

**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 14, 2018  
6:00 p.m.

City Hall  
Council Chambers

**1. CALL TO ORDER**

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

**ROLL CALL**

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

Absent: None

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

City of Madera staff members present: Interim City Administrator Steve Frazier, City Clerk Sonia Alvarez, Interim Police Chief Dino Lawson and Neighborhood Outreach Assistant Christina Herrera.

**INVOCATION**

Pastor Joyce Lane, Glory of Zion Ministries Madera

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Mayor Andrew Medellin.

**PUBLIC COMMENT – REGULAR SESSION**

The first fifteen minutes of the meeting are reserved for members of the public to address the Council/Agency on items which are within the subject matter jurisdiction of the Council/Agency. Speakers shall be limited to three minutes. Speakers will be asked to identify themselves and state the subject of their comment. If the subject is an item on the Agenda, the Mayor has the option of asking the speaker to hold the comment until that item is called. Comments on items listed as a Public Hearing on the Agenda should be held until the hearing is opened. The Council/Agency are prohibited by law from taking any action on matters discussed that are not on the Agenda, and no adverse conclusions should be drawn if the Council/Agency does not respond to public comment at this time.

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

*Mayor Medellin recessed the Joint Special Meeting of the Madera City Council, Regular Meeting of the Madera City Council as the Successor Agency to the former Madera Redevelopment Agency, and Special Meeting of the Madera City Council as the Successor Housing Agency at 6:07 p.m.*

*Housing Authority Chairperson Oliver opened the Regular Meeting of the Housing Authority of the City of Madera, calling for items as listed on the agenda. The Housing Authority meeting was adjourned at 6:25 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 6:27 p.m.*

### **PRESENTATIONS**

No Presentations were given.

### **INTRODUCTIONS**

There are no items for this section.

## **2. WORKSHOP**

There are no items for this section.

## **3. CONSENT CALENDAR**

**3A. Minutes of the Joint Meeting of the Regular Meeting of the Madera City Council, Special Meeting of the City Council as the Successor Agency to the former Madera Redevelopment Agency and Special Meeting of the Successor Housing Agency – December 13, 2017 (City/Successor Agency/Successor Housing Agency)**

**3B. Minutes of the Joint Meeting of the Regular Meeting of the Madera City Council, Special Meeting of the City Council as the Successor Agency to the former Madera Redevelopment Agency and Special Meeting of the Successor Housing Agency – January 10, 2018 (City/Successor Agency/Successor Housing Agency)**

**3C. Listing of Warrants Issued from January 1, 2018 to January 31, 2018 (Successor Agency)**

**3D. Monthly Financial Reports – Successor Agency (Successor Agency)**

**3E. Monthly Financial Reports – Code Enforcement (City)**

**3F. Investment Report for the Quarter Ending December 31, 2017 (Successor Agency)**

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



*On motion by Council Member Rigby seconded by Council Member Rodriguez on the Consent Calendar was approved unanimously as presented by the following 7/0 vote: Ayes: Council Members Medellin, Rodriguez, Robinson, Foley Gallegos, Rigby, Oliver and Holley; Noes: None; Absent: None; Abstain: None; Resulting in the unanimous approval of 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 February 14, 2018.*

#### **4. PROJECTS AND REPORTS**

##### **4A. Adoption of a Resolution Amending Bylaws of the Successor Agency to the former Madera Redevelopment Agency (Successor Agency)**

***Item 4A portion of the meeting minutes is in verbatim form.***

Business Manager Bob Wilson: This item was placed on the agenda by Steve Frazier. It is an amendment to the bylaws naming the City Administrator as the Executive Director of the Successor Agency, change the address to 205 West 4<sup>th</sup> Street and change the meeting date to the third Wednesday at the same time as the second City Council meeting.

Mayor Medellin: Thank you very much for that Bob. This is certainly going to be open for discussion by all. Are there any questions of Bob before we move forward?

Council Member Foley Gallegos: I don't know if it is a question, Mayor Medellin but can 4A and 4B be linked together because they're one of two?

Mayor Medellin: They certainly go hand in hand.

City Attorney Richardson: They are agendized separately, in order to take action you will have to take them one at a time. I understand that they are related but because they are agendized separately we really need to take them separately.

Mayor Medellin: They certainly are going to go hand in hand and I think our discussion will bring in both in to play but as we talk about moving forward they will have to be one at a time.

Business Manager Wilson: It is important to note if Item 4A does pass we will not take action on Item 4B.

Mayor Medellin: Any other questions or comments for Bob at this time?

Council Member Holley: I would like to save my comments until after the public have what they are going to have.

Mayor Pro-Tem Rodriguez: I guess the question would be to, I don't know if it is Bob or whomever. As far as the action of the bylaws before us tonight, how would that affect, if any, the current way we do business on the RDA. Would that have any negative affect by allowing an Executive Director to overlook that. I just want to make sure it doesn't affect it in any way. Obviously this RDA is supposed to dissolve at some point. But having these bylaws adopted and having someone else overlook it, would that affect the way this entity operates?

Business Manager Wilson: Moving the Successor Agency over to City Hall will not provide me access to my files. That is one complication. I am the one who is going to do all the work so it would be a sticking point having to drive back and forth to access my files.

Mayor Pro Tem Rodriguez: The absence of the Executive Director, have you taken different roles?

Business Manager Wilson: Yes. There is a lot of selling of the properties, the lottery system and coming up with the different ideas when it comes to disposing the properties. In the Long Range Property Maintenance Plan, we have over sixty parcels out there and there is a lot of negotiation that has to take place now. Mr. Taubert and I used to do a lot of that together. So I will be taking over that completely.

Mayor Pro Tem Rodriguez: This is mainly for bylaws. I am not sure if I can ask the question as far as how soon we can see the dissolution of this entity, how far are we from that? Brent, if you see that I might be overstepping my boundaries when I ask that question. I know this is adopting a resolution for bylaws but getting there because it is the RDA. Again, my biggest concern is having this action taken would that affect in the way we operate the RDA, would it interrupt any of it's...

Business Manager Wilson: I anticipate that a lot of the activity will remain the same. I anticipate roughly a year and a half to two years to wrap up the dissolution process and come in with our last and final ROPS and get it to the Department of Finance.

Mayor Pro Tem Rodriguez: How would that affect the ROPS?

Business Manager Wilson: We have already submitted our ROPS for the next fiscal 18-19 year. We are pretty much good through that. As long as the projects we have been approved on the ROPS, which is the Adelaide Subdivision which we are anticipating about \$1.8 million. We moved \$2 million to infrastructure. I submitted that ROPS to the Department of Finance and I did receive a few questions on the \$2 million and I believe they are satisfied with my answer on that one. They also had a few questions on ending balances and the carry forward from prior period adjustments. The activity is the activity and if I am doing it, then I am doing it. It would be more convenient in my current setting. I have room to meet with builders. We hold lottery meetings with some times ten or twelve builders at a time. It would be convenient to be in the same building to have access to the files. You would have to pretty much daily to grab a file.

Mayor Pro Tem Rodriguez: You have answered that. Thank you Bob.

Council Member Robinson: I would like to say, if it is not broke why try and fix it. We have been going this route since I was a Councilman and I don't see how and why it is not improving it. Bob has been doing this job for years even when Taubert was out sick. He was the main man, the go to man. I believe that he should be running this at the same place he is doing the job. And I don't see why. Even the Interim Manager said that when I brought it up that Bob should be compensated for all that work he is doing and he said that he is not doing any extra work. So I think he should handle it right where he is at. He is doing a good job and I agree that for the next two years it should be up to him. I sit on the board for the League for the Community Housing and Economics up in Sacramento and they are bringing another program similar to redevelopment. So I think he should stay put where he is at and don't touch anything. Thank you.

Mayor Medellin: Thank you for your comments.

Council Member Foley Gallegos: Bob, I had a quick question, if this were to go through, the bylaws we are changing, what financial impact is it going to have?

Business Manager Wilson: There are several colors of money. We have two different types of bond funds. We have received RPTTF for debt service, we have \$250,000 admin allowance and another \$252,000 in bond administration. That is what the funds are intended to be used for. Is there other things that can be done with it, possibly so. But is it the right way to do it, I don't know. There are different things that can be done, and there is a right way and a wrong way to do it.

Mayor Medellin: The \$250,000 is for admin only, right?

Business Manager Wilson: Correct.

Mayor Medellin: It can only be used for admin purposes that we have defined over the years to make sure that is exactly what it is used for.

Business Manager Wilson: Yes.

Mayor Medellin: Any other questions for Mr. Wilson?

Council Member Holley: What I am looking at here is that we do not want to give too much power to one agency. This has been working for years and years and to put all this under one roof is going to cause conflicts down the road. I know they tell us Council is supposed to be over everything but it doesn't look like that has been happening in the last few months. I wouldn't want to see these bonded. I think RDA has a good staff and good working abilities over there. I am seeing changes that I am hearing through the grapevine that this happened within the last couple of months that people are being moved out of places. It doesn't sound good, and doesn't look good to me. I think we need to have two entities here. We are going to have City Administrator, let's have a City Administrator. We are going to have an RDA Director, let's have an RDA Director. I don't think they need to bond together. I have talked with some other cities and got my homework done. That puts too much problems on one person to run this City and I don't think it should be like that.

Council Member Oliver: I think no doubt as we go through dissolution, which is an inevitability, it's going to be with Bob Wilson as part of that team. And I think that his knowledge is certainly invaluable. I think my question Bob, perhaps for frame of reference looking at other communities. I know that we are kind of an anomaly in that we have two separate entities from those still dealing with dissolution. How many are out there that have two separate entities with an Executive Director as a stand-alone position. Are there any examples that you can share?

Business Manager Wilson: Yes, Member Oliver. The Madera Redevelopment Agency was set up different than most redevelopment agencies having its own board the way we did. But there were a few other redevelopment agencies that were set up like this up and down the state. That is one of the reasons why the Governor came in and cut redevelopment agencies and went through the dissolution process is because the way they were set up abuse was much more rampant. There was a lot things done with Redevelopment Agency's money that it wasn't intended for. And that is why you can look around town and you can see what has happened around here. The funding was spent exactly what it was for. We got the new courthouse downtown, Rancho San Miguel,

out lots all over that have been landscaped, a community garden on Lake Street, we tore down depilated structures over in Riverwalk and we a really nice subdivision going up there, we bought the subdivision on Riverside we put in a new storm drain system and houses are being built over there, we have done all sorts of affordable housing and I can go on and on and drive this town and try and doubt if this agency has been set up correctly or not.

Council Member Oliver: I absolutely agree and I think that this is one of the foremost agencies that was doing it right. There is a lot of great examples there. Obviously when you read through the bylaws you know that the City of Madera Administration is embedded in that. Can you share what coordination you have with city hall staff today in your day to day.

Business Manager Wilson: I am running here all the time. I bring things over to Don all the time to enter into the finance system. At the end of the year I will write up journal entries and hand them to the Finance Department to be entered. I watch the budget throughout the year to make sure everything ends up according to how the ROPS, our budget, was approved by the Department of Finance. I working inside Engineering all the time on several projects. They're invaluable. I work very closely with Engineering. I have been discussing projects with the Planning Department right now with the housing subdivisions that we have going on. Member Oliver, there is a great deal of communication.

Council Member Oliver: Going back awhile, probably since the onset of the formation of this entity.

Business Manager Wilson: We work well together.

Council Member Oliver: I think for me, and I would be interested in Mr. Frazier's staff report and presentation as well. I would like to see more than anything, is for both for our City Hall staff and our RDA Successor Agency staff singing to the same tune. I know Bob has had good relationships working with all of our City Hall staff. For me I think that is the most important thing as we move towards dissolution. As we know there are things we can spend the money on, things we can build and there are legal covenants with those items. We can't just take whatever amount that has been discussed and put it here and towards any one particular pet project. There is a lot of scrutiny. There is a lot of legal that his involved with that. And obviously Mr. Wilson brings that level of expertise. So any ideas or suggestions on how we can expand on and better that working relationship between City Hall, the City Manager's office and your department. I think that it doesn't take a mild observation to know that maybe we did not have that much coordination in the past between those two offices.

Business Manager Wilson: Yes, I definitely agree that working together is going to be very important. As I mentioned before the \$2 million is really addressing that issue. It is putting it out there to where we can all talk about some of the housing projects that money was budgeted for weren't moving and we did not see it moving forward. Moving that funding out there is a big step towards everybody working together.

Council Member Oliver: Absolutely. I think we have to be flexible there. That it is priority. At the end of the day we are the decision making body. It is not one individual person that is going to be making those decisions. It is going to be collective. I'd like to see is looking at the organization. What are the structural changes that need to happen? Maybe have more efficient operations there. I think part of that discussion is logistics. Does it make sense to have someone making three or four trips a day if that is vital to your day to day. That is important information for me to

have too. I am definitely keeping an open mind. It is interesting to have two separate items. I don't want to see competing interests. I think we all have to be able to discuss the best game plan working together moving forward. I will defer my comments or questions shortly here.

Mayor Pro Tem Rodriguez: Bob, I know you spoke earlier about a certain admin fee that towards your department. Would that affect anything if this change happen? I know that you report to the Council directly but you also have a board. How does that affect the relationship that exists right now with the ROPS or the Successor Agency? The reason why I say that is because by absorbing and bringing you back to the City, would that then create a problem whereas maybe we are not going to get those \$250,000 to cover the admin but then the City would incur that costs. Could that happen at all? I am looking out for the best interests of the City at the same time for the Successor Agency.

Business Manager Wilson: As long as the activity as the Successor Agency continues we keeping pushing the projects forward the \$200,000 and the \$250,000 will be available. We will have to put it in the ROPS and get it approved by the Oversight Board and then up through the Department of Finance. Is everybody going to take a different look at it right now? It is always a possibility. It is available, the rules won't change. But the way people look at it might be different.

Council Member Foley Gallegos: Just to make sure I am clear. We are looking to change the bylaws. The Successor Agency, if we left it, would stay in charge of Code Enforcement and Neighborhood Revitalization, correct?

Business Manager Wilson: If you pass this no.

Council Member Foley Gallegos: Strictly just RDA. Okay.

Business Manager Wilson: If this passes, PD is moving in the RDA building and they are going to be over Code Enforcement. The Executive Director is in charge of Code Enforcement. The Successor Agency is in charge of the building and that is not the plan if this item passes.

Council Member Foley Gallegos: That changes a little bit what I am thinking. Originally I thought we were just talking RDA. I am a true believer. Sometimes Code Enforcement in other cities, when I have done research, goes under Planning and there's Code Enforcement also goes under police. For me it is a separate issue than the RDA successor. When Council Member Robinson is saying that why change something that works, I am looking at that's true. And then Council Member Oliver is saying that we all need to sing to the same tune, which is also true. No disrespect to Steve Frazier who is our interim. If it works Mr. Frazier is only here for only a little while, why aren't we waiting until we have a City Manager so that we are singing to the same tune and we are one. Have that City Manager make that decision if he feels that we should be one or should be separate. We have a lot of change going on in the City. I just don't see more change happening to an entity that promised the citizens and our residents that the RDA money will be used just for RDA. That money could have gone to the school district, the county and spread all over Madera but they gave it to the City of Madera to redevelop areas in our city to make it a better place. To me a promise that we made on Council for Measure K. The money was not set in stone to go for police and fire. We as a council put our hands up and said we promise that this money is going to those two entities. It was a verbal agreement. And so I feel by looking at the history, RDA was promised to the residents that money would be used for that and only that. I wasn't around it was a while back, so I look at it as if we are going to make changes which it sounds like we probably do need to make them in the City but I think it needs to



be made by our new City Administrator who we put in place at that time and to look at the overview and study it and decide where to go. But when it comes to Code Enforcement, I do see that it needs to maybe go under another umbrella so that we can really get on the same page for that. Granted I get that. That's why I am not sure how to do that Brent.

City Attorney Richardson: I want to clarify something because it may help you through the chair. Code Enforcement has always been a City department. It really is not tied to the RDA. In the past it was overseen, the Executive Director did have a management role in it, but it is technically a City department. I just want to clarify that. It is under the City umbrella. You are correct, a lot cities handle them in different departments. I just wanted to clarify.

Council Member Foley Gallegos: That is some of the history that I got about RDA and how the men and women who were up here at the dais at the time had promised that was what the RDA money was going for and that is when we received it. Again, it could have gone to different agencies, we wouldn't be sitting here but it didn't. We fought for it. We got it and people sat up here and made promises that that's where the money was going to go. So I am just hoping that we are going to make the right decisions that money is going to stay and be used for those areas.

Council Member Oliver: You make excellent points. One of the questions was just for clarification on the bylaws. It does not make mention that Code Enforcement. I agree with Council Member Foley Gallegos on separating those discussions. And I think my other question for Bob would be, in the bylaws we have a position for Executive Director as well as Business Manager. Let's say in the event you would be tasked to that position, is a recommendation to backfill the Business Manager position. Do you have the resources to move forward with dissolution with the fewer projects that are still on the books or would you make recommendation for additional staffing and would the budget cover that?

Business Manager Wilson: No I do not see the need for any additional staffing. I have no problem with carrying out the activities to complete dissolution.

Council Member Oliver: Brent you have to reign me in here, get ready. I don't know if there is a way, looking at the bylaws, to amend it so that it reflects current times. RDA is not up in running and going like it used to be. But maybe establishing someone like Bob as a Director but as a direct report to this body, if that makes sense, and still working with the City Manager office. So if we have staff reports, having it signed off by both the department Director as well as the City Manager. But knowing that you would be a direct report when we are talking about compensation and employment, things of that nature such as Brent or Sonia. I do not want to throw a wrench in there but I really want to see these gentleman work together more often. I think that would make sense for our organization and our Council, at least in my eyes. Is that even a possibility Brent?

City Attorney Richardson: Just for clarification, the bylaws currently set the agency up with the Director as a direct report. You guys been directly overseeing the Executive Director for years. It does not actually speak to the staff report process that could be something you provide direction on. I don't remember if there is anything else there you left out. But as far as the direct report for the Executive Director, that is the way it is currently set up.

Council Member Oliver: If we were to amend the... I will let Steve give his presentation.

Council Member Foley Gallegos: Bob, just real fast, you were telling Council Member Oliver that you feel that you can do those positions but you would also have Claudia who is also RDA. Correct?

Business Manager Wilson: Correct.

Mayor Medellin: Current staff, not necessarily additional staff.

Mayor Pro Tem Rodriguez: I just want to go back and reiterate what Council Member Foley Gallegos mentioned, with that being said and separating those two away. Could there be a possibility of coexisting where you have RDA and PD in the same building and leaving it status quo where it would not really affect your position but yet you have PD next to the RDA building. Would that be a possibility coexisting there? Being that we confirmed that Code Enforcement is part of the City and that is being overlooked by PD. Would that be a problem to have these two entities to coexist together there?

Business Manager Wilson: I have no problem with that at all. I don't know what are Steve's plan.

Mayor Medellin: I will recognize Mr. Frazier.

Interim City Administrator Frazier: I would certainly like to address the Council because there are some misconceptions that are being discussed. First and foremost, we are all in agreement that Bob is done a fabulous job. And we do not see that fabulous job ending if you change the bylaws. We have gone from a Successor Agency of four to a Successor Agency of two. Right now they are without an Executive Director. This is not about Steve, this is about that position that belongs under the City Administrator, whether you do it now or later. I think we are probably the only city left in California that does not have such a structure. Our Finance Director sent out a poll to several agencies and we got twenty five responses. Twenty five cities from the size of Chowchilla to the size of Pasadena all work under the City Administrator as the Executive Director. So you need to know that I know very little about the Redevelopment Agency. This is not my opportunity to say that I want to add to that, but Bob is going to need help. And he can have the full resources of the City of Madera to help him in his job of delivering the good work of the Redevelopment Agency. Nothing will change. There will be no money that will be coming to the City other than what is being spent already. I realize that is a concern. There has been no discussion on that, that's not something we even thought about. We just want to provide appropriate oversight. You have asked me to manage the City. As the City Manager that is exactly what I want to do. Manage the City. I look at Redevelopment as another extension of the City, providing the work that the City does. And I can give Bob the resources he needs. We discussed moving him here because he will be working more with the City. And it is easier to move one person here than to have five on a moment's notice drive over to Redevelopment and have an impromptu meeting in regards to the potential of a purchase or meeting with folks that are interested in a lottery on a property or anything else. The resources of the City are here. That is also why moved to have it on a City Council night because more City involvement will be engaged there. And on that second Council meeting with City staff here and both can report on that. Whether it is Bob reporting or Dave Merchen reporting, they can address the concerns and make sure we are moving forward with Redevelopment. Bob as the sole individual assigned with carrying that out. God forbid but if something happens to him, who will we go to next? There isn't anybody. It is a bad business model to have one individual with all of the knowledge and all of the ability to carry something out. We found as a City entity in the past where we have had responsibilities resting on one individual and for whatever reason they left employment and with



them went the institutional knowledge. And we had to backtrack, slow down process and had to learn the process all over again because that individual with the knowledge was gone. Bob is the one that now possesses that. With Jim's retirement, he is it. That is not a good business model for the City to be in. I don't see any change. This is not a money grab. I discussed this with Mike earlier. That is not what this is about. This is to ensure that we continue to do the good business of Redevelopment. That's it. Your promise to the citizens to provide that service will not change. The mission won't change. But there does need to be appropriate oversight. That is one the Council but two you gotta have someone that provides checks and balances, whether that is a peer or an Executive Director. An entity of one is not a good model we should be following. I would be happy to answer any questions.

Council Member Robinson: I would like to say that we have an Oversight Board for the Successor Agency. And so they are overseeing it. I think Bob should be moved over to Director, he knows the job inside out. So I am for that.

Mayor Medellin: Thank you. Council Member Holley.

Council Member Holley: I was listening to what you said Steve. To me, I don't see where it's going to make a great deal of a difference if he is over there or over here. They have been doing it in the past. One person always has a lot of knowledge than somebody else. I can't see where it is going to make a change by changing the outreach of what is going on already. By you say to bring him over here, I don't see that making a difference. If he is over there, he told me and we discussed it. Five people have to go over there and just one to come over here. It has been working in the past and I can't see it is going to change in the future. You know the way I look at it and I don't want nobody to feel bad but so many things have happened to where this Council really don't know what is going on. It bothers me and I told you guys this in the past. When I get phone calls from the residents about something that has happened and we don't know nothing about it, it hurts. We sit here and try to make sure that we got the right information, doing the right job for the City. And yet there are things happening that we know nothing about. There has been changes been made since Tooley has been gone that we find out through the newspaper. It bothers me. Now how it had to come from somebody that heard it or we don't get to hear it. I said to myself and I have been praying about this, I am not going to continue to let this happen and being accountable for it. I don't think the changes right now need to be made. These bylaws, to me I will vote them down and they can stay like they were. Until we find someone that is going to do this as a permanent position for our City. That is my comment.

Council Member Robinson: Public Works is south of the City. Are we going to move them up here too? That is why got telephone calls. You can call somebody up when you need something and set a date. That's it.

Mayor Medellin: Bob, if you wouldn't mind I would like to go back a couple of steps. Because some things were brought up and I want to make sure we clear the air on some of these issues. Mr. Frazier said money grab. It was mentioned before about the scrutiny. A quick overview as to how this money can and cannot be used. More specifically, there is so many strings attached to this money through the Department of Finance and the State of California. So some of the projects we have in the works, by your own admission, you said that we have not been moving forward like we should be. And so that is going to be my follow-up question. Once we define these dollars, what is our plan to use these dollars as they were intended? We are in a unique situation in that most cities lost their funding, have no funding and they dissolved years ago. But because of leadership and proper management of those dollars we are now in a unique position

that we can spend this money as Council Member Gallegos said as it was intended to. It is a small elephant, but yet it is an elephant in the room. We are talking about who is going to do what. What is our map? What is our horizon? How can these dollars be used and how we can enhance Madera with these RDA dollars as it was intended to do so.

Business Manager Wilson: Thank you Mayor Medellin. You are correct, we are lucky we have funding. We bonded right before dissolution in 2008. And so anybody who waited and didn't bond when dissolution hit you couldn't go out and secure debt after dissolution. One of the reasons it slowed everything down is when dissolution hit in 2012 every project we had in the works, no matter what stage it was in, had to be stopped. So every project was cancelled in 2012 when dissolution occurred. It took over a year and a half to get through the dissolution process before we received our Finding of Completion. We did due diligence reports, we did housing asset transfer reports, we had the State Controller's Office sit in our building for eight weeks and audit us. There was several requirements. The Long Range Property Maintenance Plan had to be approved. So it took over a year and a half so that took us to almost to the end of 2013 before we were able to start cranking out projects again. To answer, that is one of the reasons why the dissolution is taking us so long. It is also the reason why we are lucky to still have funds to get some projects done. As far as the color of money, and what we can use it for the bond funds. We have a small portion designated for housing. We are using that for getting the final maps done and precise plans. This is all good proper use for that funding. Pretty much anything you do with low income affordable housing, approving the housing market and improving neighborhoods. There is a small amount of housing bond funding of that money left. We have non housing is where a majority of our bond funds left. That can be used for a variety of projects for infrastructure. Once you say infrastructure almost anything can fall into that category. But it has to be in the Redevelopment Project Area, has to benefit the project area, has to remove economic and physical blight. So the other pots of money we have is the RPTTF for debt service. We apply for exactly our debt payments are going to be throughout the year and we receive that every year. We receive the extra \$250,000 for administrative allowance. That goes toward salary, and keeping the building open, electricity and keeping the copier going. We also set aside each year as part of the bond money \$250,000 of bond money is available for the administration salaries can be charged for administering the projects. If you have to go out for a contract or get appraisals on properties and sort of thing. It covers the administration of the bond projects.

Mayor Medellin: Thank you very much for that Bob. It is very complexed and there is a lot of different angles we have here. But I would like to do and I think I would really like to look at. As past meetings of the City Council when we look at management salaries, we look at enterprise funds. We looking to be the most efficient and responsible Council available. And I look at this no different. What can we do to be the most efficient, not only legislative body but in our staff. To where we don't hinder, we get things done, we offer the resources so we can move forward. That is what I would like to look at. Affordable housing and building stuff in Madera is something that we have not done in a long time that we need to do. And it starts with infrastructure. So I would like to see that horizon, I would like to see some sort of map. We can start backwards with the date of dissolution and work our way this way or we can start with what next steps are. But I want to be our most efficient. Get our best bang for our buck, start to put dirt in the air and do what as Council Member Gallegos said what we promised. I just want to do what is best and efficient for everybody, so we can move forward with what we are supposed to do.

Business Manager Wilson: I agree.

Mayor Pro Tem Rodriguez: Bob, first of all may I ask, will you be here? You won't be leaving anytime soon will you? My concern is also no different than what Steve had is in regards to what happens if you are not there then the information that you do know could be vital for the City of Madera. And before we approve any bylaws and what have you, I think it is important like the Mayor said is to start off by really defining what is in the horizon for this agency. What do we see is as far as dissolution and what date do we have. And once we have that date set in stone, then we can start attacking on what we are going to do with those funds because the needs of yesterday they change over time. Just like Council Member Gallegos said about Measure K, ten years down the road, it might be a new Council and they might designate those funds for something else. So my concern is do we have a date, are we downplaying this, how soon can we start looking at a timeline to say that these are the projects that are needed and this is when we can get done with these projects. That is what I am looking at before we even consider these bylaws or amendments to bylaws. I'd like to see if this Council has a set strategy on how we are going to go about dissolving the RDA.

Business Manager Wilson: I believe we are on a timeframe of a year and a half to two years to get the projects out the door. The \$2 million we just put on for infrastructure, the Redevelopment Agency has been involved with Adell out there and trying to punch Adell through from Lake Street to Country Club. That is a project we can look at and I have already spoke to City Engineering about that project. That definitely a possibility. Water, sewer and street widening, but \$2 million is not enough to carry that whole project. That is one of the reasons why we dropped out of the project because there wasn't enough funding to complete the project. But there is still a lot of interest in that neighborhood and a lot would happen if we just could get water and sewer in there. So it would start the change on that project. That one has had a lot of design done on that one already and it is a lot closer to being shovel ready. If you are talking about brand new projects it will take a lot longer to design and get off the table. A year and a half to two years is a good time frame. If I make the Executive Director I definitely plan on seeing this through dissolution.

Mayor Pro Tem Rodriguez: You said a year and half to two years. I mean is it sooner than that?

Business Manager Wilson: It would probably be difficult to get the \$4 million roughly in non-capital housing bonds spent before a year and a half.

Mayor Pro Tem Rodriguez: I can look at the City and point out a lot of need within the RDA section, so I don't see how we are not able to try to attack those projects a lot sooner.

Business Manager Wilson: I can give you an example. The signal out at Elm & 145. That project was finished, designed and ready to go. It sat at Caltrans trying to get an encroachment permit for over a year. So that's the hurdles. So you just think that how could this possibly take this long. Its mind boggling when you come up against an organization like that.

Mayor Pro Tem Rodriguez: Maybe looking into strategies to go, I am not trying to say to get around Caltrans, but maybe areas that are in need are desperate that a rehab or what have you or something we can do in the RDA district/zone. I am sure if not this signal, there are plenty others out there. I am not saying to spend down the money unwisely, but I am sure there are a lot of projects out there that working with the City and working with this Council that we can try and attack and try to make this dissolve in an orderly fashion. Maybe sooner than later.

Business Manager Wilson: That is why I went to the City Engineer last week to and talked with him about that \$2 million. That is the one project he brought up but definitely we can discuss anything else. He would be a great resource of what is needed.

Mayor Pro Tem Rodriguez: A good point was brought up by our Interim City Manager in regards to how is it are we discussing as far as the operations of the RDA. The only reason why I ask is because in any event if something does occur and you are not available and we have just one person that knows all of the information and we are stuck here. How would you address that Bob?

Business Manager Wilson: Whether I am doing the work at our building or City Hall, I am still going to be doing the work. If you want me to try to teach somebody, even if I am talking to Keith about getting projects, even if I am going to Finance. Over here it is not like someone is going to be sitting down next to me and I am going to be teaching them how to do the ROPS. Nobody has time. If somebody wants to sit down while I am doing it, I will teach somebody.

Mayor Pro Tem Rodriguez: That's kind of the question is that there's that openness that we can do that.

Business Manager Wilson: I see your concern. It would be great if everybody had someone double trained behind them to do it. If you look throughout the City... A year and a half, I will be fine.

Mayor Pro Tem Rodriguez: I am sure just I guess we are both aware of this same concern. That is why I asked how you would address that. I don't know if in the past if the Successor Agency and the City would see eye to eye. And now that we have a new interim and you sitting in absence of the Executive Director. Could we work together to be able to get that done accomplished and someone at least look over the operation in any case an incident like that might happen and you are not available

Business Manager Wilson: Absolutely, I definitely planning on working together. That is the whole thing, I don't see a reason to amend the bylaws. All we got to do is finish this up. There is really no reason to amend the bylaws as far as I am concerned. It has been the Successor Agency this way for the last five and half, six years. I don't see a reason to amend the bylaws now. What you really need is an Executive Director, that is who has to sign all the documents, to get all the projects through, to create agendas and bring it to you, take the agendas to the Oversight Board, I got to set up a Countywide Oversight Board between Chowchilla and Madera. I don't think amending the bylaws is needed to get that job done.

Council Member Foley Gallegos: I just wanted to piggyback on Mayor Pro Tem Rodriguez's comment. I know you are concerned that Bob is the one with all the knowledge. When I got on Council, the Council had just approved thousands of dollars for a new computer system. And our IT guy left to another position and he was the only one who knew that computer system. He was the one who purchased it, he going to execute it and he was going to train those below him to train those out there in our City. But again one person knew all that knowledge and left us. We are just fine, moving along and chugging away with our new computer system. So if that happens I think we have people out there that have knowledge and expertise that we can bring in if something was to happen like we have done in the past. I think this Council is pretty levelheaded and innovative in ways that we need to do things and get things done in our City. I think we will be okay.



Mayor Pro Tem Rodriguez: Thank you Council Member Gallegos. But I would add that I was without a City email for about six seven months.

Council Member Foley Gallegos: You hadn't got sworn in when that all happened so that was part of the reason.

Council Member Oliver: This question is for Brent. If we were to move Bob in to the Executive Director position, will we have to amend the bylaws to eliminate the Business Manager position?

City Attorney Richardson: No. You just don't fill it. It is your desire. There is no requirement to fill the position.

Council Member Oliver: We separated the discussions, but moving forward I'd be amenable to not making those changes as presented today. And I do think though with respect to Code Enforcement which it was discussed, I think it is prudent to see that fall under our Police Department. We are a community oriented policing agency that works closely with that staff. With Neighborhood Revitalization through Neighborhood Watch, curb stripe as well as National Night Out. So I would like to see that happen. I would like to see that transition plan so to speak as well. Alternatively, I would like to see a succession plan for the Successor Agency. That would come from you Bob in the event that for whatever reason you are not in that chair to have a template as to what those next steps are. I think that would be prudent. It is something I do in my organization and my staff. I think it would be prudent for our agency if we were to move in that direction.

Mayor Medellin: That is a good plan suggestion.

Interim City Administrator Frazier: Part of the issue with providing oversight to Code Enforcement is the space needs that are associated with that. The overall picture was describing moving Redevelopment in order to free up space for PD to move personnel in to Redevelopment and then provide adequate supervision. If we do not have the availability to do that, we don't have the space to supervise Code Enforcement.

Council Member Oliver: I think that is a good point. I'd be amenable to that. I would like to see that plan as to what that is going to look like. I'd like to see some considerations from Bob as well if we were going to move you here. I think by being in this building we are actually going to have more collaboration so to speak. Whether you are going to be Executive Director or Business Manager. So I'd be amenable to that, unless you are going to be driving there ten trips a day. I doubt that is going to be reasonable. You are going to have access to the records. I think that would be prudent next step. I think it would be a good use of that facility. I think those two departments make sense to unify.

Council Member Foley Gallegos: Steve, how much room are we talking? Because there is four offices some other cubicles and upstairs available at RDA.

Interim City Administrator Frazier: Upstairs is storage. So it is not available to be occupied by personnel.

Council Member Foley Gallegos: So you have three offices and some cubicles.

Interim City Administrator Frazier: You would be looking at the Detective Unit, a Lieutenant, six to eight individuals moving in and you have three offices.

Council Member Foley Gallegos: With using the one in front, there is two, four, five, six. That would work.

Mayor Medellin: Maybe Steve back up a little bit. Measure K dollars have allowed us to hire about twelve new personnel recently. But the building did not expand. Just a little history of what it is like on South C Street and what the intention was to not only have oversight but the space problem that we have at Madera PD.

Interim City Administrator Frazier: So it effectively kills two birds with one stone. We quite frankly outgrew the building prior to hiring the Measure K bodies. With the Measure K bodies there is just not enough room to put everybody. Realizing that our office or the cars in most cases, but there is just not enough room for us to conduct business. We are looking at property contiguous to the PD and we are in some discussions there. I don't see this as a long term solution but it is one that meets the needs of PD and quite frankly Code Enforcement at this point for space needs.

Mayor Medellin: Briefly we touched on it earlier about that relationship between PD and Code Enforcement. Right now they are kind of working hand in glove. I think PD is really supporting our understaffed Code Enforcement efforts. I think even before Mr. Tooley left we talked about that succession plan on how that may work. Again, just briefly touch upon how they're working together now and so having them in the same building is good oversight.

Interim City Administrator Frazier: They are. Quite frankly, it has been a plan long before I occupied this position. Then the City Administrator David Tooley tasked several of us with writing up a plan on what it would look like if we were to exercise authority or work with Code Enforcement so we gave him those options. PD has a lot of good ideas for getting Code Enforcement out and working and doing things and being progressive. I am not sure what else you want to see. I think a lot of good would come of that relationship.

Mayor Medellin: I just want to circle back to the efficiencies and working together and getting the best bang for our buck so to speak.

Council Member Robinson: I was wondering if you could move Code Enforcement to the Police Department.

Interim City Administrator Frazier: There is no room.

Council Member Holley: Thank you. Thank you. Thank you. I have been sitting here burning. This is what I see. We knew they did not have no room when they first starting hiring the officers. Moving two people out of RDA, is not going to change what we are talking about. I don't see that making that much change. By bringing two people out of there it is not going to change the fact that we are in need for room for our officers. What I see is, something that we don't want to see happen is going to happen anyway. I don't care how you word it. How you reconfigure it. It's trying to get it done anyway. And that is not what we are looking to see. We keep going around in circles but what I am seeing we are not trying to change the bylaws back to where they were. We are going to keep them like they are and move Police Department over there. And that what it's going to turn out to be, a Police Department. I don't care how you look at it. You move one, then you move two, and then you move three and that's what it is going to being. So, let's not let

this happen because if it does we are going to right back here with the next City Administrator trying to get them back out of there.

Council Member Foley Gallegos: Like Donald said, we are going back and forth. We are supposed to talking about the Successor Agency of RDA. Is it possible to have a workshop that would come back and tell us the layout of program of moving officers and detectives into RDA? Because I am just roughly counting out right now and I am coming up with seven offices available if we left things the way they are. With all these detectives be working with Code Enforcement, we don't have a plan. So, I am saying that is something we would all need educated on and how it is going to work and maybe we can bring that back and then talk about the bylaws and get it done. I know we have people in the audience that would like to say something too.

Council Member Robinson: You know you change everything around and then it will get confusing. People are going to want to quit. You already had one person quit. The Secretary, she quit. I think that this space we have for Redevelopment, they redeveloped that building and it looks good. It improved downtown. And I think just like Council Member Holley said we are just going around and round in circles. You want to do all these reports and classes just you know. Like I said who we want as a Director and keep him in that position and move his assistant up and let's get finished with it.

Mayor Pro Tem Rodriguez: Bob, currently how is that building, who pays that building and how are we making payments to that building? Who owns that building?

Business Manager Wilson: The City owns the building and the operations are split between Code Enforcement and Redevelopment Agency.

Mayor Pro Tem Rodriguez: So when you say Code Enforcement, you mean the City?

Business Manager Wilson: Yes.

Mayor Pro Tem Rodriguez: So the City pays for half and RDA pays. I will go back to what Council Member Gallegos and Council Member Holley said. Obviously it is a discussion we can have later on. Today I guess we are talking about the bylaws. But certainly I would like to see something because I don't see why that couldn't happen where PD could coexist there. Maybe we can request for PD to bring back. Why the need? Obviously we did go out with Measure K dollars and hired eleven new or more of these officers and possibly more in the future. And where are going to house these and if the dissolution does happen we do have an empty building there. The City is trying to utilize it in the best way possible so those are discussions we can have in the future. Today I think we are here to talk about the bylaws. But certainly I would suggest that this Council will hopefully bring that back. Maybe have PD bring a presentation to us so that we can see how that would be best utilized.

Business Manager Wilson: That is a good idea.

Council Member Robinson: Yes, I want to say also that you will need more funds to turn the Redevelopment building into a prison. And then you just can't go in there. You will have to call in, just like the Probation office.

Mayor Pro Tem Rodriguez: I think it's more administrative. That's why it's good for us to have...



Mayor Medellin: Yes. Yes.

Council Member Robinson: Probation is administrative too.

Mayor Medellin: That's a lot of great dialogue and I can certainly bring it back to the Council. But I certainly want to give some time to the public. I am sure there are some people in the public that would like to come forward. And I apologize it is taking so long. But again just to let the Council know we certainly can bring it back for questions or dialogue. If there is anybody from the audience that would like to come forward and make a comment. As a reminder if you could give us your name and address.

Stell Manfredi, Chair of the Madera Oversight Committee and Chowchilla Oversight Committee. Thank you very Mr. Mayor. First thank you for the opportunity to address you. I have been Chair for the Madera Oversight Committee and Chair Chowchilla Oversight Committee. I have been involved, as a little background, since all of your inceptions of RDA. I have worked with every Executive Director, even before Jim. And so I have had a little bit of background on it. I want to stress to you though I am here tonight not representing the Oversight Committee because this has not been brought up with them, nor that I know it should be. I am only representing myself and no other voices in the community, I just want to stress that. Accordance to your attorney, you can't discuss 4B and D discuss 4A and etcetera, etcetera. So I am going to stay within his direction and I am just going to cut to the chase in the aspect of my presentation. I will try to make it as brief as possible. I would suggest that you to reject 4A, if you do vote on it. Either you approve 4B on your agenda or if it's within your current bylaws, which I believe it is, appoint Mr. Wilson as the Interim Executive Director for the Successor Agency for the remaining life of the agency based on the following reasons: One, no disrespect to the current Interim City Administrator, but his plate is full. Not to mention the steep learning curve he is experiencing with his current duties. Two, Mr. Wilson has the background as I personally witnessed. And, I don't know if any of you other than Mr. Robinson has been on the Oversight Committee but I personally witnessed him and studying your current Successor Agency. He has the background and knowledge to wind down the Successor Agency as soon as possible and I believe a year and a half or less is within his ability. You should, in my opinion. It's been four or five years since Governor Brown has axed this wonderful agency as far as Madera is concerned. It has done a lot of good as you all know. But you need to push your staff whoever it is, to get it done. We have been here for five years and we're still spending the public's money five years after a decision was made. No disrespect to Bob or Mr. Taubert or anybody. Another reason is to have Mr. Wilson go through an overseer, and that's basically what it is. The current City Interim Administrator is not going to learn that job, nor should he, but it will be an overseer. Who is currently inundated with other City pressures and projects that will only slow what you want to do, wind down the agency and get the current contracted enforceable obligations done. Four, I am sure you know in July 2018, in accordance with State RDA law, the current two Oversight Committees, Chowchilla and Madera will be dissolved eliminated. A new Oversight Board will be presented or created to finish the dissolution process. Your Madera Oversight Board has been informed by your staff, Mr. Wilson that the County is currently requesting that the Madera Successor Agency current staff provide the new Oversight Board with staff support. Who better can that be as an Executive Director than Mr. Wilson? And I am not carrying Mr. Wilson's water. I want what all of you want, what's best. And I don't disagree with your Interim City Manager, maybe it should have been under a City Manager twenty or twenty five years ago, I don't know. There is pros and cons. But you are at the end of this trail, you have a year or year and a half more. And by the time you get a new City Manager on board, may it be four, five or six months, hopefully not much longer than that, you will have basically a year. In conclusion, it is suggested

that your Successor Agency either adopt 4B or if it is within your current bylaws appoint somebody that knows what they are doing. Specifically appointing Mr. Wilson as your Interim Executive Director. This is not a long term process, it should not be for Mr. Wilson or anyone else. For the remainder of the wind down process, this will eliminate a new learning curve for whoever is considered. You don't step into these jobs whoever it is and learn it in a month or a day or six months. Two, eliminate the need to recruit an Executive Director. But more important for a City Manager with these qualities for a position that will be eliminated in a year or so by the time you get your City Manager on board. Why look for somebody that has that qualities too, when you really want is a City Manager to do your work and run this city how you want it ran. You're the bosses, not the City Manager. And to expedite the process on the remaining wind down period. I realize there is some other issues but I want to make a comment or two. The Administrative Budget is not \$250,000, it is \$500,000 based on the two sources Mr. Wilson indicated. If the Successor Agency's Administrative Budget is altered or changed, I would request, as required by law, that any fiscal changes or expenditures be reviewed and approved by the Madera Oversight Board. We've had an excellent relationship. The Oversight Board you don't even hear about because it does not have anything to do because you are doing the right thing. In many cities, the Oversight is futile enemies with the City Council and for those who may or may not know, and this is for the audience, the City Council is not over the Oversight Board. The Oversight Board is over the City Council when it comes to this. But it's been so well done with previous administrations, Bob and others that the meetings are so well coordinated with each other, there is no argument. You have never heard from me, you have never heard from most people. We have the attorney there, Mr. Richardson, maybe one other person and we get through in fifteen or twenty minutes. Hopefully the new Oversight Board which will be one City Council member selected by the City Selection Committee, one Board Member, one community college person, one Superintendent of School, because there is only one Superintendent of School, one member at large whoever that is, me or somebody else or whatever the case may be. I realize there are some other issues, and those are serious issues. And those issues are the RDA building and Code Enforcement and where should that go. Those are important decisions. I have an opinion on them, if you ask me I will tell you and if you don't that is okay too. But that's what you should do as the directors, the bosses, the elected representatives, is to utilize space in the best decision. If you want to change your meeting dates, you want to do all that type of stuff. That is up to you. Do it so you can be the most effective to your time and the public. I don't see at this point, any reason to put another layer of supervision on somebody that is trying to get the job done. And no disrespect to your interim, he is an excellent Police Chief and hopefully he will do you a good job as your interim. It has nothing to do with that. He is right, it is not about him or Bob or whatever. But it will be one more step to get approval to get on his agenda to get on his plate and get something done. I say keep it like it is, elevate this man and I am going to say this in public, not to the compensation it was by far. Period. It is not the job it used to be. And I am not carrying anybody's water here tonight, except for Stell's. Do that, let it go, push him to get it done and hold his feet to the fire. Because it doesn't matter if he is here or not, he is not going to train somebody unless somebody sits by him. The Chief is not going to... excuse me, the Interim City Manager is going to take it over if he goes. He's the guy, you don't have a bench. And you won't need any more than your two people. Who you put in that building is your decision and what you do I have my own opinions about Code Enforcement and that type of stuff. And with that I have taken more time, I appreciate the time. If you have any questions, I will be happy to answer them.

Mayor Medellin: Thank you Stell. You certainly have a lot of history and insight. I appreciate you coming down here and sharing that with us.

Stell Manfredi: Thank you. My wife is mad at each one of you because I was supposed to be home with a Valentines dinner.

Mayor Medellin: Anybody else with the public wishing to speak on this particular item.

Mike Pistoressi, 2001 Howard Road: I just had some comments and concerns that I have heard voice regarding the reuse of the RDA building, which is a gorgeous building by the way. One of the concerns is, and I think our Interim City Manager can probably answer this, I heard if the PD were moved into that building that the public would no longer be allowed to use the conference room. The building would basically be locked down and that conference room has been a great asset for realtors and other people to meet in. We would hope that would not be the case that the building would be locked down and we would have no use of the conference room. And I do have a suggestion, if you are able to get enough money to add on to the PD, which I hope you do because it does not make any sense to put some of the PD officers down at the RDA building and some at PD. But you have an Engineering Department back here that has been working out of a trailer. The roof leaks and the floor is buckling in and that would be a great building to your Engineering and Planning Department into downtown if you have no other use for it. That is if you can get enough money for Steve to build a new PD building next to the existing one. Basically Stell said everything I wanted to say, so those are the only two comments that I had that he didn't cover. Thank you very much.

Mayor Medellin: Thank you. Anyone else wishing to speak on this item. I will bring it back to the Council for any further discussion or questions.

Council Member Rigby: I just need some clarification, real quick. If we are not looking to change bylaws, Brent, how do are we able to talk about Code Enforcement and where they fall under the spectrum, if we are not changing bylaws. Is that separate?

City Attorney Richardson: It is a separate issue. Actually, Code Enforcement really does not have anything to do with the bylaws. That would be something staff can certainly bring back to one of the coming meetings for your discussion on that. But it really has nothing to do with the bylaws because they are not part of the Successor Agency.

Council Member Rigby: Mr. Wilson the word efficiency gets getting thrown around, delivery of service. Being at City Hall you are saying is not sufficient for the RDA as it stands?

Business Manager Wilson: Yes. The only drawback is the files. I can move over to City Hall, if that is what you wish. And then I would have to drive back and forth. We do need to keep my files, or the Successor Agency's files in a secure location. There is a lot of documents there that are critical for the operation and you need to actually have to maintain them for life a lot of them. There is a different option there. We have storage, I can move them all upstairs. Whoever comes in needs the storage downstairs. So, I mean, it would be doable. And I am going to agree to come back and discuss whatever options, bring new options or discuss whatever you have in mind.

Mayor Medellin: I just want to circle back to what I had said before. Obviously the discussion is about Item 4A. But I really can't help but go back to efficiency. And Stell opened the door for me to say these things because, again, by your suggestions Mr. Manfredi... six years, six years of kind of kicking the can. So regardless of who is in the seat, that is a huge disservice. We talk about dissolution and year, year and a half, two years. Can we put a sunset on this thing? Can

we come back in twelve months and say are we half way there, if not, why not versus a bunch of excuses.

Business Manager Wilson: Absolutely.

Mayor Medellin: And so again it goes back to efficiency. If we go back to the Police Department being built on South C Street at the time, this goes back years. I don't know if we knew how fast and how much we were going to grow. And I think it is a great thing that our department is growing but here we are faced with some outside of the box thinking. I support that. It's a beautiful building. We have had other people offer to come in at the building at RDA. It is about efficiency and what is best for our community. And then there is some of the feel good stuff that I think we would love to do but it just may not pan out. Circling back to what you said before about resources and kind of fighting things on your own, I understand. Caltrans is Caltrans like PG&E. Good luck. But as Mr. Frazier has mentioned, with the support of our existing staff, we might be able to work cohesively and hopefully get there quicker. It is an assumption, but rather than a team of one, we can be a team of many to help you get there. So, I understand completely we are trying to share in those resources, give you all the resources necessary to get us where we want to be. Where we want to be is to spend this money on infrastructure and get things built in the City of Madera. So you can give me all the assurances you want, but I have to hold your feet to the fire, just as the community is going to hold our feet to the fire on where are we on this. So again, these are some of the things that were brought up. It's going to take you a year and a half to train somebody to be where you are. It doesn't make sense to have somebody to sit side by side in a training exercise. The more that learn, of course the better. But I don't think that it is going to be your direction as we look at a sunset to spend all this time and time in training exercise. It's about getting the job done. We need to get this job done. We need a plan. We need that succession plan. Council Member Oliver brought it up. We mentioned it earlier. If we don't have a plan, we have nothing. For me it is hard for me to believe that we are going to get this done in year and a half or so. Immediately on forefront we need to find out what direction we are going in.

Business Manager Wilson: I can do that. And Engineering is involved in really all of the projects. Every project we end up with a construction management. So they have been involved in all of projects and will continue to be involved.

Mayor Medellin: And I think we share that sentiment. Mr. Frazier had said it about giving you the resources. Council Member Oliver said it about singing the same song. There are resources here to be had so that again you are not a Director of one, if you will, that we can get this done in tandem. I have a few other comments but I will defer to Council Member Rigby.

Council Member Rigby: I also think the Mayor is raising some really good points. Mr. Wilson, I think one of the other things I would add to that, maybe he was going to before I interrupted him but, I need these bonds to get looked at. I need to know exactly why we have yet to even go to look at the possibility of saving the City millions of dollars over the next course of the years of several of these bonds. I need to know why we are still not refinancing. I want to know why they are kind of sitting there. I think that is something I would like to see also along with some of the items that the Mayor referenced. I think being that our City Finance Department also serves as our Treasury. That is something that is pretty easy.



Business Manager Wilson: Right. Yes. We will look at that. Our bond counsel had previously advised not refinancing and that is why it has not taken place in the past. But we are looking at that again now.

Council Member Rigby: I just want to know why. I just got a lot of why not's.

Business Manager Wilson: I think it's time.

Mayor Medellin: If I may, our Finance Director is in the back. Mr. Przybyla can you maybe add to that. I do not want to go off topic, but it is very, very important. I see you looking at me Mr. Richardson, I am going to look away. On where we are with some of our refi on our bonds that Council Member Rigby brought up.

Finance Director Przybyla: Absolutely. And thank you for asking my opinion on this. And as the RDA Treasurer, I may have some comments to make as well. Actually, had this item passed tonight, we have ready for the Council the Successor Agency to approve a team that would refinance the existing bonds, the RDA bonds which would save close to \$13 million over the life of the bonds. It would bring in \$151,000 more to the City because it would be that much less that is being paid out by the Successor Agency. So we are moving forward with that. I already have the agenda item ready to go at the next meeting should this item have been passed but we can certainly work with Bob to put it on the Successor Agency agenda. And we found a different bond counsel that had a different ideas as I was working with the other refinancing opportunities. Jones Hull came up with some creative ideas that will help us to refinance save \$13 million for the community. That savings would be going to the schools, the City and the other agencies within the City. So it's a great opportunity. We can certainly work with Bob to get that done. So, one other point I heard Mr. Manfredi say that if we put Bob in that place it shouldn't be at the level that Jim was paid. I hoping that's the case. Jim Taubert's pay never made it to the front page of the newspaper, but it is one of the highest paid positions in the City. And another point that may be brought up, when the RDA terminates we are still going to have to pay the CalPERS retirement for those people for Jim and for Bob for the years until they pass away. And that is not going to come out of the RDA because the RDA will be wrapped up. Like Bob said, once we get these projects finished in eighteen months to two years really there will be no more RDA that needs to be taken care of. It'll be a simple submitting the annual ROPS. It used to be semiannual, I have submitted ROPS myself, it would just be recurring ROPS and the \$250,000 will go away. I think Bob mentioned that they have a good system set up where you've got the \$250,000 for administration plus the \$225,000 right... \$252,000 in the bonds. So that's over \$500,000. The Interim City Administrator mentioned that I had sent out a survey. I did not send it out to twenty five cities, I sent it out to every city in the state of California, twenty five cities responded. None of them knew of any agency that still had an Executive Director. All of them said that the money goes to pay for the staff, such as the City Administrator, Finance Director and other that help to administer it. There is not a separate agency. This is a very unique situation where we have two agencies that are reporting directly, different directors reporting directly to the City Council or the Successor Agency Board. But, we can certainly work with Bob, if that is what Council directs us to do. We are here at your discretion to do whatever you like. But did that answer the question regarding refinancing.

Mayor Medellin: And then some. But I do want to circle back to pay, which we will not discuss tonight but possibly in the future as his position stands right now we are not obligated to pay for that lifetime. But put into this Directors position, we then would be. Is that what you're saying?

Finance Director Przybyla: He is being paid out of the RDA now.

Mayor Medellin: We already are.

Finance Director Przybyla: Yes. When Bob retires. Yes. I am just saying that if you put him up the level that...

Mayor Medellin: If the increase. You are saying...

Finance Director Przybyla: The huge increase we are going to be paying that for the rest of Bob's life.

Mayor Medellin: The remainder. Okay.

Business Manager Wilson: If I might chime in, I don't know if there is anyway if we created a separate Pers account for Redevelopment Agency, then we could collect that. But, right now the RDA employees are lumped in the City Pers plan. And so I have called up Pers and asked them if there is any way to separate for individual employees to see if I can get something from them to send in with our ROPS to support it. But they can't break it out. So I have no idea because I never worked with Pers. I don't know if it is possible to pull out and start it new. But I am just saying, if we had our own Pers like the City of Fresno actually has their own Pers, it would cover it for life.

Finance Director Przybyla: That would be great. You have discussed that with me in the past and I think that horse has probably already left the gate. But certainly, it was a good thought. Creative and it would, couldn't hurt to look into further if we can get it done.

Mayor Medellin: Thank you. I am going to ask Mayor Pro Tem. He's been waiting just for a little bit, Stell. And then I will have you come up, just make sure you come to the microphone.

Mayor Pro Tem Rodriguez: I just wasn't sure if we were done, if we had more discussion. I know Tim brought up a good point regarding the refinance. But then we when you say \$13 million that is assuming we are still keeping this for a lifetime. The whole purpose of this thing is to dissolve this entity as soon as possible and exhaust those funds. So I don't know how those \$13 million would actually benefit us. Would this be within a period of a year or...

Finance Director Przybyla: That's over the life of the bonds that have already been issued. We would refinance those bonds at a lower interest rate. The \$13 million would be \$13 million less that the Successor Agency would have to pay with the RPTTF dollars that come in. Which would leave more money that gets passed through to the other agencies.

Mayor Pro Tem Rodriguez: What is the life of that bond? Maybe that is a different discussion.

City Attorney Richardson: We are starting to go way too far off topic. So I say we need to bring it back.

Mayor Medellin: My apologies.

Business Manager Wilson: 2038.

Council Member Rodriguez: Okay.

Stell Manfredi: Real quick. You know I've heard some great ideas. Refinancing, etcetera and so and so. But everybody is acting like you can't do that under your system. The culture I came from, is that person, that person and that person all work for you guys. If there is a good idea and your Finance Director had one, I don't know if your bonds can be refinanced or what, or whatever the case may be. But if there is a good idea to make the ball move quicker, no disrespect because I know most of you very good and I respect you, tell them to get the job done, they don't get to tell you what they will do or not do. Cooperate or get out. That is the culture I came from forty years. Thank you and I will sit down.

Mayor Medellin: Thank you Mr. Manfredi. You are absolutely right. And what you said is what my City Attorney's eyes were telling me the same thing. We have a task at hand here, we have an agenda item stay on that. But this doesn't mean that we cannot have this discussion or put this as his task. I get it completely.

Finance Director Przybyla: In response let me just say, I wasn't saying that if this doesn't happen we wouldn't do it, I said we can certainly work with Bob to do it.

Council Member Oliver: See that is what we needed.

Mayor Medellin: Yes, the cohesiveness. Is there anybody else from the audience wishing to speak, please come forward.

No other were comments given.

Mayor Medellin: I will bring it back to the Council for any other further discussion or questions. There has been a lot that has been thrown out here. And, my fault as Mayor for letting this kind of go sideways. I do think that everything that was brought up whether it was agendized or not I think are very valid points, things to discuss as we move forward. I appreciate the dialogue and everybody's input. But we are here with a task at hand and I think we need to step forward and show exactly what we are here to do. That is to make decisions and to be accountable for what we are doing. And hold those who work for us, us being the City of Madera accountable as well.

*On motion by Council Member Rodriguez, seconded by Council Member Holley, Resolution Amending Bylaws of the Successor Agency to the former Madera Redevelopment Agency was rejected unanimously as presented by the following 7/0 vote: Ayes: Council Members Medellin, Rodriguez, Robinson, Foley Gallegos, Rigby, Oliver and Holley; Noes: None; Abstain: None; Absent: None.*

#### **4B. Discussion and Appointment of Successor Agency/Successor Housing Agency Executive Director and Appointment of Ad Hoc Committee to Negotiate Terms and Conditions of Agreement (Successor Agency/Successor Housing Agency)**

***Item 4B portion of the meeting minutes is in verbatim form.***

Council Member Oliver: Quickly Mr. Mayor, does that have to come in two separate motions or resolutions?

Mayor Medellin: Are you talking about the appointment and then an ad hoc?



City Attorney Richardson: The ad hoc would be just kind of a separate action that can be done as a motion or however you want it. But I see two separate actions.

Council Member Oliver: With that Mr. Mayor I would go ahead and make the motion to appoint Bob Wilson as Interim Executive Director. I would also like to add as part of that motion the discussion that we saw here this evening between our Treasurer/Finance Director and Mr. Wilson as something that we should all encourage moving forward. That is something I would like to stress and see.

*On motion by Council Member Oliver, seconded by Council Member Holley to Appoint Bob Wilson as the Interim Executive Director of the Successor Agency/Successor Housing Agency was approved unanimously as presented by the following 7/0 vote: Ayes: Council Members Medellin, Rodriguez, Robinson, Foley Gallegos, Rigby, Oliver and Holley; Noes: None; Abstain: None; Absent: None.*

Business Manager Wilson: Thank you. And definitely that is what we are going with this, all working together.

Mayor Medellin: Now moving forward with an ad hoc committee. What I would like to do as Mayor is appoint myself and Council Member Foley Gallegos as the ad hoc committee to discuss that, unless there is any other input or discussion.

Mayor Pro Tem Rodriguez: Is that a motion that we can make on this Mr. Mayor?

Mayor Medellin: I am not sure if we just need an appointment Mr. Richardson?

City Attorney Richardson: If you are making the appointment that is fine. If anybody has any objections to it then we wouldn't want to do it by motion. But otherwise, if nobody has any objections to your appointment, I don't see any issues.

Mayor Medellin: If there is no objections and an acceptance by Council Member Gallegos.

Council Member Foley Gallegos: Yes.

Mayor Medellin: I would like to move forward for that. Thank you for that.

## **5. AGREEMENTS**

There were no items for this section.

## **6. HOUSING**

There were no items for this section.

## **7. GENERAL**

There were no items for this section.

## **8. AGENCY MEMBER REPORTS**

Mayor Pro Tem Rodriguez had nothing to report.

Council Member Robinson had nothing to report.

Council Member Foley Gallegos asked if we met as an ad hoc committee and we had reporters come to Council about where we are going with the Interim City Administrator report. Mayor Medellin responded that will be at the next agenda meeting.

Council Member Rigby had nothing to report.

Council Member Holley had nothing to report.

Council Member Oliver had nothing to report.

Mayor Medellin had nothing to report.

## **9. CLOSED SESSION**

### **9A. Closed Session Announcement – General Counsel/City Attorney**

### **9B. Conference with Real Property Negotiators - Pursuant to Government Code Section 54956.8**

**305 Lilly St. APN: 008-052-001**

**Agency Negotiators: Bob Wilson and Steve Frasier**

**Negotiating Party: Joe Inami**

**Under Negotiations: Price and Terms**

The City Council retired to Closed Session at 7:59 p.m. and reconvened the meeting at 8:12 p.m. with all members present.

### **9C. Reconvene Closed Session**

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

## **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 8:13 p.m.*

  
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Claudia Mendoza, Recording Secretary

  
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Andrew J. Medellin, Mayor