, **Resolution Number CC 15-30** was approved unanimously as presented by the following 6/0 vote: Ayes: Council Members Poythress, Oliver, Robinson, Bomprezzi, Medellin and Holley; Noes: None; Abstain: None; Absent: Council Member Rigby*

5C. Consideration of a Resolution Approving an Agreement Between North Star Engineering Group Inc., and The Successor Agency of The former Madera Redevelopment Agency For Engineering Services Related to the Southwest Industrial Park Project Infrastructure Master Plan (Successor Agency)

Executive Director Taubert reported that this project was initiated in 2009. The specific elements included an analysis of sewer, water, storm drainage and a traffic and circulation study. The intent was to identify deficiencies and develop a plan for the future development of the area. The project was initially delayed by the dissolution of redevelopment. More recently, this project was delayed because of our proposal to add a railroad crossing at Massetti Drive. Union Pacific's position is that they will not allow us to add a new crossing until we close (3) three crossings. As a result we have requested NorthStar to prepare a circulation plan that doesn't add a new crossing.

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

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

SA 15-03 RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY, MADERA, CALIFORNIA, APPROVING AGREEMENT WITH NORTHSTAR ENGINEERING GROUP, INC., FOR ENGINEERING SERVICES RELATED TO THE SOUTHWEST INDUSTRIAL PARK 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 Bompreszi, seconded by Council Member Robinson, **Resolution Number SA 15-03** was approved unanimously as presented by the following 6/0 vote: Ayes: Council Members Poythress, Oliver, Robinson, Bompreszi, Medellin and Holley; Noes: None; Abstain: None; Absent: Council Member Rigby

6. HOUSING

There are no items for this section.

7. GENERAL

There are no items for this section.

8. AGENCY MEMBER REPORTS

Council Member Robinson had nothing to report.


Council Member Bompreszi had nothing to report.

Council Member Holley reported that tomorrow is Council Member Oliver's birthday. Friday is his birthday. Council Member Oliver stated that he attended a neighborhood gathering on Sonora Street. There were over 50 people in attendance. It went very well and believes most of the concerns we can address. But most importantly, we had people that for the first time had access to their public officials and interact with the Police Department proactively. Kudos to our team, they did a terrific job organizing this neighborhood. Mayor Poythress responded that it was very well attended and the citizens were interested in making their neighborhood safer and coming together as a community. Also, he found it interesting because a couple of residents mentioned that the drug activity has gone down, and they attributed that to more families moving in to the area. Executive Director Taubert this is the first meeting that was conducted primarily in Spanish. He believes that the residents felt engaged enough that they would like a meeting very soon. That is a victory for us.

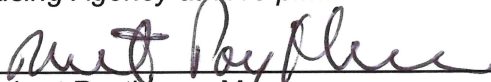
Council Member Medellin had nothing to report.

9. 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 7:10 p.m.



Claudia Mendoza, Recording Secretary



Robert Poythress, Mayor