

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

June 8, 2016
6:00 p.m.

City Hall
Council Chambers

1. CALL TO ORDER

Mayor/Housing Authority Commissioner Robert L. 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 /Vice- Chairperson Charles F. Rigby
Council Member/Commissioner Andrew J. Medellin
Council Member /Commissioner William Oliver
Council Member/ Chairperson Derek O. Robinson Sr.
Council Member/ Commissioner 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, City Clerk Sonia Alvarez, Chief of Police, Steve Frazier, Commander Dino Lawson, Community Development Director Dave Merchen, Neighborhood Preservation Supervisor Viola Rodriguez, Neighborhood Preservation Specialist Andrew Martinez, Neighborhood Preservation Specialist Steve Montes and Neighborhood Preservation Specialist Nicholas Salinas.

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 Poythress recessed the Regular Meeting of the Housing Authority of the City of Madera at 6:02 p.m.

PRESENTATIONS

There are no items for this section.

INTRODUCTIONS

There are no items for this section.

2. WORKSHOP

Homeless Encampments Presentation by Neighborhood Revitalization Department

Neighborhood Preservation Specialist Steve Montes and Andrew Martinez provided a presentation that described our current process of homeless postings, cleanups and the several changes that we are wanting to make on the current process. Mr. Martinez reported that we are not attempting to solve the homeless problem in Madera. It is obviously a big problem and our concern is specific to health and safety of public. We post all over the city with the hot spots located along the river and the downtown area. In the last year we posted and cleaned up 100 encampments.

Mr. Montes stated just because you fall on hard times that does not mean you no longer matter in our society. When we deal with this issue we do not want to be callous. But we do want to protect the public and the homeless are part of the public and protect the City. These are some of the changes we are proposing that will help us do both of those. We are proposing to store some personal property. We use Fresno as a case study because they are larger but we have the same issues. Homeless people have sued the cities of Fresno and Los Angeles for taking their stuff. On the other hand you have residents who have sued cities over homeless encampments. If you do too much, you are in jeopardy of being sued and if you do too little you can be sued as well. Homeless people can have their entire lives in a shopping cart. Everything that they have and that they hold dear can be in there. Personal items such as legal documents, pictures and suitcases. And we want to make the distinction between personal items and items that could be discarded. If we come across papers, cardboard, anything that is soiled or hazardous, it will be discarded. If we come across suitcase, backpack, bundled up bedding material, we are proposing to store that for 30 days. Currently, our process is Code Enforcement posts a 48 hour notice on the property on Wednesday. On Saturday, Public Works will clean up the posted areas, clear everything and it is discarded. What we are proposing is that we issue a 72 hour notice on Tuesday with a scheduled cleanup on Saturday. The notice will state when and where the items can be recovered and the deadline of the storage. At the expiration of the notice we will discard items that are not defined as personal items. We will document all the personal belongings and store for 30 days so that people can come back later retrieve their personal items. After the 30 days we will disposing of the items collected. We are asking you to please provide direction or we would be happy to answer any questions or address concerns.

Mayor Poythress called for any questions or concerns.

Council member Oliver asked when the items are stored, are they given a receipt or ticket to collect those? Mr. Montes responded that all the information will be on the notice so they contact us and make an appointment. We do not want to store the items and have the storage for shopping. We do not want them to come in and retrieve items that do not belong to them. We will identify the location and date and a description of the items before we would allow them to get that. It has not been ironed out completely, but that is the direction we are going.

Council member Oliver stated that he is glad that you touched on the human dignity component. Every two years we do a point and time counts with the Continuum of Care with the Community Action Partnership to identify our homeless population. So that sometime in the future if the programs or resources become available, social agencies might be able to align those services or programs. I am thinking it might be advantageous, since outside our Police Department, your department has the most interaction with our homeless population. Maybe there is an opportunity while you are there, for you to obtain basic information such as names, ailments, so long as they consent. Not to add

additional tasks on you, but I feel like we just do this once a year, I think it is required by law every two years to do this analysis. If you are out there engaging with this community, if you could take five minutes out of our time while you are there have them fill out a survey. Mr. Martinez responded that we can post information that has resources for food or shelter. As of right now we are posting a notice that we are going to take everything, but we could leave a notice with resource information. Mr. Montes also stated that the problem that you are describing is that there is not one agency or entity that is going to take care everything. Right now there is not a whole lot of cooperation. That is something that could be explored to have something or someone come in and consolidate all of those services. Council member Oliver stated he believes that is what the continuum is charged with doing per federal guidelines is to help coordinate those services. I may follow up with our points of contact that he has and it might make an opportunity while we are there engaging these folks to gather this information that may be helpful in the future.

Council member Rigby asked to help him understand how this idea was birthed? Is this an attempt to protect us from any future lawsuits that may come of our cleanup process or postings? Mr. Richardson responded we have done the postings for quite some time now. Recently the addition of storage and the identification of items that are being stored came from when he attended a conference a month ago. We have been doing this for a long time and giving them due process before the items are discarded. It is meant to try to protect us from exposure.

Council member Rigby asked what is the overall cost, is this an added expense to the agency? Mr. Montes responded that we did get some estimates and we are looking at approximately \$100-200 a month.

Council member Rigby asked why the increase from 48 hours to 72 hours? Mr. Martinez responded they will need extra time because we are anticipating all the new documentation that will be prepared. Mr. Montes stated also there may be more work and time needed to field any questions. Council member Rigby stated that he is definitely curious about the program and what would come of it. He is curious how much more manpower will put into this and is it going to be worth it in the end. He hopes so because he wants to serve the homeless community as much as possible. The river concerns him greatly, we want families to utilize this and it is becoming a safe haven for homeless shelters and communities. He is definitely interested in it but he has reservations the amount of extra work it will create for our agency.

Council member Medellin asked would the public be able to find out if their stolen property is in this storage? Can we yard sale any items that would be discarded after the 30 days to offset the costs or give it away to underprivileged people? Mr. Richardson stated that he thinks that it would not be a bad idea to check with the police department to see if any of the items are stolen. Mr. Montes stated that we would have data that we could cross reference any activity. Mr. Martinez also stated that he believes that the police department has a program that refurbishes bicycles.

Council member Robinson stated it is going to get worse before it gets better. When he lived in Berkeley there was a homeless man, when he moved to Santa Monica the same man was there too. The shopping carts enables the homeless to have more clothing or items. Do the grocery stores have anything to try to keep their carts on their property? Mr. Richardson it is incumbent upon the retailer to keep track and recover them. Most of them have devices that retain the carts within their confines. M

Mayor 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 – May 11, 2016 (City/Successor Agency/Successor Housing Agency)

- 3B. Listing of Warrants Issued from May 1, 2016 to May 31, 2016 (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 April 30, 2016 (City)**
- 3G. Update on Neighborhood Outreach Activities (City)**
- 3H. Consideration of a Resolution Approving the Release of Rafael Gonzalez and M. Luz Gonzalez from the Declaration of Covenants and Restrictions Recorded on Property Located at 411 Manzana Ct. and Authorizing the Mayor to Execute the Release of Declaration of Covenants and Restrictions (Successor Housing Agency)**
- 3I. Investment Report for the Quarter Ending March 31, 2016 (Successor 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.

On motion by Council Member Oliver seconded by Council Member Rigby the Consent Calendar was approved unanimously as presented by the following 6/0 vote: Ayes: Council Members Poythress, Rigby, Robinson, Oliver, 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 May 11, 2016 and adoption of resolution SHA 16-06.

4. PROJECTS AND REPORTS

4A. Appointment of an Ad Hoc Committee to Amend the Employment Agreement of the Executive Director (Successor Agency/City)

Executive Director Taubert stated since his employment with the City of Madera he always had his health insurance provided by Madera Unified School District for a variety of reasons. He is transferring that insurance to City of Madera effective July 1, 2016 and it has some significant changes on his employment agreement. Would you appoint an Ad Hoc Committee to work on that?

The Mayor appointed Council Member Oliver and Council Member Medellin.

5. AGREEMENTS

There are no items for this section.

6. HOUSING

6A. Consideration of a Resolution Approving a Targeted Rehab Grant for Property Located at 420 Stinson Avenue in the City of Madera (Successor Housing Agency)

Business Manager Wilson reported that this item between Bitalina Munoz and the Successor Housing Agency is the first agreement to be brought to you for the Targeted Rehab. She is the home owner occupying the residence at 420 Stinson Avenue. She will sign the agreements to make it an affordable housing unit. She qualifies for the grant in the very low income group. The amount of the

grant is not to exceed \$15,000.00. We have done a property evaluation and she is proposing to use the funds to install a new roof, repair the stucco, put a wall heater inside, replace some of the windows and remove an unpermitted patio. The program will meet the desire and goals of the Successor Housing Agency and create an affordable housing unit.

Mayor Poythress called for any questions or comments. There were none

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

SHA 16-07 A RESOLUTION OF THE SUCCESSOR HOUSING AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY APPROVING TARGETED REHAB GRANT FOR PROPERTY LOCATED AT 420 STINSON AVENUE IN THE CITY OF MADERA RELATED TO THE REHABILITATION OF A SINGLE FAMILY HOME, APPROVING AFFORDABILITY AGREEMENT AND RESTRICTIONS ON SALE AND USE OF OWNER OCCUPIED PROPERTY, AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT

*On motion by Council Member Medellin, seconded by Council Member Rigby, **Resolution Number SHA 16-07** was approved unanimously as presented by the following 6/0 vote: Ayes: Council Members Poythress, Rigby, Robinson, Oliver, Medellin and Holley; Noes: None; Abstain: None; Absent: None.*

7. GENERAL

There are no items for this section.

8. AGENCY MEMBER REPORTS

Council Member Robinson reported that he attended the Police Citizen's Academy graduation. It was very nice.

Mayor Pro Tem Rigby reported that he is meeting with the blue stripe initiative. He is proud to report that this last week they painted several more homes. We are hoping to move that forward throughout the summer months by involving more of the Madera Ministerial Association. Our goal is to knock out five (5) more Neighborhood Watch communities by August. He appreciates everyone's patience.

Council Member Holley reported that he had the chance to attend the graduation at Valley West Christian Center.

Council Member Medellin had nothing to report.

Council Member Oliver had nothing to report.

Mayor Poythress had nothing to report.

9. CLOSED SESSION

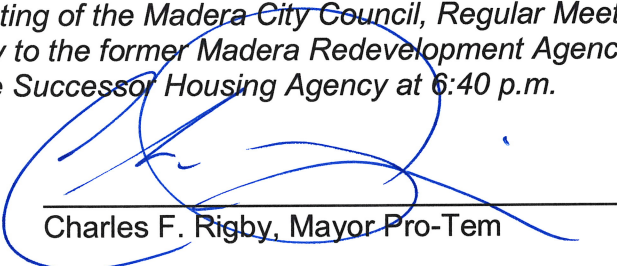
There are no items for this section.

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 6:40 p.m.



Claudia Mendoza, Recording Secretary


Charles F. Rigby, Mayor Pro-Tem