

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 11, 2015
6:00 p.m.

City Hall
Council Chambers

1. CALL TO ORDER

Mayor /Housing Authority Commissioner Robert Poythress opened the Special Meeting of the City Council, Regular Session portion of the Regular Meeting of the Housing Authority of the City of Madera and the Joint Special Meeting of the Madera City Council, Regular Meeting of the Madera City Council as the Successor Agency to the former Madera Redevelopment Agency, and Special Meeting of the Madera City Council as the Successor Housing Agency at 6:00 p.m. and called for the roll call.

ROLL CALL

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

Absent: None

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

City of Madera staff members present: Neighborhood Preservation Supervisor Viola Rodriguez

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Poythress

PUBLIC COMMENT – REGULAR SESSION

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

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

Mayor Robert Poythress recessed the Joint Special Meeting of the Madera City Council, Regular Meeting of the Madera City Council as the Successor Agency to the former Madera Redevelopment Agency, and Special Meeting of the Madera City Council as the Successor Housing Agency at 6:02 p.m.

Housing Authority Chairperson Donald Holley opened the Regular Meeting of the Housing Authority of the City of Madera, calling for items as listed on the agenda. The Housing Authority meeting was adjourned at 6:31p.m.

Mayor Robert Poythress reconvened the Joint Special Meeting of the Madera City Council, Regular Meeting of the Madera City Council as the Successor Agency to the former Madera Redevelopment Agency, and Special Meeting of the Madera City Council as the Successor Housing Agency at 6:33 p.m.

PRESENTATIONS:

There are no items for this section.

2. WORKSHOP:

There are no items for this section.

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

ANNOUNCEMENT BY SECRETARY:

Per Government Code Section 54957.5, MEMBERS OF THE PUBLIC ARE ADVISED, THAT LESS THAN 72 Hours prior to this evening's meeting, Items 3A and 3J was distributed to the City Council and staff. Copies of this item are located on the podium. Thank you.

3. CONSENT CALENDAR

- 3A. Minutes of the Joint Meeting of the Special Meeting of the Madera City Council, Regular Meeting of the City Council as the Successor Agency to the former Madera Redevelopment Agency and Special Meeting of the Successor Housing Agency – February 11, 2015 (City/Successor Agency/Successor Housing Agency)**
- 3B. Listing of Warrants Issued from February 1, 2015 to February 28, 2015 (Successor Agency)**
- 3C. Monthly Financial Reports – Successor Agency (Successor Agency)**
- 3D. Monthly Financial Reports – Code Enforcement (City)**
- 3E. Code Enforcement Activity Report (City)**
- 3F. Code Enforcement Funds Collection Report for Period Ending February 28, 2015 (City)**
- 3G. Consideration of a Resolution Approving an Agreement with Madera District Fair for Use of the Fairgrounds Parking Area for the Staging of Upcoming Waste Tire Amnesty Day Events in 2015 (City)**
- 3H. Consideration of a Minute Order Approving Acceptance of the NSP3 Rehab Project at 27152 San Bruno Avenue, Authorizing the Mayor to Execute the Notice of Completion, Authorizing Recording of the Notice of Completion (City)**
- 3I. Consideration of Resolution Releasing the Affordability Agreement and Restrictions on Sale and Use of Tenant Occupied Dwelling Units on Property Located at 309 North D Street, Madera CA and Authorizing the Mayor to Execute the Release on Behalf of the Agency (Successor Housing Agency)**

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

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

CC 15-44 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA APPROVING THE AGREEMENT WITH MADERA DISTRICT FAIR FOR THE USE OF A PORTION OF THE PARKING LOT FOR THE STAGING OF UPCOMING WASTE TIRE AMNESTY DAY EVENTS IN FISCAL YEAR 2014/2015 (3G)

SHA 15-05 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA AS SUCCESSOR HOUSING AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY, MADERA, CALIFORNIA, APPROVING RELEASE OF AFFORDABILITY AGREEMENT AND RESTRICTIONS ON SALE AND USE OF TENANT OCCUPIED DWELLING UNITS BETWEEN THE FORMER MADERA REDEVELOPMENT AGENCY AND JAELE CHRISTY TARIN FOR PROPERTY LOCATED AT 309 NORTH D STREET, MADERA CA AND AUTHORIZING THE MAYOR TO EXECUTE THE RELEASE ON BEHALF OF THE AGENCY (3I)

On motion by Council Member Bompreszi, seconded by Council Member Holley the Consent Calendar was approved unanimously as presented by the following 6/0 vote: Ayes: Council Members Poythress, Robinson, Bompreszi, Medellin and Holley; Noes: None; Abstain: None; Absent: 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 11, 2015, Minute Order Approving Acceptance of the NSP3 Rehab Project at 27152 San Bruno Avenue and Resolution Numbers CC 15-44 and SHA 15-05

4. PROJECTS AND REPORTS

4A. Status Report on the Neighborhood Stabilization Program 3 Grant Activities (City)

Business Manager Wilson reported that Madera County received \$1.6 million from HUD and the City entered into an agreement to run the Neighborhood Stabilization Program. The NSP3 program is a federally funded program designated for the purchase, rehabilitation and resale of foreclosed properties, creating affordable units originally within the City and County Parkwood boundaries. Council has given staff the authority to purchase the homes without bringing it back ahead of time. Some of these may sound familiar because all of the rehabilitation agreements have been approved by the City Council.

Since the last update we have purchased: 999 San Bruno Avenue (City), 25172 San Bruno Avenue (County), 1990 Tangerine Avenue (City) and 27322 Perkins Avenue (County); and we have sold: 27385 Parkwood Avenue (County), 1063 San Carlos Avenue (City) (County) and 27333 San Bruno Avenue (County)

Currently, the Parkwood area is on Stage 3.5 water restrictions which limit any outdoor use of water to trees and shrubs using only drip irrigation. At present the NSP3 program owns three houses within the affected area. A disclosure will be provided to potential buyers.

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

4B. Update on Long Range Property Management Plan (Successor Agency)

Executive Director Taubert reported we have submitted the Long Range Property Management Plan three times. The Oversight Board has approved it three times. Immediately following the January meeting, we were contacted by our Department of Finance analyst and he indicated that if we remove the language regarding "enforceable obligation" and replace it with language that states the property would be transferred and used for governmental purpose, the Plan would be approved. The requested changes were made and the Plan was approved by the Oversight Board at their February 17, 2015 meeting. The Department of Finance sent an approval letter on Friday. We are now free to sell all of our non-housing assets and we will be transferring some properties to the City as early as our next meeting.

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

5. AGREEMENTS

There are no items for this section.

6. HOUSING

There are no items for this section.

7. GENERAL

There are no items for this section.

8. AGENCY MEMBER REPORTS

Council Member Robinson had nothing to report.

Council Member Bompreszi reported that we finally received notification from Emergency FEMA that our allocation of Phase 32 (2014 money) will be available on Friday.

Council Member Rigby had nothing to report.

Council Member Holley reported that the McNally Park Jesse Owens Games last kickoff will take place March 28th at 11:00 a.m.

Council Member Medellin reported that he, Mayor Poythress and Council Member Rigby attended the New Generation Church's first Neighborhood Watch Meeting. Jim and staff did a fantastic job.

Council Member had nothing to report.

Mayor Poythress had nothing to report.

9. CLOSED SESSION

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

9B. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - Pursuant to California Government Code Section 54956.8

One Property: 728 Lilly Streets, Madera, California 93638

Negotiating Parties: Representing the Successor Housing Agency as the Buyer:
James E. Taubert

One (1) Potential Seller:
Wayland Chu Representing Owner Anna Hunter

Under Negotiations: Price and Terms

The City Council retired to Closed Session at 6:43 p.m. and reconvened the meeting at 6:53 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, and noted that no reportable action was taken during Closed Session.

10. ADJOURNMENT

Mayor Poythress adjourned the Joint Special Meeting of the Madera City Council, Regular Meeting of the Madera City Council as the Successor Agency to the former Madera Redevelopment Agency, and Special Meeting of the Madera City Council as the Successor Housing Agency at 6:54 p.m.



Claudia Mendoza, Recording Secretary



Robert Poythress, Mayor