

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

August 12, 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/Commissioner Charles F. Rigby
Council Member/Vice-Chairperson Derek O. Robinson Sr.

Absent: None

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

City of Madera staff members present Neighborhood Preservation Supervisor Viola Rodriguez, Neighborhood Preservation Specialist Steve Montes, Neighborhood Preservation Specialist Maribel Hernandez and Neighborhood Outreach Assistant Christina Herrera

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 6:03 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 6:11 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.

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 3J and 7A was provided to the City Council and staff. If you wish to obtain a copy of these items, they are located on the podium.

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 – July 8, 2015 (City/Successor Agency/Successor Housing Agency)**
- 3B. Listing of Warrants Issued from July 1, 2015 to July 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 July 31, 2015 (City)**
- 3G. Consideration of a Resolution Approving a Lease Agreement with Alejandro Lopez for Agency-Owned Property Located at 303 East Central Avenue (Successor Housing Agency)**
- 3H. Consideration of a Resolution Approving a Lease Agreement with Jorge Garcia and Juana Pacheco for Agency-Owned Property Located at 1220 Nebraska Avenue (Successor Housing Agency)**
- 3I. Consideration of a Resolution Approving a Lease Agreement with Francisco Marquez and Estela Pacheco for Agency-Owned Property Located at 1224 Nebraska Avenue (Successor Housing Agency)**
- 3J. 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)**
- 3K. Investment Report for the Quarter Ending June 30, 2015 (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 Bomprezzi, seconded by Council Member Holley the Consent Calendar was approved unanimously as presented by the following 7/0 vote: Ayes: Council Members Poythress, Oliver, Robinson, Bomprezzi, Rigby, 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 July 8, 2015 and Resolutions SHA 15-15, SHA 15-16, SHA 15-17 and CC 15-175

4. PROJECTS AND REPORTS

4A. Report on National Night Out (Successor Agency)

Neighborhood Outreach Assistant Herrera provided the Council a presentation of the events that took place at National Night Out on August 4, 2015. The National Night Out Committee was comprised of Madera Neighborhood Revitalization, Parks and Recreation, Madera Police Department, Housing Authority and Madera County Probation. Madera Police Department donated shirts to staff and neighborhood captains. There was a poster contest with a 103 entries. There were five winners. Prizes were donated by:

- ✓ GBS donated bicycles.
- ✓ Les Schwab Tires donated a tablet.
- ✓ Madera County Probation donated a tablet.

Mayor Poythress stated that the heroes of this event are the citizens. He asked if they would come forward with their comments and feedback:

- Ren Carter (Director of Marketing from Cedar Creek Senior Living) There are approximately 102 residents at Cedar Creek. The idea of getting involved with multi-generational activities is very important to their well being. So when we have an opportunity to do something like this, it is really important to them and they are inviting the public into their home. Thanks to you and your staff.
- Hayley Gonzales stated they always have a great time at National Night Out. We always do Rite Aid ice cream and our neighbors really enjoy it. A lot of our neighbors come out and we always meet new ones. It is always a nice way to getting the neighbors out and meeting new people. Thanks to staff, City Council and law enforcement. The kids just love having the police and probation out there. It is a nice time and we appreciate it.
- Andrea Keller (Ironwood Neighborhood). National Night Out is geared more towards the children with the block parties for the adults. Every time we do something we have somebody new from the neighborhood that attends. We get to meet all the kids and who their parents are. It makes it really nice.
- Rocio (Property Manager from Madera Family Apartments) the residents challenged Council Member Medellin to a potato sack race. We had a lot of fun.

Council Member Holley thanked driver Steve Montes. It was a lot of fun this year. A resident at the Stanford Neighborhood started with a very small group. What I liked about her is that she did not give up and stayed out until the event was over.

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

Council Member Oliver thanked neighborhood leaders. It goes beyond Neighborhood Watch and National Night Out. These are neighborhood teams and are very much a part of our team here at the City and we are going to be a much stronger community working together. I also wanted to credit staff for not only driving us around but being all hands on deck when a constituent raised a concern. Thanked staff for putting in all the hard work, especially Christina.

4B. Code Enforcement Major Case Summary (City)

Neighborhood Preservation Specialist Hernandez presented images depicting the violations and eventual emergency abatement at the property located at 1200 Lacrete Avenue. This was an abandoned and vacant home and has been open since 2011. The property is located in District 4, between two schools and right in the middle of a neighborhood. There was a very successful National Night Out event nearby at Jericho Drive and Lacrete Avenue. Throughout the years, the property has not improved, it has only gotten worse. Although, there were numerous attempts to contact the property owner, he has yet to respond. He has other properties in Madera that are in similar condition. The Police Department was called out several times because this home was not secured and vagrants had access to inside. On July 7, 2015 there was a fire, and the Fire Department confirmed that vagrants were getting into the property and most likely that was how the fire was started. The property was in bad shape and open and accessible. There was overgrowth and a tree on this property was touching the roof the property next door. If this property were to catch fire again, most likely it could catch the house next door on fire. We attempted to notify the

property owner again of what we were doing, and still no response. The property was cleaned and boarded up. It was important that the property was secured so that there was no more access to it. Council Medellin stated that Neighborhood Preservation Specialist did a great job on her presentation and thought it was fitting that her presentation was after the National Night Out. Because National Night out is about building neighborhoods, engaging those neighborhoods and having that connection between them and City Hall. When you have a house that looks like that, the real victims are the neighbors, the people that have to live next to this house. So when a bank decides to neglect or let the property go, or visits the property three (3) or six (6) months. All the while our neighbors have to live next to that. Some people believe that Code Enforcement is all about fining people, when it is about improving those neighborhoods. So I appreciate what you have done and your team. It was a fantastic presentation. Neighborhood Preservation Specialist Hernandez clarified that this property was owned by an individual not a bank.

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

4C. Consideration of a Resolution Adopting the Madera Recognized Obligation Payment Schedule 15-16B (ROPS) Representing the Period January 1, 2016 to June 30, 2016 (Successor Agency)

Business Manager Wilson stated that this ROPS 15-16B covers the period January 1, 2016 to June 30, 2016. These are due every six months and are required since the dissolution of the Redevelopment Agency. ROPS requests the tax increment we going to receive in January. So we list all of our obligations to receive new tax increment or now known as Redevelopment Property Tax Trust Funds. So we are basically down to asking for funds for the bond payment, debt service payments and on this period we are carrying over tax increment RPTTF for this September payment. The reason you have to carry it over from this period, is because the June distribution does not have enough available to cover the next six month period. We have it all worked out and we can carry over the funds from this period.

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

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

SA 15-08 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA AS THE SUCCESSOR AGENCY OF THE FORMER MADERA REDEVELOPMENT AGENCY OF THE CITY OF MADERA, ADOPTING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) 15-16B OF THE FORMER MADERA REDEVELOPMENT AGENCY PURSUANT TO SECTION 34177 OF THE CALIFORNIA HEALTH AND SAFETY CODE FOR FISCAL YEAR 2015-2016 FOR THE PERIOD JANUARY 1, 2016 THROUGH JUNE 30, 2016

*On motion by Council Member Holley, seconded by Council Member Robinson, **Resolution Number SA15-08** was approved unanimously as presented by the following 7/0 vote: Ayes: Council Members Poythress, Oliver, Robinson, Bomprezzi, Rigby, Medellin and Holley; Noes: None; Abstain: None; Absent: None.*

4D. Consideration of a Resolution Approving the Administrative Budget of the Successor Agency for the Period January 1, 2016 to June 30, 2016 (Successor Agency)

Business Manager Wilson stated that a separate administrative budget is required to be submitted each ROPS period. It is highlighting that we will be spending \$125,000.00 on administrative costs for salaries, utilities, copier and janitorial expenses.

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

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

SA 15-09 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA AS THE SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY OF THE CITY OF MADERA, APPROVING THE SUCCESSOR AGENCY ADMINISTRATIVE BUDGET FOR JANUARY 1, 2016 THROUGH JUNE 30, 2016

On motion by Council Member Holley, seconded by Council Member Oliver, **Resolution Number SA 15-09** was approved unanimously as presented by the following 7/0 vote: Ayes: Council Members Poythress, Oliver, Robinson, Bomprezzi, Rigby, Medellin and Holley; Noes: None; Abstain: None; Absent: None.

5. AGREEMENTS

5A. Joint Public Hearing Regarding Consideration of Resolutions Approving 33433 Report and Sale of Property at 100 East Seventh Street (APN 007-184-023) to Madera Apiaries, General Partner (City/Successor Agency)

Executive Director Taubert reported that this is a joint public hearing between the City Council and the Successor Agency regarding the sale of land purchased by the former Madera Redevelopment Agency. In the mid 2000s, we attempted to assemble properties on South E Street from Evan's Feed to Olive Avenue. A downturn in the economy and dissolution led to the abandonment of the project. At this time we are trying to sell those properties that we acquired. Madera Apiaries is a general partnership and they would like to acquire the former Madera Tribune for the purpose of remodeling the building into a mixed use business center. The sales price is proposed to be \$240,000.00, which is considered to be fair market value. This is also the estimated value that was included in our Long Range Property Management Plan and approved by the State of California. In housing, we typically enter into a Disposition and Development agreement which allows us to control development of that property. This because Successor Housing Agency is not subject to State review, however the Successor Agency is subject to State review and we are prohibited from entering into a Disposition and Development Agreement for the sale of this property. We are proposing that we do not allow escrow to close on this property until they are ready to obtain building permits.

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

Mayor Poythress opened the public hearing at 6:45 p.m.

There being no other speakers, the public hearing was closed at 6:45 p.m.

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

CC 15-176 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA APPROVING SALE OF PROPERTY KNOWN AS 100 EAST SEVENTH STREET ACQUIRED BY TAX INCREMENT BY THE FORMER MADERA REDEVELOPMENT AGENCY AND MAKING FINDINGS RELATED THERETO

On motion by Council Member Holley, seconded by Council Member Robinson, **Resolution Number CC 15-176** was approved unanimously as presented by the following 7/0 vote: Ayes: Council Members Poythress, Oliver, Robinson, Bomprezzi, Rigby, Medellin and Holley; Noes: None; Abstain: None; Absent: None.

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

SA 15-10 RESOLUTION OF THE CITY OF MADERA AS SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY MADERA, CALIFORNIA APPROVING THE SALE OF PROPERTY LOCATED AT 100 EAST SEVENTH STREET FOR THE CONSTRUCTION OF MIXED USE BUSINESS CENTER LOCATED IN THE CITY OF MADERA

On motion by Council Member Rigby, seconded by Council Member Holley, **Resolution Number SA 15-10** was approved unanimously as presented by the following 7/0 vote: Ayes: Council Members Poythress, Oliver, Robinson, Bomprezzi, Rigby, Medellin and Holley; Noes: None; Abstain: None; Absent: None.

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

SA 15-11 RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY, MADERA, CALIFORNIA, APPROVING AGREEMENT WITH MADERA APIARIES FOR THE PURCHASE AND SALE OF REAL PROPERTY KNOWN AS

100 EAST SEVENTH, IN THE CITY OF MADERA AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT, GRANT DEED AND ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THE TRANSACTION ON BEHALF OF THE CITY OF MADERA, AS SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY

*On motion by Council Member Robinson, seconded by Council Member Bompreszi, **Resolution Number SA 15-11** was approved unanimously as presented by the following 7/0 vote: Ayes: Council Members Poythress, Oliver, Robinson, Bompreszi, Rigby, Medellin and Holley; Noes: None; Abstain: None; Absent: None.*

6. HOUSING

There are no items for this section.

7. GENERAL

7A. Public Hearing and Consideration of a Resolution of the City Council of the City of Madera Confirming Weed Abatement Report and Ordering Cost of Abatement to be a Special Assessment on the Respective Properties (City)

Neighborhood Preservation Supervisor Rodriguez stated that this is a noticed public hearing for one property that we are looking to get confirmed as a special assessment. This is an update to the ongoing reporting on the status of the weed abatement process. At the last meeting, it was reported that from the initial list of 387 properties that were not in compliance at that time, five (5) had to be abated by the City of Madera. Out of the five (5) properties, four (4) have been paid in full, which leaves only one (1) property that has not paid their balance. At this time we are recommending that City Council hold a public hearing to hear and consider any objections from the affected property owner, the proposed assessments are related to the weed abatement work and adopt the resolution confirming the report and order the abatement costs to be a special assessment.

Council Member Holley asked why was Exhibit A was amended from one (1) to two (2) properties? Neighborhood Preservation Supervisor Rodriguez responded that one (1) of the property owners listed has paid.

Mayor Poythress opened the public hearing at 6:48 p.m.

There being no other speakers, the public hearing was closed at 6:48 p.m.

No other comments or questions were offered.

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

CC 15-177 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA CONFIRMING WEED ABATEMENT REPORT AND ORDERING COST OF ABATEMENT TO BE A SPECIAL ASSESSMENT

*On motion by Council Member Bompreszi, seconded by Council Member Robinson, **Resolution Number CC 15-177** was approved unanimously as presented by the following 7/0 vote: Ayes: Council Members Poythress, Oliver, Robinson, Bompreszi, Rigby, Medellin and Holley; Noes: None; Abstain: None; Absent: None.*

8. AGENCY MEMBER REPORTS

Council Member Robinson had nothing to report.

Council Member Bompreszi had nothing to report.

Council Member Holley thanked the team for National Night Out. Great job.

Council Member Medellin thanked neighborhood captains for being here. Thanked Christina, Jim and Neighborhood Revitalization staff. We have over fifty (50) neighborhood watches. We currently have thirty-three (33) National Night Out block parties. I look forward to next year where we will probably have fifty (50) National Night Out neighborhoods.

Mayor Pro Tem Oliver had nothing to report.

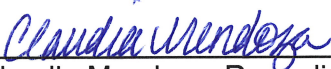
Council Member Rigby thanked fellow Council Members for having his back during the National Night Out event. The first Tuesday in August will be set aside on his calendar forever. Mayor Poythress responded that there may be a map with lines for the City as far as districts, but everyone on this City Council has everybody's back. As far as he is concerned there are no districts, if you are a City Council Member, you serve the City of Madera. If you need anybody up here and you are unable contact your council person, everyone else is available.

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 6:52 p.m.



Claudia Mendoza, Recording Secretary



William Oliver, Mayor Pro Tem

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