

**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**

April 8, 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  
Council Member/Chairperson Donald E. Holley  
Council Member/Vice-Chairperson Derek O. Robinson Sr.  
Council Member/Commissioner Sally J. Bomprezzi  
Council Member/Commissioner Charles F. Rigby  
Council Member/Commissioner Andrew J. Medellin

Absent: Mayor Pro-Tem/Commissioner William Oliver

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: City Administrator David Tooley and 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 6:10 p.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 6:12 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.*

## **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 – March 11, 2015 (City/Successor Agency/Successor Housing Agency)**

**3B. Listing of Warrants Issued from March 1, 2015 to March 31, 2015 (Successor Agency)**

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

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

**3E. Code Enforcement Activity Report (City)**

**3F. Code Enforcement Funds Collection Report for Period Ending March 31, 2015 (City)**

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

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

*On motion by Council Member Holley, seconded by Council Member Robinson the Consent Calendar was approved unanimously as presented by the following 6/0 vote: Ayes: Council Members Poythress, Robinson, Bomprezzi, Rigby, Medellin and Holley; Noes: None; Abstain: None; Absent: Council Member Oliver; 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 March 11, 2015*

## **4. PROJECTS AND REPORTS**

**4A. Consideration of Resolution Approving Transfer of Real Property to the City of Madera (Successor Agency)**

Executive Director Taubert reported that the Long Range Property Management Plan has been approved by the Oversight Board and the Department of Finance. Included in the plan was a proposal to transfer certain properties to the City for governmental use. Those properties include: 5 East Yosemite Avenue (our old office), 120 North E Street (currently the Chamber of Commerce) and 428 East Yosemite Avenue (our current office). Staff would recommend that the Successor Agency adopt the resolution approving the transfer of these properties.

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

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

SA 15-04      A RESOLUTION OF THE CITY OF MADERA AS SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY, CONVEYING PROPERTY LOCATED AT 428 EAST YOSEMITE AVENUE, 5 EAST YOSEMITE AVENUE AND 120 NORTH 'E' STREET TO THE CITY OF MADERA AND AUTHORIZING THE CHAIRPERSON TO EXECUTE ALL AGREEMENTS AND DOCUMENTS RELATED THERETO

*On motion by Council Member Bomprezzi, seconded by Council Member Holley, **Resolution Number SA 15-04** was approved unanimously as presented by the following 6/0 vote: Ayes: Council Members Poythress, Robinson, Bomprezzi, Rigby, Medellin and Holley; Noes: None; Abstain: None; Absent: Council Member Oliver;*

**4B. Consideration of Resolution Approving Acceptance of Transfer of Property to the City of Madera (City)**

Executive Director Taubert reported that included in that transfer is a resolution by the City Council accepting the transfer of the properties: 5 East Yosemite Avenue, 120 North E Street and 428 East Yosemite Avenue.

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

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

CC 15-56      A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA, ACCEPTING REAL PROPERTY LOCATED AT 428 EAST YOSEMITE AVENUE, 5 EAST YOSEMITE AVENUE AND 120 NORTH 'E' STREET IN THE CITY OF MADERA, CONVEYED FROM THE SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY, AND AUTHORIZING THE CITY CLERK TO EXECUTE THE CERTIFICATES OF ACCEPTANCE AND RECORD THE GRANT DEED AND CERTIFICATE OF ACCEPTANCE ON BEHALF OF THE CITY OF MADERA

*On motion by Council Member Holley, seconded by Council Member Rigby, **Resolution Number CC 15-56** was approved unanimously as presented by the following 6/0 vote: Ayes: Council Members Poythress, Robinson, Bomprezzi, Rigby, Medellin and Holley; Noes: None; Abstain: None; Absent: Council Member Oliver*

## **5. AGREEMENTS**

### **5A. Consideration of a Resolution Approving the Purchase of Streetlights for Wallace, Hull, Stinson and Knox Streets, in the Amount of \$93,150.00 with 10% Contingency (Successor Agency)**

Executive Director Taubert reported in 2008, the Redevelopment Agency funded the construction of sidewalks, handicap ramps, driveway approaches and the installation of streetlights in the Wallace, Hull, Stinson and Knox Streets between Sunrise and A Street. For a number of reasons, those streetlights were never turned on. Right now we are working with Public Works and they are proposing to install solar street lights at one-third of the cost, which could be a model for other areas in the City. The bid opening was held on March 18th. We had four (4) bids ranging from \$93,000 to \$210,000. The lowest bid was submitted by Greenshine New Energy. It would be his recommendation that the Board approve the resolution for purchase of streetlights for the amount of \$93,000 and allow the Executive Director to approve contingencies up to 10%.

Council Member Bomprezzi asked if the streetlights were brand new and were never activated? Executive Director Taubert responded that there was never an electrical point of contact installed.

Council Member Medellin asked why is there a 10% contingency? Executive Director responded just in case we would like to purchase more poles.

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

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

SA 15-05      RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY, MADERA, CALIFORNIA, APPROVING THE PURCHASE OF STREETLIGHTS FOR WALLACE, HULL, STINSON AND KNOX STREETS, IN THE AMOUNT OF \$93,150.00 WITH A 10% CONTINGENCY

*On motion by Council Member Medellin, seconded by Council Member Holley, **Resolution Number SA 15-05** was approved unanimously as presented by the following 6/0 vote: Ayes: Council Members Poythress, Robinson, Bomprezzi, Rigby, Medellin and Holley; Noes: None; Abstain: None; Absent: Council Member Oliver*

## **6. HOUSING**

**6A. Joint Public Hearing Regarding Consideration of Resolutions Approving 33433 Report and Approval of Sale of Real Property Located at 312 and 318 Percy Street and Consideration of a Resolution Approving Disposition and Development Agreement with Oriole Homes Inc. (City/Successor Housing Agency)**

Executive Director Taubert reported that this is a noticed public hearing between the City Council and the Successor Housing Agency regarding the sale of property located at 312 and 318 Percy Street. We are proposing to sell the two lots of the two homes to Oriole Homes. The principal is Steve Hair and he has already acquired sixteen (16) lots at that subdivision. Six (6) have closed escrow and several others in escrow. He is proposing to construct homes in the 1,000 sf – 1,435 sf with a price range of \$139,000.00 - \$159,000.00.

Mayor Poythress called for questions or comments.

Council Member Rigby asked if we can possibly encourage the builder to install landscaping that is drought friendly, is that something that we can require in the agreement? Executive Director responded that he believes that on new construction, given the Governor's executive order, it is not a choice. City Attorney Richardson stated that we will define that more clearly in the future agreements.

Mayor Poythress opened the public hearing at 6:18 p.m.

There being no other speakers, the public hearing was closed at 6:19 p.m.

No other comments or questions were offered.

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

CC 15-57      A Resolution of the City Council of the City of Madera, California, Approving Sale of Properties Known as 312 and 318 Percy Street Acquired by Tax Increment by the Former Madera Redevelopment Agency and Making Findings Related Thereto (6A.1)

*On motion by Council Member Rigby, seconded by Council Member Holley, **Resolution Number CC 15-57** was approved unanimously as presented by the following 6/0 vote: Ayes: Council Members Poythress, Robinson, Bomprezzi, Rigby, Medellin and Holley; Noes: None; Abstain: None; Absent: Council Member Oliver*

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

SHA 15-07      Resolution of the City of Madera as Successor Housing Agency to the Former Madera Redevelopment Agency Madera, California Approving the Sale of Properties 312 and 318 Percy Street for the Construction of One (1) Single Family Dwelling Unit on Each Lot Located in the City of Madera (6A.2)

*On motion by Council Member Bomprezzi, seconded by Council Member Holley, **Resolution Number SHA 15-07** was approved unanimously as presented by the following 6/0 vote: Ayes: Council Members Poythress, Robinson, Bomprezzi, Rigby, Medellin and Holley; Noes: None; Abstain: None; Absent: Council Member Oliver*

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

SHA 15-08      Resolution of the City of Madera as Successor Housing Agency to the Former Madera Redevelopment Agency Madera, California Approving the Disposition and Development Agreement for the Construction of Two Single Family Residences Located at 312 and 318 Percy Street and Authorizing the Mayor to Execute the Agreement on Behalf of the Successor Housing Agency of the Former Madera Redevelopment Agency (6A.3)

*On motion by Council Member Rigby, seconded by Council Member Holley, **Resolution Number SHA 15-08** was approved unanimously as presented by the following 6/0 vote: Ayes: Council Members Poythress, Robinson, Bomprezzi, Rigby, Medellin and Holley; Noes: None; Abstain: None; Absent: Council Member Oliver*

**7. GENERAL**

There are no items for this section.

**8. AGENCY MEMBER REPORTS**

Council Member Robinson had nothing to report.

Council Member Bomprezzi had nothing to report.

Council Member Rigby had nothing to report.

Council Member Holley had nothing to report.

Council Member Medellin had nothing to report.

Mayor Poythress reported that as a member of the Technical Advisory Committee on for the Road Charge Team, he attended a meeting on March 27th in Irvine. This was the third in a series of twelve (12) meetings this year. He is reaching out to groups across the state providing education on Road Usage Charge. Also, as a member of California Association Councils of Governments, he will be attending a meeting in Monterey in the next couple of days. Where he will be discussing transportation issues.

**9. CLOSED SESSION**

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

**9B. Conference with Legal Counsel – Existing Litigation. Subdivision (d)(1) of Government Code §54956.9**

One case: Spartan Holdings, LLC v. City of Madera  
MSC008456

**9C. Conference with Real Property Negotiator - Pursuant to California Government Code Section 54956.8**

Three (3) Properties: 620 East 7<sup>th</sup> Street, Madera, California 93638  
624 East 7<sup>th</sup> Street, Madera, California 93638  
614 Sycamore Street, Madera, California 93638

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

One (1) Potential Buyer:

Brooke Ashjian

Under Negotiations: Price and Terms

**9D. 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.*

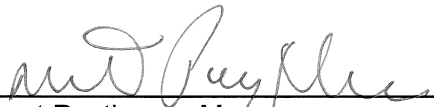
*The City Council retired to Closed Session at 6:26 p.m. and reconvened the meeting at 6:50 p.m. with all members present.*

**9C. Reconvene 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 6:51 p.m.*

  
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Claudia Mendoza, Recording Secretary

  
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Robert Poythress, Mayor