

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 13, 2016
6:00 p.m.

City Hall
Council Chambers

1. CALL TO ORDER

Mayor Pro-Tem/Housing Authority Commissioner Charles F. Rigby 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 Pro-Tem /Vice- Chairperson Charles F. Rigby
Council Member/Commissioner Cecelia K. Foley Gallegos
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: Mayor/Commissioner Robert L. Poythress

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.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Pro-Tem Rigby

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 Pro-Tem Rigby closed the Public Comment portion of the meeting.

Mayor Pro-Tem Rigby 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 6:03 p.m.

Housing Authority Chairperson Derek Robinson 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 6:21 p.m.

Mayor Pro-Tem Rigby 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 6:25 p.m.

PRESENTATIONS

There are no items for this section.

INTRODUCTIONS

There are no items for this section.

2. WORKSHOP

There are no items for this section.

Mayor Pro-Tem Rigby 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 – June 8, 2016 (City/Successor Agency/Successor Housing Agency)

3B. Listing of Warrants Issued from June 1, 2016 to June 30, 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 June 30, 2016 (City)

3G. Update on Neighborhood Outreach Activities (City)

Mayor Pro-Tem Rigby 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 Holley seconded by Council Member Oliver the Consent Calendar was approved unanimously as presented by the following 6/0 vote: Ayes: Council Members Rigby, Robinson, Foley Gallegos, Oliver, Medellin and Holley; Noes: None; Abstain: None; Absent: Mayor Poythress; 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 8, 2016.

4. PROJECTS AND REPORTS

There are no items for this section.

5. AGREEMENTS

There are no items for this section.

6. **HOUSING**

6A. Joint Public Hearing Regarding Consideration of a Resolutions Approving 33433 Report and Approval of Sale of Real Property Located at 911 Clinton Street (APN: 008-052-017) and Consideration of a Resolution Approving Disposition and Development Agreement with DMP Development Corporation, Inc. (City/Successor Housing Agency)

Executive Director Taubert reported that this is a joint public hearing between the City Council and the Successor Housing Agency regarding the sale of property located at 911 Clinton Street to DMP Development for the amount of \$10,000.00. The sales price is determined to be fair market value based the conditions that have been placed on the development of the property, including the fact that an affordable housing unit be constructed on the site and be sold to persons or families in the targeted income group. DMP is proposing to build a 1,300± sf 4 bedroom/ 2 bath home with a price range of \$145,000.00 - \$149,000.00.

Mayor Pro-Tem Rigby called for any questions or comments. There were none

Mayor Pro-Tem Rigby opened the public hearing at 6:27 p.m.

There being no other speakers, the public hearing was closed at 6:28 p.m.

No other questions or comments were offered.

Mayor Pro-Tem Rigby called for a motion to adopt the City Council resolution.

CC 16-102 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA APPROVING SALE OF PROPERTY KNOWN AS 911 CLINTON STREET ACQUIRED BY TAX INCREMENT BY THE FORMER MADERA REDEVELOPMENT AGENCY AND MAKING FINDINGS RELATED THERETO

*On motion by Council Member Medellin, seconded by Council Member Oliver, **Resolution Number CC 16-102** was approved unanimously as presented by the following 6/0 vote: Ayes: Council Members Rigby, Robinson, Foley Gallegos, Oliver, Medellin and Holley; Noes: None; Abstain: None; Absent: Mayor Poythress.*

Mayor Pro-Tem Rigby called for a motion to adopt the Successor Housing Agency resolution.

SHA 16-08 RESOLUTION OF THE CITY OF MADERA AS SUCCESSOR HOUSING AGENCY TO THE FORMER REDEVELOPMENT AGENCY MADERA, CALIFORNIA APPROVING THE SALE OF PROPERTY KNOWN 911 CLINTON STREET FOR THE CONSTRUCTION OF ONE (1) SINGLE FAMILY DWELLING UNIT ON LOT LOCATED IN THE CITY OF MADERA

*On motion by Council Member Medellin, seconded by Council Member Oliver, **Resolution Number SHA 16-08** was approved unanimously as presented by the following 6/0 vote: Ayes: Council Members Rigby, Robinson, Foley Gallegos, Oliver, Medellin and Holley; Noes: None; Abstain: None; Absent: Mayor Poythress.*

Mayor Pro-Tem Rigby called for a motion to adopt the Successor Housing Agency resolution.

SHA 16-09 RESOLUTION OF THE CITY OF MADERA AS SUCCESSOR HOUSING AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY MADERA, CALIFORNIA APPROVING DISPOSITION AND DEVELOPMENT AGREEMENT FOR THE CONSTRUCTION OF ONE SINGLE FAMILY RESIDENCE LOCATED AT 911 CLINTON STREET AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE SUCCESSOR HOUSING AGENCY OF THE FORMER MADERA REDEVELOPMENT AGENCY

*On motion by Council Member Medellin, seconded by Council Member Holley, **Resolution Number SHA 16-09** was approved unanimously as presented by the following 6/0 vote: Ayes: Council*

Members Rigby, Robinson, Foley Gallegos, Oliver, Medellin and Holley; Noes: None; Abstain: None; Absent: Mayor Poythress.

6B. Consideration of a Resolution Awarding the Contract for Riverside Villas Subdivision Improvements to Floyd Johnston Construction (Successor Housing Agency)

Business Manager Bob Wilson reported that prior to dissolution the Redevelopment Agency purchased Riverside Villas Subdivision. The general work consists of reconstructing driveways, water/sewer services, make improvements to the storm drain, grading of the lots for future residential development.

The bid opening was held on July 6, 2016. There were two (2) bids submitted ranging from \$462,241.00 to \$273,066.60. The low bid was submitted by Floyd Johnston Construction out of Clovis. The funding for the project has been approved by the Agency Board and the Department of Finance.

Council Member Medellin stated that it is odd that these two bids were so far apart. Mr. Wilson agreed that it was odd. The engineers estimate was \$264,000.00, so the high bid was way out of line. Mr. Taubert added that representatives from Floyd Johnston were the only ones who attended the pre-bid meeting and asked a lot of questions, it may have been helpful to attend that meeting.

Mayor Pro-Tem Rigby called for additional questions or comments. There were none

Mayor Pro-Tem Rigby called for a motion to adopt the Successor Housing Agency resolution.

SHA 16-10 A RESOLUTION OF THE SUCCESSOR HOUSING AGENCY OF FORMER REDEVELOPMENT AGENCY OF THE CITY OF MADERA, CALIFORNIA, APPROVING THE AWARD OF CONTRACT FOR THE RIVERSIDE VILLAS OF MADERA PROJECT RDA PROJECT NO. 06-S-04-REBID, IN THE AMOUNT OF \$273,066.60 TO FLOYD JOHNSTON CONSTRUCTION, AUTHORIZING CONSTRUCTION CONTINGENCIES OF UP TO 10%, CONSTRUCTION INSPECTION

*On motion by Council Member Holley, seconded by Council Member Robinson, **Resolution Number SHA 16-10** was approved unanimously as presented by the following 6/0 vote: Ayes: Council Members Rigby, Robinson, Foley Gallegos, Oliver, Medellin and Holley; Noes: None; Abstain: None; Absent: Mayor Poythress.*

6C. Consideration of a Resolution Approving Agreement with Blair, Church and Flynn Consulting Engineers for Engineering and Design Services Related to the Development of the Hunter/Massetti Properties and rescinding Resolution SHA 15-13 (Successor Housing Agency)

Executive Director Taubert reported that the Successor Housing Agency approved an agreement with Blair, Church and Flynn for design services related to the Hunter property. We have now been able to acquire the Massetti parcel, it made sense to develop the properties as a single project. Blair, CHruch and Flynn will be responsible for:

1. Surveying and Mapping.
2. Preparation of Tentative Map.
3. Preparation of Final Map.
4. Preparation of Site Grading, Drainage and Site Utility Plans.
5. Assist in the preparation of a Specific Plan.
6. Bidding Construction Services.

Council Member Medellin stated that all he is asking is that they pay attention to school traffic and not cause a school traffic debacle.

Mayor Pro-Tem Rigby called for any questions or comments. There were none

Mayor Pro-Tem Rigby called for a motion to adopt the Successor Housing Agency resolution.

SHA 16-11 A RESOLUTION OF THE CITY OF MADERA AS SUCCESSOR HOUSING AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY, MADERA, CALIFORNIA, APPROVING AN AGREEMENT WITH BLAIR, CHURCH & FLYNN FOR DESIGN, BIDDING AND CONSTRUCTION MANAGEMENT SERVICES FOR THE HUNTER/MASSETTI PROPERTIES DEVELOPMENT PROJECT IN MADERA, CALIFORNIA AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE AGENCY

*On motion by Council Member Holley, seconded by Council Member Oliver, **Resolution Number SHA 16-11** was approved unanimously as presented by the following 6/0 vote: Ayes: Council Members Rigby, Robinson, Foley Gallegos, Oliver, Medellin and Holley; Noes: None; Abstain: None; Absent: Mayor Poythress.*

7. GENERAL

There are no items for this section.

8. AGENCY MEMBER REPORTS

Council Member Robinson had nothing to report.

Council Member Foley Gallegos had nothing to report.

Council Member Holley had nothing to report.

Council Member Medellin had nothing to report.

Council Member Oliver had nothing to report.

Mayor Pro-Tem Rigby congratulated Executive Director Taubert for the Lifetime Achievement Award. It is well deserved and it will be a great night.

9. CLOSED SESSION

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

9B. Conference with Legal Counsel – Anticipated Litigation. Significant exposure to litigation pursuant to Government Code §54956.9(d)(2): 1 case

The City Council retired to Closed Session at 6:38 p.m. and reconvened the meeting at 7:23 p.m. with all members present.

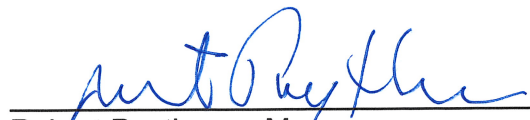
9C. Reconvene Closed Session - Mr. Richardson announced that the City Council met in Closed Session for one item pursuant to Government Code Section §54956.9(d)(2) in one matter, and noted that no reportable action was taken during Closed Session.

10. ADJOURNMENT

Mayor Pro-Tem Rigby 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 7:23 p.m.



Claudia Mendoza, Recording Secretary



Robert Poythress, Mayor