

**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**

November 16, 2016
6:00 p.m.

City Hall
Council Chambers

1. CALL TO ORDER

Mayor Robert L. Poythress opened the Regular Meeting of the City Council and the Special 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: Community Development Director Dave Merchen, Madera Police Chief Steve Frazier, Human Resources Director Wendy Silva, Public Works Director Dave Randall, City Engineer, Keith B. Helmuth, Police Commander Dino Lawson, Mark Etheridge, Fire Chief Nancy Koerperich, City Building Official Steve Woodworth, Planning Manager Christopher Boyle, Grant Administrator Ivette Iraheta, Neighborhood Preservation Specialist Steve Montes 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 public comments were offered.

PRESENTATIONS

Mayor Robert Poythress

Mayor Pro Tem Rigby presented Mayor Poythress with a plaque to honor him on behalf of the Successor Agency for all of his great contributions for over a decade.

Mayor Poythress thanked the Madera Redevelopment Agency, now Successor Agency. Under Jim's leadership it is a great team and they have been fabulous. This has been a wonderful experience for him. He thinks the greatest achievement the Madera Redevelopment Agency had was back in 2012 when the Governor pulled funding. The Agency reengineered itself and took a new direction. Under Jim's leadership we went from building projects and capital projects to people projects. It was fantastic the direction that it has gone. Investing in the lives of others. We are seeing it with the Neighborhood Watch meetings, National Night Out and how the Code Enforcement team has been engaging with the community. I know in the future it will continue to be that way, and will continue to look for new ways to engage. He challenged his colleagues to never be complacent and always look for ways to continue to get more and more people engaged. We want to continue to keep that edge. Without the people we do not have a city. Thank you so much it has been a great honor and pleasure. He is not going away because service to the city doesn't start and end based on the paycheck you receive. It is based on people having a heart for the city and being invested in it.

INTRODUCTIONS

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, Item 3A was provided to the City Council and staff. If you wish to obtain a copy of this item, it is 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 – October 12, 2016
(City/Successor Agency/Successor Housing Agency)
- 3B.** Listing of Warrants Issued from September 1, 2016 to October 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 October 31, 2016 **(City)**
- 3G.** Update on Neighborhood Outreach Activities **(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 Holley seconded by Council Member Oliver the Consent Calendar 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 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 October 12, 2016.

4. PROJECTS AND REPORTS

There were no items for this section.

5. AGREEMENTS

5A. Joint Public Hearing and Consideration of Resolutions Approving the 33433 Report and Approval of the Sale of Property Located at 218 East Yosemite Avenue (City/Successor Agency)

Executive Director Taubert reported that this is a noticed public hearing between the Successor Agency and the City Council regarding the sale of property located at 218 East Yosemite Avenue. The buyer is Gonzalo Buenrostro and the sales price is \$18,750.00. The former Redevelopment Agency has been the owner of the Ritz Bar since 2001. The front of the building standing when demolition was completed, however the remainder of the building was gone. The Buenrostro family expressed interest in this property in 2012 and an agreement was approved at that time. The agreement was approved by the Oversight Board and the Department of Finance. However the Department of Finance took issue with us entering into a Disposition and Development Agreement because they don't like the Successor Agency entering into agreements. This time we are not entering into a Disposition and Development Agreement, we are just asking the Successor Agency and the City Council to approve the sale of property to Mr. Buenrostro for \$18,750.00.

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

Mayor Poythress opened the public hearing at 6:16 p.m.

There being no other speakers, the public hearing was closed at 6:16 p.m.

No other questions or comments were offered.

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

CC 16-177 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA APPROVING SALE OF PROPERTY KNOWN AS 218 EAST YOSEMITE AVENUE ACQUIRED BY TAX INCREMENT BY THE MADERA REDEVELOPMENT AGENCY AND MAKING FINDINGS RELATED THERETO

*On motion by Council Member Oliver, seconded by Council Member Medellin, **Resolution Number CC 16-177** 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.*

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

SA 16-11 RESOLUTION OF THE CITY OF MADERA AS SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY, MADERA CALIFORNIA, APPROVING THE SALE OF PROPERTY KNOWN AS 218 EAST YOSEMITE AVENUE TO EXPAND THE RESTAURANT PORTION OF THE TIJUANA BAR AND GRILL AND CONSTRUCT OUTDOOR PATIO FACILITIES ON THE SITE LOCATED IN THE CITY OF MADERA AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE SUCCESSOR AGENCY OF THE FORMER MADERA REDEVELOPMENT AGENCY

*On motion by Council Member Rigby, seconded by Council Member Medellin, **Resolution Number SA 16-11** 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.*

Mrs. Mendoza stated that she wanted the record to reflect that in the packet distributed to City Council and staff there is a third resolution pertaining to a Disposition and Development agreement that was inadvertently added to the staff report. However there is no Disposition and Development Agreement, therefore this resolution is not needed. She was unsure if additional action was needed. Mr. Richardson stated that no other action was needed.

6. **HOUSING**

6A. Successor Housing Agency Annual Report Regarding the Low and Moderate Income Housing Asset Fund for Fiscal Year 2014-2015 (Successor Housing Agency)

Executive Director Taubert stated that prior to Redevelopment dissolution we were required to prepare a detailed annual report on our housing activities to Housing and Community Development and the State Controller's Office. Following dissolution that report was no longer required, however they did pass SB341 which amended the code and required that we present a smaller activity report to the City Council. It includes elements from City Planning and it includes our audit materials. Last year we missed the deadline, so we are catching up for that year and we will pick up this fiscal year in the next 90 days. The key elements that may be of interest to you would be item #2 which is the amount deposited in to the low-moderate income housing fund. That amount is total of \$1.6 million the ending balance of that account is \$1.3 million. Finally a description of our replacement housing obligation and all the units destroyed prior to the dissolution of redevelopment. That is a primary reason we have activity and money left over. The primary deposits we have had has been through the sale of assets both lots and houses. We also had quite a few loans on multi-family projects that were paid back. There is no requirement to adopt a resolution, we are required to present this to you and post on the website.

Mayor Pro Tem Rigby asked does the independent audit determine any financial flow that may come from any other agencies that you partnered with. Mr. Wilson responded it shows the low-mod housing asset fund, revenues and expenditures for the year and a balance sheet. It does not speak individually to any items. It lumps the receivables and loans together.

7. **GENERAL**

There are no items for this section.

8. **AGENCY MEMBER REPORTS**

Council Member Robinson attended the Fresno State Advisory Board and discussed a new program community garden in West Fresno. He also reported that he traveled to Newport Beach for a League of Cities meeting regarding strategic goals for 2017.

Council Member Foley Gallegos reported that the business owner of 76 Buggy Wash gas station invited her to an employee party. The owner and his general managers put this on three times a year for all their employees, families and thank our community members. A taco truck came out, they had music, fruit and vegetables. He also does blood drives and blanket gatherings.

Mayor Pro-Tem Rigby had nothing to report.

Council Member Holley stated that he attended the veteran's program on Friday. It bothers him because there are so many veterans here in Madera but the turnout was small. He thinks this is something that needs to be beefed that up because we need to do more to honor the veterans. He also attended a child abuse workshop on Monday for CAPMC. It showed how agencies come together and the process when child abuse is reported.

He stated that he is mentoring 15 kids in one week. A lot of people say they do not have time but if you volunteer a little time to a child, you will be surprised how much life you can give to them at this time of crisis. Kids need someone to talk to them, someone to comfort them. He also thanked the Mayor Poythress for supporting the Jesse Owens Games. He hopes his friendship continues.

Council Member Medellin had nothing to report.

Council Member Oliver thanked Mr. Taubert and his staff. He had multiple inquires this last couple of weeks with respect to some neighborhood concerns. He really appreciates diligent follow-up and follow through. He also would like to recognize Mr. Buenrostro. We are really excited about his business expansion especially in the downtown. I would imagine that Mr. Buenrostro is probably one of the last long standing owner/user businesses in downtown. He just wanted to recognize his attendance and thank you for your continued investment and commitment to downtown and our community.

Mayor Poythress reported he would like to recognize Council Member Elect Jose Rodriguez. He is sitting in the back. He will be a great addition to the council and will do a great job for the city.

9. CLOSED SESSION

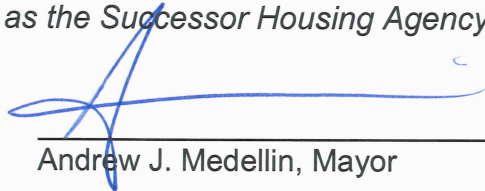
There are no items for this section.

10. ADJOURNMENT

Mayor Poythress adjourned the Joint Regular Meeting of Madera City Council, Special 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 6:29 p.m.



Claudia Mendoza, Recording Secretary



Andrew J. Medellin, Mayor