

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

September 14, 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 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: 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, Neighborhood Preservation Specialist Andrew Martinez, Neighborhood Preservation Specialist Steve Montes, Neighborhood Outreach Assistant Christina Herrera and Neighborhood Outreach Consultant Yuliana Franco.

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.

Yuliana Franco provided National Night Out handouts and presented video prepared by Communications Specialist Joseph Carrello.

No other public comments were offered.

Mayor 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 6:06 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 6:18 p.m.

Mayor 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 6:20 p.m.

PRESENTATIONS

There are no items for this section.

INTRODUCTIONS

There are no items for this section.

2. WORKSHOP

Code Enforcement Noticing Process Presentation by Neighborhood Revitalization Department

Neighborhood Preservation Specialist Andrew Martinez addressed the members of the Council presenting examples illustrating the departmental procedures when issuing a Notice of Violation, Citation or Inspection Warrants.

The steps include:

- Initial inspection - we identify the violation.
- Attempt to contact resident/property owner.
- Issuance of Notice of Violation
- Issuance of Administrative Citation - during and in between the citation process, we make several attempts to gain compliance without issuing additional citations.
- If compliance is not met, we will start the abatement process.

Discussion followed.

ANNOUNCEMENT BY SECRETARY:

Recording Secretary Claudia Mendoza announced per Government Code Section 54957.5, Members of the public are advised that less than 72 hours prior to this evening's meeting, Item 3H was distributed to the City Council and staff. Copies of this item are located on the podium. Thank you.

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 – August 10, 2016 (City/Successor Agency/Successor Housing Agency)**
- 3B. Listing of Warrants Issued from August 1, 2016 to August 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 August 31, 2016 (City)**
- 3G. Update on Neighborhood Outreach Activities (City)**
- 3H. 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 the Fall of 2016 (City)**
- 3I. Investment Report for the Quarter Ending June 30, 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.

Council Member Oliver requested to pull item 3G.

On motion by Council Member Rigby, seconded by Council Member Robinson the Consent Calendar with exception of Item 3G was approved unanimously as presented by the following 7/0 vote: Ayes: Council Members Poythress, Rigby, Robinson, Foley Gallegos, Oliver, Medellin and Holley; Noes: None; Abstain: None; Absent: None; resulting in the 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 August 10, 2016, the adoption of Resolution Number CC 16-147.

3G. Update on Neighborhood Outreach Activities (City)

Council Member Oliver reported he did not have an inquiry for staff, but he wanted to take this opportunity to elaborate on section 5A within the staff report. He thought this would be an opportunity to speak about his experiences with internships and where this item comes from. Before Saleh left for the east coast, they discussed efforts to get an internship program off the ground. We did get some feedback and opportunities to work with the Maddy Institute. One thing that often comes up is how we can partner with our school district, capitalize on student leadership and provide those leadership opportunities here in the community. Council Member

Oliver stated that he got his start in community service at the high school, but really he gained ground level experience through internships. He has had the opportunity to serve in local, state and federal government. He believes that there would be no greater opportunity to get a wide

variety in world view into public service than in the local government arena. He doesn't have many recommendations, but he would be committed to having a discussion with our City leadership team about ways we can create that pathway from schools to potential career in community service opportunities through the purview of an internship program. He asked his colleagues if they would like to lend their experiences or offer any assistance, I would be open to that.

Mayor Poythress called for a motion to approve the item 4G. as presented on the Consent Calendar.

On motion by Council Member Oliver seconded by Council Member Foley Gallegos Item 3G was unanimously as presented by the following 7/0 vote: Ayes: Council Members Poythress, Rigby, Robinson, Foley Gallegos, Oliver, Medellin and Holley; Noes: None; Abstain: None; Absent: None.

4. PROJECTS AND REPORTS

4A. Update on Waste Tire Amnesty Day Events (City)

Neighborhood Preservation Specialist Andrew Martinez reported and presented images on the two recent waste tire events held this year. 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, Fresno EOC (LCC), Public Works Streets staff and CISP participants. In 2015 we collected 11,000 tires.

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

4B. Consideration of a Resolution Amending the Madera Recognized Obligation Payment Schedule (ROPS) 16-17B Representing the Period January 1, 2017 to June 30, 2017 (Successor Agency)

Business Manager Bob Wilson reported that normally this time of year, we would have been approving the next six (6) months of ROPS, but since this year is the first year the Agency went to an annual ROPS. This is the first time we are amending the upcoming six (6) month budget. The Department of Finance has given us one (1) opportunity to amend the ROPS each year. The amount we are looking to amend right now is the bond funds issued pre 2011. He reviewed the projects we had and tried to figure out what could increase to make sure we had it in so we would be able to award when the project comes up.

The Adelaide/Hunter Subdivision was originally just the property located at 728 Lilly Street. Since we created the ROPS we have acquired 702 & 706 Lilly Street. That expanded that project. He asked Engineering to create estimated budget for the additional the infrastructure it will take to complete this project. We are asking to increase ROPS line item 156 to \$839,075.00. We also need to increase the demolition and abatement on this property as well on ROPS line item 155 to \$100,000.00

Yosemite at Elm traffic signal is another project we have right now. CalTrans still has not given us the full go ahead. He has asked the Engineering Department if they foresee any changes in the budget they had previously. They went back to the numbers and they asked that we increase the budget by \$22,346.00 on ROPS line item 82.

Executive Jim Taubert stated this has to be approved by the Oversight Board and then by the Department of Finance. This is just step one.

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

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

SA 16-07 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, AMENDING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) 16-17B PURSUANT TO SECTION 34177 OF THE CALIFORNIA HEALTH AND SAFETY CODE FOR THE PERIOD JANUARY 1, 2017 THROUGH JUNE 30, 2017

*On motion by Council Member Holley, seconded by Council Member Robinson, **Resolution Number SA 16-07** was approved unanimously as presented by the following 7/0 vote: Ayes: Council Members Poythress, Rigby, Robinson, Foley Gallegos, Oliver, Medellin and Holley; Noes: None; Abstain: None; Absent: None.*

5. AGREEMENTS

5A. Consideration of a Resolution Approving Fourth Amendment to the Agreement with Blair, Church & Flynn Consulting Engineers for Design and construction of the Public Improvements for the Central Madera Residential Project (Successor Agency)

Business Manager Bob Wilson stated that the Riverwalk Drive Improvement Project began long before dissolution. The design process was put on hold during dissolution process and started back up again after dissolution. The agreement has been amended three (3) times to address the various needs of the project. Right now the project is substantially complete as far as the infrastructure is concerned. However this agreement also includes subdivision work, which will take a plan amendment, a tentative map and rezone. Blair Church and Flynn will work on that. At this time "The Time of Completion" on the approved agreement has expired so we are asking to extend that. This item will have to be approved by the Oversight Board and Department of Finance as well.

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

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

SA 16-08 RESOLUTION OF THE CITY OF MADERA AS SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY MADERA, CALIFORNIA APPROVING FOURTH AMENDMENT TO AGREEMENT WITH BLAIR, CHURCH & FLYNN FOR DESIGN AND CONSTRUCTION OF THE PUBLIC IMPROVEMENTS FOR THE CENTRAL MADERA RESIDENTIAL PROJECT, AND AUTHORIZING THE MAYOR TO EXECUTE THE AMENDMENT ON BEHALF OF THE SUCCESSOR AGENCY OF THE FORMER MADERA REDEVELOPMENT AGENCY

*On motion by Council Member Rigby, seconded by Council Member Oliver, **Resolution Number SA 16-08** was approved unanimously as presented by the following 7/0 vote: Ayes: Council*

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

5B. Consideration of a Resolution Approving an Increase in the Construction Contingency and Approving Change Order No. 1 in the Amount of \$57,376.39 for the Riverside Villas of Madera Project RDA Project No. 06-S-04-Rebid and Authorizing Contingencies of Up to 10% (Successor Agency)

Business Manager Bob Wilson reported that this project was awarded this fiscal year. At this time it is substantially complete. Unfortunately the engineer that came with the project did not have as much prior knowledge of what was in place as we were hoping that he would. This change order is related to three items that are making up the main portion of the change order.

- The installation of a storm drain pipe came into conflict with the dry utilities joint trench (PG&E gas & electric, Comcast and AT&T). The most favorable solution to this issue is to go under the joint trench. This option includes the installation of two new manholes, \$16,210.00.
- A cul-de-sac curb drain inlet needed to be relocated and resulted in the addition of 165 linear feet of 18" concrete pipe, \$19,305.00.
- The grading of lots onsite provided some dirt, but not enough to fill the storm basin on site. Dirt had to be hauled from offsite at the Riverwalk street improvement project to Riverside to fill the basin, \$17,841.00.

Mr. Wilson also stated that we did not have to do an amendment to the ROPS, the original budget is still under the amount listed.

Mayor Poythress called for questions or comments.

Council Member Rigby asked we are extending the contract time, however the contract expires on the 18th. Mr. Wilson stated that we are extending the contract by ten (10) days.

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

SA 16-09 CONSIDERATION OF A RESOLUTION APPROVING AN INCREASE IN THE CONSTRUCTION CONTINGENCIES AND APPROVING CHANGE ORDER NO. 1 IN THE AMOUNT OF \$57,376.39 FOR THE RIVERSIDE VILLAS OF MADERA PROJECT RDA PROJECT NO. 06-S-04-REBID AND AUTHORIZING CONSTRUCTION CONTINGENCIES OF UP TO 10%

*On motion by Council Member Holley, seconded by Council Member Rigby, **Resolution Number SA 16-09** was approved unanimously as presented by the following 7/0 vote: Ayes: Council Members Poythress, Rigby, Robinson, Foley Gallegos, Oliver, Medellin and Holley; Noes: None; Abstain: None; Absent: None.*

6. HOUSING

6A. Consideration of a Resolution Approving the Award of a Contract for the Demolition of 728 Lilly Street, Madera, CA, In the Amount of \$28,050.00 to Selsor Demolition, Authorizing Contingencies of Up to 10%, and Authorizing the Mayor to Execute the Contract on Behalf of the Successor Housing Agency (Successor Housing Agency)

Executive Director Taubert reported the property has a vacant dilapidated barn on a two acre parcel in the middle of a residential neighborhood. The property is inconsistent with the local vicinity and was acquired to allow the development of affordable housing. We would like for the Council to approve the lowest bid of \$28,050.00

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

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

SHA 16-14 CONSIDERATION OF A RESOLUTION APPROVING THE AWARD OF A CONTRACT FOR THE DEMOLITION OF 728 LILLY STREET, MADERA, CA, IN THE AMOUNT OF \$28,050.00 TO SELSOR DEMOLITION, AUTHORIZING CONTINGENCIES OF UP TO 10%, AND AUTHORIZING THE MAYOR TO EXECUTE THE CONTRACT ON BEHALF OF THE SUCCESSOR HOUSING AGENCY

*On motion by Council Member Oliver, seconded by Council Member Rigby, **Resolution Number SHA 16-14** was approved unanimously as presented by the following 7/0 vote: Ayes: Council Members Poythress, Rigby, Robinson, Foley Gallegos, 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 had nothing to report.

Council Member Foley Gallegos had nothing to report.

Mayor Pro-Tem Rigby had nothing to report.

Council Member Holley wished Mr. Doud and Mr. Medellin a happy birthday.

Council Member Medellin had nothing to report.

Council Member Oliver reported that earlier this year we had an issue with the parcel located at Columbia and Riverside Drive and the property owner has taken action. He just wanted mention that some of the issues are reoccurring. Maybe staff can swing by that neighborhood and double check on it.

Mayor Poythress reported that last week he represented Madera County with the San Joaquin Valley Policy Council. It was an eight (8) county coalition of transportation agencies and governments. Annually, the Council will go to D.C. and meet with our congressman and senators in order to lobby on behalf of our valley. Some of the topics covered were: farm to market goods movement, air quality, and planning /organization issues, and they are looking to consolidating these agencies (this would not be a good thing). We met with seven (7) congressman that represent our region, two senate offices, The Department of Transportation, Assistant Secretary and The EPA. The Council represents 4 million people, so this is a united effort. We did not bring back any money, but they knew we were there and I think we made an impact.

9. CLOSED SESSION

There are no items for this section.

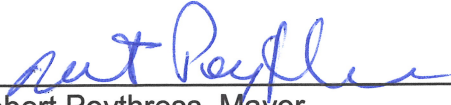
10. ADJOURNMENT

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 7:10 p.m.



Claudia Mendoza, Recording Secretary

/cm



Robert Poythress, Mayor