

**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**

July 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  
Mayor Pro-Tem/Commissioner William Oliver  
Council Member/Commissioner Sally J. Bompreszi  
Council Member/Chairperson Donald E. Holley  
Council Member/Commissioner Andrew J. Medellin  
Council Member/Vice-Chairperson Derek O. Robinson Sr.

Absent: Council Member/Commissioner Charles F. Rigby

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

City of Madera staff members present Finance Director Tim Przybyla, City Clerk Sonia Alvarez, Neighborhood Preservation Supervisor Viola Rodriguez, Neighborhood Preservation Specialist Andrew Martinez, and Neighborhood Preservation Specialist Steve Montes.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Council Member Bompreszi

**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.*

**PRESENTATIONS:**

**There are no items for this section.**

**2. WORKSHOP:**

**There are no items for this section.**

**3. CONSENT CALENDAR**

**3A. Minutes of the Joint Meeting of the 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 – June 10, 2015  
(City/Successor Agency/Successor Housing Agency)**

- 3B. Listing of Warrants Issued from June 1, 2015 to June 30, 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 June 30, 2015 (City)**
- 3G. Consideration of a Minute Order Approving Acceptance of the NSP3 Rehab Project at 27322 Perkins Avenue, Authorizing the Mayor to Execute the Notice of Completion, Authorizing Recording of the Notice of Completion (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.

*On motion by Council Member Bomprezzi, seconded by Council Member Holley the Consent Calendar was approved unanimously as presented by the following 6/0 vote: Ayes: Council Members Poythress, Oliver, Robinson, Bomprezzi, Medellin and Holley; Noes: None; Abstain: None; Absent: Council Member Rigby; 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 June 10, 2015 and the Minute Order Approving Acceptance of the NSP3 Rehab Project at 27322 Perkins Avenue*

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

##### **4A. Update on Waste Tire Amnesty Day Events Held April 11, 2015 & June 13, 2015 (City)**

Neighborhood Preservation Specialist Martinez reported and presented images on the two recent waste tire events held on April 11, 2015 and June 13, 2015. These events are funded by a grant from CalRecycle, which allows Madera County residents an opportunity to clean their property and dispose of waste tires at no cost to them. The tires are then transported to a recycling facility center. These events are also supported by volunteers such as Citizens on Patrol, Madera County Probation Boot Camp, Public Works Streets staff and CISP participants. There was the equivalent of 5,000 tires collected in both events.

Executive Director Taubert stated that on the June event, some people had to leave early and both Andrew Martinez and Steve Montes stepped in and they stacked tires and as far as I am concerned that was above and beyond.

Mayor Poythress called for additional questions or comments, there were none.

#### **5. AGREEMENTS**

##### **5A. Consideration of a Resolution Approving Termination of Easement with Ji-eun Hsu for Improvements at the Bethard Square Shopping Center and Authorizing the Mayor to Execute the Termination on behalf of the Agency (Successor Agency)**

Executive Director Taubert reported that back in 2007 we entered in to an agreement to provide matching funds to certain improvements at the Rite Aid at Bethard Square. Typically when we do projects such as this, they have a five (5) year maintenance period which is now satisfied. However, we have a maintenance easement that runs through 2020. There is a group out of Los Angeles that is looking to acquire this property and their lenders are concerned about our RDA agreement. It is staff's opinion that Bethard Square has been an under-performing center for twenty (20) years and it is to the City's advantage to work with the new developers. It is his recommendation that you adopt resolution the terminating the easement.

Mayor Poythress called for additional questions or comments, there were none.

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

SA 15-07 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA AS SUCCESSOR HOUSING AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY, MADERA, CALIFORNIA, APPROVING TERMINATION OF EASEMENT AND AUTHORIZING THE MAYOR TO EXECUTE THE TERMINATION ON BEHALF OF THE AGENCY

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

## 6. HOUSING

### 6A. Consideration of a Resolution Approving Agreement for Purchase and Sale of Real Property Located at 911 Clinton Street (Successor Housing Agency)

Executive Director Taubert reported that by previous action, the former Redevelopment Agency displaced 63 low income households in conjunction with the Riverwalk Project and eleven (11) households in conjunction with the Courthouse Project. Health and Safety Code Section 33413 requires that we replace 100% of these units. The dissolution of redevelopment did not eliminate this requirement. However, the Department of Finance has not authorized us to have any funding to do this. We are attempting to use land sale proceeds from the infill and sale of the Sugar Pine lots and Bravo loan repayment to fund the demolition of this site.

Council Member Medellin asked if the Department of Finance is okay with how we are going to pay for this? Executive Director Taubert responded that our Successor Housing Agency is not subject to Department of Finance's review.

Mayor Poythress called for additional questions or comments, there were none.

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

SHA 15-14 RESOLUTION OF THE SUCCESSOR HOUSING AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY, MADERA, CALIFORNIA, APPROVING AGREEMENT WITH ELAINE R. WALKER AS SURVIVING JOINT TENANT, FOR THE PURCHASE OF REAL PROPERTY KNOWN AS 911 CLINTON STREET, IN THE CITY OF MADERA AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND ACCEPT THE PROPERTY ON BEHALF OF THE CITY OF MADERA, AS SUCCESSOR HOUSING AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY

*On motion by Council Member Bompreszi, seconded by Council Member Robinson, **Resolution Number SHA 15-14** was approved unanimously as presented by the following 6/0 vote: Ayes: Council Members Poythress, Oliver, Robinson, Bompreszi, Medellin and Holley; Noes: None; Abstain: None; Absent: Council Member Rigby.*

## 7. GENERAL

### 7A. Public Hearing and Consideration of a Resolution of the City Council Confirming Special Assessments for Delinquent Administrative Fines (City)

City Attorney Richardson stated that this is a noticed public hearing for one property that we are looking to get confirmed as a special assessment

Mayor Poythress called for any other questions or comments, there were none.

Mayor Poythress opened the public hearing at 6:19 p.m.

There being no other speakers, the public hearing was closed at 6:20 p.m.

No other comments or questions were offered.

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

**CC 15-149 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA CONFIRMING SPECIAL ASSESSMENTS FOR DELINQUENT ADMINISTRATIVE FINES**

*On motion by Council Member Medellin, seconded by Council Member Oliver, **Resolution Number CC 15-149** was approved unanimously as presented by the following 6/0 vote: Ayes: Council Members Poythress, Oliver, Robinson, Bompreszi, Medellin and Holley; Noes: None; Abstain: None; Absent: Council Member Rigby.*

**8. AGENCY MEMBER REPORTS**

Council Member Robinson had nothing to report.  
Council Member Bompreszi had nothing to report.  
Council Member Holley had nothing to report.  
Council Member Medellin had nothing to report.  
Mayor Pro Tem Oliver 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: 100 East 7<sup>th</sup> Street, Madera, California, APN: 007-184-023

Negotiating Parties:

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

One (1) Potential Buyer: Ubaldo Garcia Hernandez, Madera Apiaries General Partner

Under Negotiations: Price and terms

*The City Council retired to Closed Session at 6:21 p.m. and reconvened the meeting at 6:32 p.m. with all members present.*

**9C. Reconvene Closed Session**

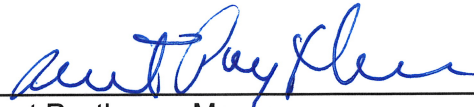
*Mr. Richardson announced that the City Council met in Closed Session for one item pursuant to Government Code Section 54956.8, and noted that no reportable action was taken during Closed Session.*

**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 6:32 p.m.*



Claudia Mendoza, Recording Secretary



Robert Poythress, Mayor