

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

March 8, 2017
6:00 p.m.

City Hall
Council Chambers

1. CALL TO ORDER

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

ROLL CALL

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

Absent: None

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

City of Madera staff members present: City Administrator David Tooley, Finance Director Tim Przbyla, City Clerk Sonia Alvarez, Neighborhood Preservation Supervisor Viola Rodriguez, Neighborhood Preservation Specialist Maribel Hernandez, Neighborhood Preservation Specialist Andrew Martinez, Neighborhood Preservation Specialist Steve Montes, Neighborhood Preservation Specialist Nicholas Salinas, Neighborhood Outreach Coordinator Saleh Alhomed and Neighborhood Outreach Assistant Christina Herrera.

INVOCATION

Pastor Randy Brannon, Grace Community Church

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor 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 6:02 p.m.

Housing Authority Chairperson Charles Rigby 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 6:28 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 6:31 p.m.

PRESENTATIONS

No Presentations were given.

INTRODUCTIONS

No Introductions were made.

2. WORKSHOP

Rental Housing Inspection Program Workshop by Neighborhood Revitalization Department

Mayor Medellin stated that this will be an interactive workshop. If you have something to say, please state your name and address at one of the microphones.

Executive Director Jim Taubert stated we have been working on rental inspection program on and off from 2008 and we have been working with the Board of Realtors. In May 2009 we had prepared an ordinance that was ready to be presented to the City Council. However right about that time, economic conditions in Madera were starting to change. We lost Mervyns and Gottschalks, foreclosures were popping up and building activity was dying. We had entered into a \$3.5 million agreement with the State of California related to the new courthouse project. Simultaneously the State decided that they needed \$2.5 million of local money to balance their budget. It was the perfect storm. At that time we decided no more programs, no projects and to take a deep breath. Since that time and more recently, our Code Enforcement Department presents a major case summary report which typically involves substandard housing. In February Council Member Rigby worked with us and participated in an inspection of 417 ½ North A Street. This left an impression on Council Member Rigby. At that point and time we were asked to revisit the idea of a rental inspection ordinance. We have been working with the Board of Realtors for approximately 14 months. This was assigned to Steve Montes and he prepared a workshop. As we told the members of the real estate community and told the property owners, this workshop is interactive. We hope that there is good two (2) way dialog. We do not believe that we have a completely full project, but we are 90% there. There is certainly room for additional input and improvement. He had given three (3) potential outcomes after the workshop:

1. Take some of the comments and prepare an ordinance to be introduced sometime in April.
2. We recognize that current standards are so high no further action is needed.
3. Prolong study of 5 – 10 years where we continue evaluating which way we will go on this.

Neighborhood Preservation Specialist Steve Montes provided images and reported examples of substandard conditions within the City of Madera. He stated that today's workshop goals are:

- Define substandard housing.
- Evaluate the condition of the City of Madera's housing stock.
- Describe the link between substandard housing and chronic illness.
- Identify vulnerable demographics.
- List the models of other rental inspection programs.
- Outline benefits to individuals and the community.
- Outline the proposed inspection ordinance and supporting materials.

CAL Health and Safety Code § 17920.3 states "Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building." As an inspector, we go out and inspect a property after a complaint is made. We use this as the list to evaluate a property during the inspection. We will ask the tenant and look at:

1. Inadequate Sanitation.
 - Proper water closet, lavatory, bathtub, shower.
 - Proper kitchen sink.
 - Hot and cold running water.
 - Adequate heating.
 - Ventilating equipment.
 - Dampness of rooms.
 - Infestation of insects, vermin or rodents.
 - General dilapidation or improper maintenance.
 - Connection to sewage disposal system.
 - Adequate garbage/rubbish storage and removal facilities.
2. Structural Hazards
 - Deteriorated or inadequate foundations.
 - Defective or deteriorated flooring or floor supports.
 - Members of walls, partitions, or other vertical supports that split, lean, list or buckle due to defective material or deterioration.
 - Members of ceilings and roof supports, or other horizontal members which sag, split or buckle due to defective material or deterioration.
 - Fireplaces or chimneys which list, bulge, or settle due to defective material or deterioration.
3. Wiring
 - Except that which conformed to all applicable laws in effect at the time of installation if it is currently in good and safe condition and working properly.
4. Plumbing
 - Except plumbing that conformed with all applicable laws in effect at the time of installation and has been maintained in good condition, or that may not have conformed with all

applicable laws in effect at the time of installation but is currently in good and safe condition and working properly, and that is free of cross connections and siphonage between fixtures.

5. Mechanical Equipment

- Including vents, except equipment that conformed with all applicable laws in effect at the time of installation and that has been maintained in good and safe condition, or that may not have conformed with all applicable laws in effect at the time of installation but is currently in good and safe condition and working properly.

6. Faulty Weather Protection

- Deteriorated crumbling or loose plaster.
- Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations, or floors, including broken windows or doors.
- Defective or lack of weather protection for exterior wall coverings, including lack of paint or weathering due to lack of paint or other approved protective covering.
- Broken, rotted, split or buckled exterior wall coverings or roof coverings.

7. Adequate Exit Facilities as required by this code

- Except those buildings or portions thereof whose exit facilities conformed with all applicable laws at the time of their construction and that have been adequately maintained and increased in relation to any increase in occupant load, alteration, or addition, or any change in occupancy.

8. Occupancies not intended

- All buildings or portions thereof occupied for living, sleeping, cooking, or dining purposes that were not designed or intended to be used for those occupancies.

Mr. Montes cited articles to reflect the illnesses and injuries due to substandard housing:

“Damp houses provide a nurturing environment for mites, roaches, respiratory viruses, and molds, all of which play a role in respiratory disease pathogenesis”

Housing and Health: Time Again for Public Health

“Neglected maintenance like underdressed water intrusion can deteriorate construction materials and in turn, release toxic respiratory irritant chemicals such as formaldehyde, asbestos and lead.”
The Built Environment and Children’s Health

“Lung diseases excluding Lung Cancer cause an estimated 235,000 deaths in 2010.”
National Institute of Health

“Temperatures below 16°C (60.8°F), resistance to respiratory infections may be diminished...At temperatures below 12°C (53.6°F), cold extremities and slight lowering of core temperature can induce short-term increases in blood pressure. Raised blood pressure and increased blood viscosity in moderate cold may be important causal factors in the increased winter morbidity and mortality due to heart attacks and strokes.

Low Indoor Temperatures and Morbidity in the Elderly

“U.S. fire departments responded to an estimated annual average of 366,600 home structure fires from 2007-2011. These fires caused an estimated average of 2,570 civilian deaths, 13,210 civilian injuries, and \$7.2 billion in direct property damage per year. Home fire deaths from fires in which no smoke alarms were present, or in which smoke alarms were present but did not operate, accounted for 60 percent of all home fire deaths.”

Seven People Die Each Day in Reported U.S. Home Fires, National Fire Protection Association

Cockroach infestations have been indicated as a major contributor to asthma throughout the world... Cockroach allergens are derived from several sources, such as saliva, fecal material, secretions, cast skins, debris, and dead bodies.

Ecology and Elimination of Cockroaches and Allergens in the Home

Mr. Montes stated the Center for Disease Control estimates 24 million people currently have asthma. Asthma hospitalized 439,435 people in 2010. In 2014 there were 3,651 deaths where the underlying cause of death was asthma. Asthma costs the United States \$56 billion a year. In 2009, the average yearly costs of care for a child with asthma was \$1,039. In 2008 asthma caused 10.5 million missed days of school and 14.2 million days of missed work.

Mr. Montes stated that the Center for Disease Control also reports that more than 160,000 people in the United States die yearly from an infectious disease. Infectious disease cost the US \$120 billion per year. There are many types of germs, viruses, bacteria, fungus and parasites that can cause many types of illnesses including the common cold. These germs can spread easily from one (1) person to another and have wide reaching effects. Washing ones hands often, routinely cleaning, disinfecting services, handling and preparing food safety are three (3) of seven (7) activities that the CDC recommends to reduce the spread of infectious disease. All of these activities will require the use of hot and cold running water.

Mr. Montes stated that according to a 2005 article published in the American Journal of Preventative Medicine titled the Prevalence of Select Risks and Protective Factors of the Home. Falls are the most common cause of both fatal and non-fatal unintentional injury in the home environment. Using data from the National Health Interview Survey it was estimated that approximately 45% of all injuries in the home environment resulting medical attention are falls.

Mr. Montes stated the vulnerable demographics are seniors, large households, persons with disabilities, minorities, homeless persons, persons with AIDS, farmworkers and low income households. The reasons why include fear of retaliation, lack of awareness of rights, limited mobility, limited resources, documentation status, and discrimination.

Mr. Montes went on to state that there was a lack of housing complaints in the City of Madera. In 1998 the Fair Housing Council of Central California did a study they sought to uncover discrimination based on race, presence of children and the number of children. Based on race, they found that African Americans were discriminated against 88% of their attempts to enter into a rental agreement. Families with children experienced discrimination 71% of their attempts to enter into a rental agreement, but there were not many complaints. A lot of people did not know who to complain to and that they should complain.

Mr. Montes demonstrated that the demographics that are most likely to be impacted are in all City of Madera's districts. It is not a condition that is going to be on one (1) specific area. There is some low income concentration in every district. Our proposed ordinance will be three (3) main components, registration, inspection and some form of compelling compliance.

Mr. Montes went on to state that there is connections between substandard housing and chronic illness. If we can reduce substandard housing incidents, we know that we can reduce the contributing factors of chronic illness such as:

- Reduces chronic illness and injury (Health & Safety)
- Reduces stress (Allostatic Load) (Welfare)

- Less resources spent on climate control & medical expenses (Property)
- Less resources spent on major issues (Owner's Property)

We have the opportunity to protect the most vulnerable demographics of our community by removing that burden of having to file a complaint when the conditions are substandard. We can reduce the incidents of retaliation as well. This proposed ordinance will help:

- Increase Collective Efficiency "broken window theory"
- Increased property values
- Preserve tax base
- Other code violation complaints will diminish
- Raise standards (better looking)
- Use medical facilities less often
- More productive work force

Mr. Montes showed a video clip from the Ensuring Safe Housing in LA: Innovator's focus which discussed stopping the cycle of decline in its early stages the surrounding property values will go up. The community does not decline and you do not get the problems that comes with substandard buildings.

Mr. Montes showed a flowchart and stated while researching and preparing the rental housing inspection ordinance he wanted to make sure it was easy to go through the program if you are a good actor. We would require a registration, inspection and if you pass the inspection you will be in compliance for two (2) years. If you do not register or pass inspection, the owner will be issued a Notice of Violation, may issue a Notice to Vacate (if conditions are severe) and the citation and reinspection process until we gain compliance.

Mr. Montes provided copies of the proposed ordinance to the City Council, staff and the public and stated that all residential rental housing units will be subject to the provisions of this code. The exemptions are:

- Units that are subject to routine periodic inspections by another government agency such as Department of Housing and Urban Development (HUD) and Madera Housing Authority.
- Units that have been finaled within the last ten years.

Mr. Montes highlighted the following sections of the proposed ordinance:

Registration § 4-15.06

- A) It shall be unlawful for any person to engage in the business of rental housing, unless:
1. Each rental housing unit is registered with the City; and
 2. The Rental Housing Inspection Program fee is paid for each rental housing unit.

Local Contact Representative § 4-15.07

- A) All owners of rental housing properties shall designate a local contact representative with full authority to act on behalf of the owner for all purposes under this chapter, including the acceptance of service of all notices from the City. The owner of the rental housing property may act as the local contact representative.
- B) A local contact representative must establish and maintain a local telephone number and a residence or business address.

Inspections Required § 4-15.12

- A) All rental housing properties and rental housing units are subject to routine periodic inspection

by the City as provided by this chapter to determine whether they comply with applicable provisions of this code,...

B) Common area inspection.

C) Owner or representative to be present at time of inspection.

D) The frequency of such routine periodic inspections shall be set on a biennial basis unless otherwise set by sections 4-15.08 or 4-15.16.

Mr. Montes stated when the inspection is completed and no violations exist we will issue a Certificate of Completion. Once an inspection has been completed, and we find that there are substandard housing issues a Notice of Violation will be issued. This notice will list all of the problems and the code sections that was violated. The owner, the representative and tenant will receive a copy of the notice. If these violation are not corrected, the owner will be subject to penalties. The first citation will be \$100, second citation will be \$500, the third and any subsequent citations will be \$1,000. If conditions are immediately dangerous, the building could be posted as a substandard building and it would not be allowed to be inhabitable. The owner could be required to pay for relocation benefits. If the tenant is the cause of the issues, they would not be eligible for relocation benefits.

Mr. Montes reported that with the self-certification portion of the proposed ordinance, owners of rental housing properties that are in the Self-Certification Program, or their designees, shall certify each and every rental housing unit on the property at least once every calendar year and upon each change in tenancy. Self-certification shall be accomplished by inspecting each rental housing unit for compliance with the requirements of the self-certification form provided by the City. However, 10% of the units would be subject to a random inspections. They would be exempt for 90% of the inspections of their properties, which would reduce inspection fees. Council member Oliver asked if there is a threshold as far as the number of units that has to be inspected? Mr. Montes responded the minimum he would be required to inspect is 10%.

Mr. Montes stated the ordinance proposes the following fee schedule:

- Program registration fee: \$110 per property biannually
- Initial inspection fee: \$10 per unit

If violations exist:

- Re-inspection fee: \$240 ≈ 6hrs at \$40.00/Hr.
- Re-scheduling fee: \$25
- Delinquent registration fee: 50-100% of original fee
- Administrative Citation
 - ✓ 1st violation - \$100
 - ✓ 2nd violation – within 12 Month period \$500
 - ✓ 3rd & Subsequent Violations – within 12 month period \$1,000

Mayor Medellin called for any public questions or comments

Mike Pistoiresi, DMP Development, 2001 Howard Road, Madera, California

Mr. Pistoiresi stated that he, Mr. Taubert and Mr. Montes has spoken at length and spent a good amount of time discussing this issue and Mr. Taubert made a statement that he completely agrees with. He said that we should ignore the fact that we have substandard housing in Madera? The answer to that question is no we should not ignore that fact. He agrees with Mr. Taubert on that. There is several issues that he is concerned with:

- The median family income in Madera is approximately \$47,000 annually. Which is \$10,000 less than Fresno. Madera folks typically cannot afford as much as they do in Fresno. Rents

are lower as a result.

- He did a rough calculation and estimated that if everyone registers their rental units you will take a half a million dollars out of the economy in Madera, just in registration fees alone. It will not come out of the landlords pocket, the costs will be passed down to the tenant.
- From what he understands, the government is only allowed to recover their costs and not allowed to make a profit. By taking a half million dollars up front, what are we getting for our money. If we give you a half a million dollars, what are you going to do with it? You are recovering more than your costs. Mayor Medellin responded that you are assuming that everyone will step up to the plate and pay the registration fees upfront. Mr. Taubert added that each code enforcement officer currently staffed has an assigned area. Some of that money will go to hiring staff that will be doing the Rental Inspection Program.
- He does not have a problem with inspection fees, it costs money to send an inspector out. If there is a problem, you should be able to issue a citation to correct it.
- He has apartment complexes in town that are inspected by HUD annually. He sees no reason to pay HUD for their annual inspections and pay the City. We are already paying the City of Madera for the Business Rental Housing Licensing fees. Mr. Richardson responded that with the proposed ordinance, if your units are inspected by HUD your unit(s) will be exempt.
- A majority of the code violations occur in homes that were built prior to 1970. To inspect homes built after 1970, you will not find the code violations that Mr. Montes was speaking of because most of those homes are in relatively good condition.

Candy Talley, 623 Park Lane, Madera, California

Ms. Talley stated if 10% of the owners are not registering, those are probably the 10% we have trouble with. So you will be bringing out a sledge hammer to hit everybody for a problem a tack hammer could probably take care of by addressing that 10% and not the other 90%. Mayor Medellin stated that is a good point and it has been brought up in the past.

Mr. Montes continued with his presentation and stated that some of the challenges have been stated are:

- Property rights – 4th Amendment. He has done some research on this issue and the inspection programs have been litigated in California and they have been held up. We cannot write an ordinance that states that we can go into your property. This ordinance does not do that. This ordinance says that we have a program that we are going to do an inspection either with consent or with a warrant. This program will allow us to obtain a warrant easier. It will relax the grounds to issue a search warrant. This is a tool to get the bad actors that intimidate their tenants.
- Disinvestment. We found evidence of investment where enforcement like this is done.
- Tenants cause substandard housing issues. They have provided education sessions to Parent Resource Center and Madera Adult School. We are educating tenants on their rights and responsibilities. The tenants should not contribute to any violations that are found. We also have to educate the owners because there is a lot of misinformation out there.

Mr. Montes showed video clips regarding the 4th Amendment and investment.

Mr. Montes stated that he would like to implement a program that is going to have everybody's best interest in mind and works. He would like to have everyone's buy in and a successful program. He shared an example of substandard housing case that was sold to an investor and was rehabbed.

Mr. Montes stated other options may include:

- Windshield survey – exterior conditions can trigger additional inspections
- Do nothing: current conditions are acceptable
- Review costs and fees periodically and make adjustments to program
- Define goals
- Longer certification
- Amnesty
- Relocation

Mayor Medellin thanked Mr. Montes for his comprehensive presentation. This was a lot of information to absorb. At this time, we will take questions/comments from audience.

George Harper, Madera Management Company, 411 North I Street, Madera, California

Mr. Harper stated that he is a member of Association of Realtors of Madera and there are a number of association members here. They have appreciated Mr. Montes and Mr. Taubert opening the discussion with their association. The association will be affected if this ordinance passes. They are in agreement with the City's goals. They are not in favor of slumlords, substandard housing.

If an ordinance is passed they need to be part of the discussion. The committee is uniformly opposed to a rental housing inspection ordinance. The reasons why are:

- 90% of the rental real estate community does not need this inspection ordinance. The people who have the worst housing are not going to register. So why don't you deal with them a different way. Why would the City punish a whole community of professional real estate people, investors and tenants just to reach the bad actors who will not participate anyway.
- We are not ready to bring to the City Council's vote in April, there are things in the ordinance that do not belong.
- More regulation is not the solution to this problem. If you took all of his property management clients and sat them around the table and ask them if more regulation is good. He guarantees that none of them would say it would be good. If this ordinance is passed, those people would be more reluctant to purchase rental properties in this community. This ordinance does not want to encourage people to come into the community to invest.
- Set the time schedule out 6-12 months out giving more time for discussion. You will may never get the association to change our prospective that the ordinance is needed. One (1) thing that has not been discussed is alternatives. Don't bring it back in April, it is not fair to the community.
- The properties that were shown in the presentation are all older homes. You already have the power to deal with those properties with Code Enforcement. You did deal with those properties. That is why you had the picture show. It is not like if you don't pass this ordinance you will not be able to deal with these issues. You have the power now to deal with these properties.
- The Association of Realtors represents the investor clients who they believe will not want to invest in this community or would be reluctant to invest in the lower market if you pass this ordinance.
- They believe if the owners of properties in the segment of the market at A Street, B Street and C Street will fire sale those properties. He would and you would too because if you are faced with an unknown outcome of the City coming in and doing an inspection and potentially having to spend a whole lot of money just to keep getting low rents. We believe that property values in the lower end of the market will go down.
- Property managers and people who own rental property will have a lot more work to do if

you pass this ordinance for no extra money. Because we are mandated by law to inspect our properties once a year. We can easily self-certify all the properties that they manage. If you pass the rental inspection ordinance, not only are we going to have to do the annual certifications, we will also have to accommodate the City. They will have to post two (2) notices and do two (2) inspections because no prudent property manager will go with the City and do the inspection of the property on the first look. We will go in do an inspection before the City comes in so we can proactively deal with it. That is a lot of extra work and money. If the City will issue a Notice of Violation, we will have to help the owner deal with the repairs. There is a lot more work and add a layer of expense.

- This will result in higher rents for those people who can least afford it.
- He also wanted to discuss the climate of fear that exists from the tenant's perspective. They have tenants that do not want you in their houses. Because they are afraid. For whatever reason most tenants do not want a government agency in their home uninvited. You are talking about going into thousands of homes uninvited by force. This community has more tenants in fear because things going on federally in regards to immigration.
- This is an imposition on the property managers, the rental property owners and the tenants.
- It is the association's belief if the City Council passes this ordinance you will harm our local real estate industry, you will cause them financial damage.

Mayor Medellin thanked Mr. Harper for his comments and attendance at the previous meetings as well. The fact that they can sit at the table together is how we are going to get somewhere. This is not written in stone, we are taking suggestions and looking at all angles of the box. He thanked Mr. Harper for his honesty. Mr. Harper stated that Fresno just passed a rental ordinance. It is too new to know what the outcome will be. One thing we can do is take a wait and see approach. We do not have to rush, we could use this time for further discussion of alternatives that work for everybody and involve more people in the discussion and see how it works out for our neighboring community in Fresno.

Thomas Kidwell, 120 South M Street, Madera, California.

Mr. Kidwell stated that he is the former County Assessor. He believes that economic condition of the world is as plain as the nose on our face. What he means by that is that it is always there, but you do not see it unless you concentrate on it. He had to experience the economic downturn of the market in 2006. As a result, the value was lowered on one (1) of every three (3) properties in the County of Madera. He is here today to tell everyone that he believes that the economic circumstances of this country right now are ten (10) times worse. Implementing a program of this type is ill advised. He has lived in a tent, a garage and a laundry room. He has a number of rental properties within the City, many of which he has lived in. He has been in the business for 30 years as a rental property owner. He listed two (2) recent examples of issues he has had with tenants and the amount of money he had to spend on repairs after the tenants left. He has a greater interest to see that the property is kept up over and above. To have an inspector come by and tell him that something is wrong and if does not get it first he will have to pay a fee and penalties upon penalties because it takes him 60 days to get the tenant out, and the City will give him 30 days to fix. There is something wrong with this picture. One of the biggest problems we have is the homeless taking up residence and doing their business wherever they like. He shares the City's concerns, but as a rental property owner, he has to look out for his own concerns as well as his tenants. Why should he have to pay twice for something he is already paying for. People already have the opportunity to call. The City is the last place he wants his tenants to call, he wants them to call him first. But why pass the additional costs on to him. He will not pay it, the people who cannot afford it will end up paying for it. You will literally drive people out of their

homes and have more homeless, and he will have to deal with them as well.

You have got to recognize that there so many uncertainties in the world today that could affect us and the drop of a hat and take us all back to where nobody wants to go. We have been living in the great recession since 2008, it could be the greater depression without any help. In his view, this will not help that, it will only make it worse.

Mayor Medellin thanked Mr. Kidwell for expressing his concerns regarding this matter.

Mike Pistorresi, DMP Development, 2001 Howard Road, Madera, California

Mr. Pistorresi stated that he has additional comments in response to Mr. Montes' report.

- Mr. Montes was using Los Angeles as an example, Madera is not Los Angeles. First of all rents in Los Angeles are astronomical. Parts of Los Angeles are under rent control and investors have been attempting to sell their properties in those areas. They are under same guidelines that Mr. Montes is proposing. Those property's values have declined.
- We have just been hit with a substantial utility increase, which were passed to the tenants. He also saw that the utility bill will go up again.
- We are going to price these people out of the market. They can only pay so much. We are reaching those limits in Madera.
- Except in government, Madera does not have the high paying jobs. Government is the biggest employer in Madera County. They pay big wages and where do a lot of those people live... Fresno and Clovis. They do not reinvest their money in the Madera economy.
- Once you pass an ordinance, it never gets changed. We do need something, but let's take a little longer on it and make it friendly not only to the landlords but to the tenants as well.
- He and Mr. Taubert spoke about an outreach program. The City is in the perfect position for an outreach program. Whenever you send out a utility bill you should send out a flyer saying if you have problems with your rental you can call the Code Enforcement Department.
- He does agree with Mr. Taubert that we do have a problem, but let's figure out a real way to solve it without penalizing anybody but the bad actors.

Mayor Medellin thanked Mr. Pistorresi for expressing his concerns regarding this matter.

Dr. Aftab Naz, 1111 West 4th Street, Madera, California

Dr. Naz stated he has a few rental properties. Along with Obamacare this is going to break his back as a last straw.

- He thinks if we start an inspection we should start with City Hall's bathrooms. He was just in there and the faucet was on and did not want to turn off.
- It is good to do an inspection, but please go on your own and find the problems. Mr. Montes looks at his properties all the time and will send him a notice letting him know that there is a problem and he will go fix it.
- He thinks the gentlemen has spoken eloquently about the rules and laws the City already has in place so go and work on it.
- Please do not burden the rental property owners anymore.
- He wanted to respond to Mr. Pistorresi's suggestion to only include homes built before 1970. In most of the areas, older homes will fetch more money than newer homes. Old is gold.
- If you are going to do an inspection, go for everything. Homes built after 1970 can be as bad as homes built before 1970.

- He does agree with a lot of Mr. Montes' presentation in regards to the molds and stuff like that. And he believes that it can be taken care of with the existing laws.

Mayor Medellin thanked Dr. Naz for expressing his concerns regarding this matter.

E'Mira Torres, Realty World, 413 West Yosemite Avenue, Madera, California

Ms. Torres stated she represents multiple investors and she owns a couple of investment properties. She believes:

- We all want to have a better Madera. It is everyone's goal, but the vehicle that we use to get there is the one we have to work with. In her opinion the rental inspection ordinance is not the option to obtain that.
- The people deserve adequate housing and having the Code Enforcement authority you have is the way to approach that in many ways.
- The realtors with the community touch a lot of families, we can be an advocate. Without having to affect the 90% of good landlords. It is an overkill and not the right thing for our economy.
- Her recommendation is to work together to do a community consumer outreach letting the people know that it is not appropriate housing and you can have this changed and this is how you go about it. We could be proactive in that way without having to do this to every single investor in Madera.
- She knows that the registration process is going to be a difficult thing to get the rental property owner to be honest about anyway. They will not be running up saying they really need the City to do an inspection on their rental property.
- Educating the tenants, like what is done now at the schools. Also, it was a great idea to send information in their water bill. Just to have community meetings. They had a community meeting at Parkwood Elementary School to address the water shortage issues and solutions. We could do similar meetings with consumer outreach. We did that on behalf of the Association of Realtors. We have grants they can utilize to be productive with tenant education.
- She would like to continue to have communication with the City and to have the time to be able to work on other options and not this ordinance.

Mayor Medellin thanked Ms. Torres for expressing her concerns regarding this matter.

Council Member Holley stated that he heard a lot of good questions. As a lifelong Madera resident, and he looks back over the years, Italians and African Americans owned a lot of properties on the southeast part of town. Right now, all of the African Americans have moved away. They still own the properties but they are not living here anymore, so they are renting them out. Since he has become a council member, he talks to people about their rent and they say that they do not know who their landlord is anymore because all they do is mail the rent check. He will ask, what happens if something needs to get fixed? The citizens will either take the initiative and fix it themselves and send a bill. Sometimes the landlord will get mad and he will put them out. He does not like the ordinance because he does not want to tax anybody else. We have to come with a better solution. We have enough of increasing fees. The people that you see now will be put out of their houses because they are having their rents raised. They are living in the parks and the river because they don't want to pay taxes, rent, they don't want to fix up where they used to live because they cannot afford it. People have to have two (2) or three (3) people living with them just to afford to pay rent and buy food. If we start increasing fees on them we are going to see a lot of them on the streets. He does not want to see this happen. He does not care what Fresno or Los Angeles does, he just cares about what Madera does. We need to start thinking

about how we are going to keep people safe and in homes. He sees some homes and he would like Code Enforcement to talk to the owners to fix the house. We have the tools to do that now. He knows that because he has seen the delinquent fees. He would not agree trying to impose extra fees on the community.

Council Member Rodriguez stated the reason we are having this workshop is have this collaboration. He thanked Mr. Montes for the presentation, it was awesome. It took a lot of effort and he would to commend him for that. He also commended the landlords that are here as well to listen to their feedback. He asked the Realtor's Association how do we make Madera a better city to live in and some of the topics that were touched on. "bringing this in will kill us" and speaking about the recession. Home sales went up 7.7% last year and expected to go up another 3.3% this year. Does that tell us that our economy is getting better or is the bubble is going to be bigger? He would like to believe that especially with the median income and the homes prices going up again would lead him to believe that something is not right there. Nevertheless, we have to think about the community. This is why we are here and listening to the comments it does strike a nerve with him. He wants to make sure he is proactive and helping the community. He has heard suggestions but he has not heard solutions. That is why we are here, to find those solutions to make this a better Madera. Education is a great start, but happens when we do not do anything for the next year, six (6) months or five (5) years. It was brought to his attention that this was presented the council many years back and to this point based on the data, it has grown to be a bigger issue. We have to tackle it at some point, whether we do it with the rental inspection ordinance or we do it with Code Enforcement. What if we do not charge a registration fee, would that satisfy the issue of not having the money to pay for it? Because then it would only affect the bad actors. The \$500,000 that Mr. Pistoresi mentioned earlier that is a lot of money, but being spread out, if you drop out of the program there will be a lot of people that will not pay for that. He would like to help the community to grow not only with education but economically. He is not totally convinced that we should add a registration fee to the ordinance, but he is convinced that we need to do something. He asked the Board of Realtors and the landlords to come up with real solutions that are going to tackle this problems. Because 6 - 12 months from now and it gets worse, what do you expect the City Council to do as elected officials to make something good for our community. He challenged the Realty Association to come up with real time solutions.

Council Member Robinson stated that he has been a landlord for properties in the Bay Area. He has had some homes on the Section 8 Program. His homes have been trashed and burned. People have used his home as a kennel. It is a mess, that is why he got out. He understands the problems, especially when you are trying to get your rent. The Bay Area, Fresno and Los Angeles is different. When he first became a council member, he suggested to bring in parking meters and everyone told him no we cant do that. You can try to get the carpenters union and let them practice on different people's homes. We have to just search for the solution so it can be better for everybody.

Council Member Oliver thanked the Realtor's Association and other stakeholders for participating in this discussion. He thinks that they do not want this to happen to anyone especially folks looking to invest in our community. If we propose any ordinances or changes, we want to do it with your input. I think tonight really served as a great start.

Council Member Oliver asked Mr. Montes how can we differentiate between landlord dilapidation and tenant damage? Mr. Montes responded if it is determined that the tenant is causing the substandard conditions or they are not allowing the landlord to correct the violation, enforcement stops at that point. He cannot give the landlord a citation if he knows the tenant is not letting them

in to make repairs. He will send a letter to tenant letting them know if they do not allow the owner to make the repairs, enforcement will stop. Our ultimate goal is to have the violations cease to exist. We routinely give extensions to owners making progress. If he is getting cooperation a citation will not be issued as long as the violation is not dangerous.

Council Member Oliver stated that San Luis Obispo City Council just voted to reverse their Rental Housing Inspection Program. One (1) of the recommendations they had was to look at self-certified programs as a way they can offer a checklist of housing conditions that the landlord and tenant can both sign. He is interested to know if there is a way the City and cooperation with a prospective landlord and tenant to have a similar checklist they both can sign on the onset of the occupancy. Also to provide additional support for that landlord and perhaps during that time we do an inspection.

Council Member Oliver asked the Realtor's Association if there are there any specific examples of rental inspection ordinances have worked from other jurisdiction? Mr. Harper responded that he cannot say that there are no ordinances that are working. In their meeting two (2) days ago with Mayor, Council Member Rodriguez and City staff, he mentioned a phone call he had recently with about a dozen realtors from around California. All of them said they had heard horror stories about how badly it was going. There are a lot of bad ordinances that are creating a lot of problems. He would hate to see Madera follow that path. As for alternatives, it would not be erroneous to require landlords with their month to month rental/leases to give a notice of tenant's rights that we could have the City prepare. That would be one (1) way to inform tenants. That would not be costly or burdensome. It would be something they would comply with. He doubts the bad actors would comply if they knew about it. We do want to work with the City on solutions in spite of not being in favor of the ordinance. Mr. Montes added that when we are dealing with the bad actors even when we let the tenants know that they do have rights and send a Notice of Violation to the landlord/owner. At that point there is no fine attached. We get the bad actors/landlords begin to harass and intimidate the tenants. The tenants withdraw their complaint and we know that there is issues but we are denied access. At that time enforcement will stop.

Council Member Oliver stated that just before Christmas last year, one (1) of our firefighters called him out on to a rental home that was a complaint from the property owner for fumes. The firefighter recognized the substandard conditions. There was a makeshift fireplace at the stove, there was high levels of carbon monoxide, there was custom piping providing ventilation from the living room window and it was boarded up. There was children living there. He stated that Neighborhood Preservation Specialist Maribel Hernandez from the Code Enforcement team was there. This really affected him. We have to work with each other to making sure we are finding resolutions. Ms. Hernandez responded she was called out to this property by Madera Police Department for a wood burning stove as heating because they had no electricity. The Fire Department was notified and they identified that there was high toxicity levels. The fire department notified the Madera Police Department and they notified us. A lot of the time we get referrals from other agencies like police and probation. This particular property had a lot of problems like raw sewage, converted garage, there was a hole where the air conditioning vent was and the back door was boarded up. So the person living in the illegal converted garage did not have access into the house and did not have water. Children were living there. Child Protective Services did not take custody of the children because a neighbor offered her home. If we did not get called out by the police department, we would have never known that these substandard conditions existed. The property was deemed uninhabitable and posted by Steve Woodworth (City Building Official). The tenant and the property owner were notified that nobody could live on the property. At that time she worked with the owner to obtain compliance only

because the property was vacant. The property was sold, is owner occupied and looks great. Council Member Oliver stated that he appreciated the update and tenant responsibilities are important as well.

Council Member Oliver stated this discussion is very good and valuable. He would like to take an opportunity to hear a little bit more diversity opinion. Especially from some folks that have had experiences. He believes tenant responsibilities, information and outreach is key. He does not think there are easy answers for both sides, but coming together and having these conversations will move the ball forward.

Mr. Montes stated this is why we would like to go from reactive to proactive because we would have not known about those issues, even if they were caused by the tenant. We still want to address those and do not want the tenant to continue to destroy that property. It will protect the owner and the tenant in the long run. We are trying to make this program as easy as possible for the owners. The registration is for property, not per unit. If you have a four (4) unit complex, it will be \$110 registration biannually and a \$10 inspection fee. There will be nothing to worry about if you don't have any issues, you will go through the process really quickly. A unit cost per year will be \$18.75 or \$1.56 per unit on a monthly basis. He fully understands that the costs will be passed on to the tenant. The highest you will get for per unit cost will be a single family home, it will still be \$110 registration fee and \$10 inspection fee. The annual cost per unit will be \$60 per year and \$5 per month. This was kept low intentionally. We need to know who the bad actors are. Everyone will say they are not a bad actor, even the people we know are bad actors. The substandard housing estimates have been as low as 5% and as high as 20%. Ms. Talley stated that she will respectfully contradict this because you are talking about people who follow the law and do what they have to do. The people you will have trouble with are not going to register. Council Member Oliver stated that this is something we can have a follow up discussion on and there may be some ideas on how it doesn't have to be so cumbersome with the initial registration fee and you may be looking at the inspection fee. \$10 per unit sounds like a deal to him. Maybe those are things we can work on with the Realtor's Association.

Mayor Pro-Tem Foley Gallegos stated that she has heard from the audience that Code Enforcement already has the power to take care of these issues. She asked Mr. Montes if someone is reporting to Code Enforcement that their neighbor has no running water and they have wires sticking out of the home. You go to check it out and they do not allow you in. What power does Code Enforcement have to justify that everything is fine. Mr. Montes responded if we do not have consent, we cannot go in and without the ordinance. The burden of proof is higher. It is not impossible but he will have to bring something to the court to say this is what I believe. Mr. Richardson stated that you can get an inspection warrant but you would need good cause to do so.

Neighborhood Preservation Specialist Andrew Martinez stated quite frequently he will get a substandard housing complaint asking to be anonymous. Currently, he has to let them know we cannot do that because we do not go door knocking. The tenant still has to sign a consent form to allow the inspector in. If we do just education, what will happen if person does not call because they are scared? Those are some of the problems we encounter.

Council Member Rodriguez asked Mr. Montes could it be a possibility that the registration fee be lowered, waived or what would be the solution? Mr. Montes responded that there will be costs now that a revenue stream of fines and penalties is not reliable. So that will be hard to run the program that way. Council Member Rodriguez stated that the good actors already have a Rental

Business License could there be an exemption for the registration fee because they have already paid. Mr. Pistoiresi stated during the real estate downtown Code Enforcement was issuing citations to banks anywhere from \$6,000 - \$79,000 for failure to maintain their properties. Where did all that money go? Because when the houses sold Code Enforcement got paid. For Mr. Montes to say that he could issue a citation and the landowner hand him a check, if the land owner does not, Code Enforcement can lien it and they will get paid eventually. Mr. Taubert responded, should we have capped the fines at \$2,000, tell the banks even though you are continuing to screw up the neighborhood by not maintaining the property, you have suffered enough Bank of America. The money went into the City coffers.

Mayor Medellin stated that Council Member Rodriguez had a good point, is the registration fee a problem? Mr. Pistoiresi responded that it is the idea of more regulation. We are regulated to death. We need jobs, industry, people to invest in the community, we need high priced County and City employees to live in Madera. We have so many problems, this is a minor one compared to the problems we are faced with. Our tax dollars are leaving this community and enriching Fresno and Clovis. They are building everywhere. We do not need to cause more disinvestment into this community.

Council Member Rodriguez stated is the solution putting a band-aid on it or do we want to do something about it. This is why you have government. He is not saying that government is always good, but in some cases having some regulation does help. During the crisis, we had all these lenders that were not licensed, we were then heavily regulated and had to pay fees. To this day, he has to pay a \$300 fee and education fees. What did that do for him, it weeded out all the bad actors. Now you start seeing the industry grow and an increase in prices and inventory. That is a perfect example of regulation. He did not like it, but he is still here and he is making a good living. There is a lot of factors that could make that change. But his point is what can we do, this is a workshop and the ordinance is not set in stone. That is why we have your input so hopefully we can come to an agreement, whether it is an ordinance or not and move forward. This has been in play for almost ten (10) years, what has been the outcome so far? Mr. Pistoiresi responded this is the first we have heard about it. Council Member Rodriguez stated that it was brought to the City Council before and the community and Board of Realtors were involved. Mayor Medellin responded that it was a different City Council and there was different players involved back then. Mr. Taubert stated when this started in 2016 we started working with the Board of Realtors. He is not saying that they were making giant strides but our position was something has to be done and the Board of Realtors position was not an ordinance that looks like that. But we continued to meet in 2016. In December, the board sent a memo stating that they could not support an ordinance in any form. He thinks their misunderstanding was that ended the direction we received from the City Council to come up with a rental inspection ordinance. We scheduled this meeting for specific discussions. We continue to have great discussions with Mr. Brar, Mr. Pistoiresi, Ms. Coffeen and Board of Realtors. We have had more dialogue in the last month, once we scheduled the workshop, than we had in the previous year. But he and Mr. Montes acknowledge at every meeting that this ordinance is not done and still needs work. It will only work if we continue the dialogue. He believes that if this workshop was not scheduled, we would not have been talking. Perhaps we should go back and sit down and address what the Realtor's Association are talking about. We think it might be more than 10% because in 2003 data it was stated that there was 2,600 homes that were in need of major rehabilitation, which would be roughly 25% of our rental housing stock. That tells us that absent public intervention, the problem is not being taken care of by the private sector acting alone. We have to see what we can do to address that problem because it is getting bigger.

Mayor Medellin asked how do we find out who has a rental property, the bad actors are not going to say that they are one of them. Mr. Montes responded we currently have access to Madera County records to see who the owner is, we also have access to utility billing account records. If the name and the mailing address is different than the property location, then most likely it will be a rental. We will start that way. It will take work to search and find out this information, but we will not have to go knocking door to door. Ms. Talley stated that they can go to the title companies and ask for absentee owners and we can easily send letters to them. Mayor Medellin responded again continuing that partnership with the association to find out who those rental property owners are.

Ms. Talley stated that right now we are talking about landlords that own many properties but there are number of single property landlords that we are discounting here. We need to remember them. Mayor Medellin responded that is good point. Our intention is not to be the hammer. What would be wonderful is if we have no fines, everyone brings their housing up to standard and that is not going to happen. This will not be a half a million dollars in our pocket tomorrow, it will generate some money that could possibly used for additional code enforcement to do outreach and education on tenant's rights and responsibilities. He is not saying it is going to cost a half a million dollars, but he is saying that there is going to be some sort of cost. We cannot look at a rental property owner that owns 600 units the same way as someone who inherited their parent's property. He will recommend that we go back to the drawing board, but he is not sure he would do 12 months, perhaps a shorter time on it. If we are not there yet we continue to move on. Right now we have some momentum. This is not something he would like to put on the backburner. He would like to continue the dialogue and partnership. Mr. Montes has done a fantastic job. Mr. Harper stated that he would like more time for discussion but we also bring into the discussion alternative ways of accomplishing the same thing so we don't focus on this being the only way we can accomplish these goals.

Council Member Rodriguez stated that one of the fears he heard tonight, was that Madera could possibly lose potential investors. He asked the Realtor's Association what is the housing stock now, is it wise to invest now? Mr. Harper stated that he is a believer of rental real estate as a good investment. There are advantages beyond the cash flows you get for rent. But if he has an investor that is asking him to find a rental property. He can find him a property in Madera that has this ordinance or he can find him a comparable property in Chowchilla which is not governed by this ordinance, he is going to push him that way because the registration fees are only the tip of the iceberg in terms of the costs of the ordinance. We have the compliance costs, the posting notices, doing the inspections and dealing with the issues that come up. Those costs burdens property managers. But when an owner is his own property manager those costs are added to the additional costs of this ordinance. All of those costs are put on landlords that don't need them. They are just additional costs to people who are good actors. Real estate is always a good investment, but do not make Madera a place where it is not a good investment compared to another place that does not have erroneous ordinance.

Council Member Robinson mentioned that the east side is a gold mine for gentrification. You have some cheap housing there compared to other areas. Our City is growing and as more jobs come into the market, people might be priced out anyway.

Mr. Taubert added that we will continue this and he asked Yesenia Gonzales (President of Madera Realtor's Association) if they could come back every other month and give a report to the City Council on the progress that has been made. Ms. Gonzales nodded her head in agreement.

Mr. Martinez mentioned to please not forget that it is a human right to have water and heaters. It is a little scary for him to think that the owner will inflate costs to make fixes and a tenant can no longer rent. This should be happening already.

Mr. Harper asked if the draft ordinance can be posted online. Mr. Richardson responded that it cannot be posted online.

Mr. Pistoresi thanked the City Council, Mr. Taubert and Mr. Montes. Do not misunderstand, we want something to happen, we just want it to be fair for everyone. Mayor Medellin stated that it means a lot that everyone is in here. It is obvious you are all passionate about Madera. This is a issue that affects everybody.

Mr. Taubert stated we will report every other month on the progress.

Chris Pistoresi, 34 Via Ceroni, Madera, California

Mr. C. Pistoresi stated he did speak to one (1) landlord today that owns approximately 60 rentals and he was not aware of what is going on. Is there a way we can figure out how to get the word out so they can have some input. Mayor Medellin responded that it is a good point. In its infancy we brought in some members of the City Council and Madera Realtor's Association. At this point we will take any suggestions and let as many people know as possible because he is sure there is a lot of great ideas out there.

Mayor Medellin thanked everybody for their input.

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

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

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 – February 8, 2017 (City/Successor Agency/Successor Housing Agency)**
- 3B. Listing of Warrants Issued from February 1, 2017 to February 28, 2017 (Successor Agency)**
- 3C. Monthly Financial Reports – Successor Agency (Successor Agency)**
- 3D. Monthly Financial Reports – Code Enforcement (City)**
- 3E. Activity Report – Code Enforcement Division (City)**
- 3F. Code Enforcement Funds Collection Report for Period Ending February 28, 2017 (City)**
- 3G. Update on Neighborhood Outreach Activities (City)**
- 3H. Consideration of a Resolution Approving Contract Change Order No. 6 for the Riverwalk Drive Improvement Project City of Madera Project No. ST 10-03 (Successor Housing Agency)**
- 3I. Investment Report for the Quarter Ending December 31, 2016 (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 the Consent Calendar was approved unanimously as presented by the following 6/0 vote: Ayes: Council Members Medellin, Robinson, Rigby, Oliver, Rodriguez and Holley; Noes: None; Abstain: None; Absent: Mayor Pro-Tem Foley Gallegos; 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 8, 2017.

4. PROJECTS AND REPORTS

There were no items for this section.

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

Council Member Robinson had nothing to report.

Council Member Holley reported he participated in a graffiti presentation at Sierra Vista School. He also attended Career Day at Martin Luther King School, it was exciting to see all the kids and all of the different agencies that participated.

Council Member Rodriguez reported that he had an opportunity to participate in the Read Across America at Sherman Thomas School alongside Supervisor Poythress, Council Member Robinson and Trustee Ruben Gonzales. It was a really good experience for him because he was able to read to the first and fifth graders. He read All the Places I'll Go by Doctor Seuss. He thanked Mayor Pro-Tem Foley Gallegos for letting him borrow the book.

Council Member Oliver invited everyone to join him at Maya Grill and Café tomorrow for our local Young Professionals Group. It is an opportunity some of the good things that are happening in Madera. It will encourage dialogue and ideas for the proposed cultural arts center. Project consultants will be present to interact with participants. He encourages everyone to come out.

Mayor Pro Tem Gallegos Foley had nothing to report.

Council Member Rigby extended a job well done to Mr. Montes on his presentation tonight. He also wanted to thank Mr. Taubert and his team for the hard work at maintaining the homeless encampments. He knows that it is an ongoing project and that is an unsung job that is tedious. When the weather gets better it will probably pick up. He wanted to give a kudos to the department and thank them for their hard work on the program.

Mayor Medellin added that the word he usually uses for the Neighborhood Revitalization Department is passion. It is a team full of passion for Madera. He knows that the folks that were here today feels that same passion that we are trying to get done here in Madera.

9. CLOSED SESSION

There were no items for this section.

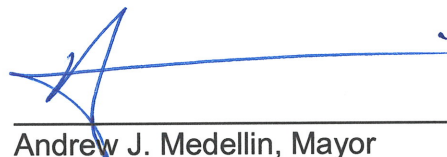
10. ADJOURNMENT

Mayor Medellin adjourned the Joint Special Meeting of the Madera City Council, Regular Meeting of the Madera City Council as the Successor Agency to the former Madera Redevelopment Agency, and Special Meeting of the Madera City Council as the Successor Housing Agency at 9:37 p.m.



Claudia Mendoza, Recording Secretary

/cm



Andrew J. Medellin, Mayor