

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

December 9, 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 Charles F. Rigby
Council Member/Commissioner Andrew J. Medellin
Council Member /Commissioner William Oliver
Council Member/Vice-Chairperson Derek O. Robinson Sr.
Council Member/Chairperson Donald E. Holley

Absent: Council Member/Commissioner Sally J. Bompreszi

Successor Agency staff members present: City Attorney Brent Richardson, Business Manager Bob Wilson and Recording Secretary Claudia Mendoza

City of Madera staff members present: City Administrator David Tooley, Neighborhood Preservation Supervisor Viola Rodriguez, City Engineer Keith Helmuth, Neighborhood Preservation Specialist Maribel Hernandez, Neighborhood Preservation Specialist Steve Montes, Neighborhood Preservation Specialist Fabela Rodriguez, Neighborhood Preservation Specialist Nicholas Salinas, Code Enforcement Consultant Lou Donaldson, Neighborhood Outreach Coordinator Saleh Alhomedi 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 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 6:02 p.m.

Housing Authority Vice 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 6:16 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 6:19 p.m.

PRESENTATIONS:

There are no items for this section.

INTRODUCTIONS:

Neighborhood Preservation Supervisor Rodriguez stated that she is pleased to make two announcements. Nicholas Salinas joins our team as a Neighborhood Preservation Specialist I and he is newly married. He is a resident in Madera. His background experience is in banking and real estate. This will be a benefit to him while working on foreclosure process. He cares about Madera and he wants to make a difference in the community by educating them more about our activities in Neighborhood Revitalization. We are very happy to have him join us today. Neighborhood Preservation Specialist Salinas responded by stating that he wanted to thank everyone and is very appreciative for the opportunity to work and serve the city he grew up in. He also wanted to share with Council is that in his first few days with the department, the overall department moral is extremely strong and upbeat. He wanted to commend the team for being so welcoming. Aside from that, he is really looking forward to contributing to the community and doing his part to make Madera an even better place to live.

Neighborhood Preservation Supervisor Rodriguez stated that Fabela Rodriguez is now a permanent employee. She has been promoted to a Neighborhood Preservation Specialist I. She is actively addressing code enforcement issues as well as preparing for the weed abatement program. She has acclimated into the position very well. Her motto is to be yourself, don't lose your cool and always be professional. She has demonstrated all of that in the few months she has been with us. So we are proud to have her join our team. Neighborhood Preservation Specialist Rodriguez responded that she has worked with the Neighborhood Revitalization Department four months today and it has been a pleasure working with everyone. They have been an enormous help with her development as a Neighborhood Preservation Specialist. She looks forward to working with the Council and getting to know you.

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 3E and 4B were provided to the City Council and staff. If you wish to obtain a copy of this item, it is 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 – October 14, 2015
(City/Successor Agency/Successor Housing Agency)**

3B. Listing of Warrants Issued from October 1, 2015 to November 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 November 30, 2015 (City)

3G.Consideration of a Resolution Approving the Release of Juan Covarrubias from the Declaration of Covenants and Restrictions Recorded on Property Located at 421 Elm Avenue and Authorizing the Mayor to Execute the Release of Declaration of Covenants and Restrictions and the Replacement Declaration of Covenants and Restrictions and Notice of Affordability Restrictions on Transfer of Property upon the Resale of the Property to an Income Eligible Homebuyer (Successor Housing Agency)

3H.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 Oliver seconded by Council Member Rigby the Consent Calendar was approved unanimously as presented by the following 6/0 vote: Ayes: Council Members Poythress, Rigby, Robinson, Oliver, Medellin and Holley; Noes: None; Abstain: None; Absent: Council Member Bomprezzi; 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 14, 2015 and Resolutions SA 15-21.

4. PROJECTS AND REPORTS

4A.Presentation on Curb Painting Campaign and Adopt a Police Officer Program by Madera Ministerial Association (City)

Pastor Roger Leach with Valley Christian Church provided images to Council and stated that they would like to honor and bless our law enforcement and first responders. Right now would be a good time to show that support in our community. We wanted to initiate what we call a curb stripe campaign and along with that we would like to adopt a police officer. We have already had luncheons with some of the police officers. We would get together and buy them lunch and let them know that we appreciate them. At our November meeting with the Church of Madera, we joined together 15 churches at Yosemite Worship Center. That night we honored Madera Police Department and gave each of them gifts. We have two active chaplains that are involved with the police officers right now. From that meeting, there have been five more pastors that have signed on to be chaplains in the Sheriff's Department of Madera Police Department. We are offering ourselves to our city to try to help out. What we would like to do is paint a blue and red patch along the curb near the house number. We can show unity and honor our law enforcement and first responders. And we feel like you guys can help us out by providing financing for that. We are currently working with Neighborhood Outreach groups and they would like to combine this together with their block areas and Neighborhood Watch groups. We also spoke with Debi Bray with Madera Chamber of Commerce and she stated that businesses may be interested in this as well. The more that we can give our community, it would be a better place for us to live. This is part of Love Madera and would be an incredible program. If you approve this, we would love to work with you. In February, it would be the time for Love Madera and we would start this campaign by trying to get churches, individuals and other faith based organizations to volunteer their time. We would hope there will be several thousand people working in this community going from place to place through the neighborhood groups with a notice informing the residents of this free service.

Pastor Tim Echevarria, President with the Madera Ministerial Association also stated that he is honored to work with the City. We are in a great time where there is a lot of unity working with the police. This will be a tremendous asset and we will be able to see the fruits of it as well. We are very excited about this because it is a wonderful thing to do.

Mike Unger, Director with the Madera Rescue Mission stated that he was in law enforcement for a number of years. It dawned on him that one of the things that are needed is love, understanding and appreciation of the job that law enforcement and first responders do. It is something that is not easily done and is a calling. Doing this is a small gesture from the community that they are welcome and needed.

Mayor Pro Tem Rigby stated that he would like to take this opportunity to thank Roger, Tim and Mike. He has been championing this for the past couple of months and strongly endorses this. When he spoke to Executive Director Taubert, we agreed that it would be an excellent way to bring a community partnership with law enforcement and see the solidarity and support for first responders. One thing we need to make very clear is that in no way will this represent a type of service that will be given to those who have this on their curb to those who do not. This is just a form of solidarity. I see this as a real strong opportunity for our city to become a beacon of light, unity and hope. Where trust is beginning to rebuild in our city. We have an opportunity to do something very special here. I foresee this as another way that we can say thank you and we agree with what is happening with law enforcement in our city. One of the best platforms we have is our Neighborhood Watch programs.

City Administrator Tooley provided sample stencils/tools and responded that we foresee that this could take place in one of two ways. As the Neighborhood Revitalization teams go in to the neighborhoods, our first focus would be if can get an entire neighborhood to commit to this program. If this is the case, we can schedule to knock out an entire neighborhood. These tools could do the painting on the curb. The stencils were produced by our own crew from scrap metal, so we have virtually no money in it. We would pay the \$35.00 per gallon and based on our estimate of activity this will be about \$.75 per symbol. If in those instances we had to go back in time, we could also have stencils made out of paper. The costs would be \$.47 per unit with a minimum order of 1,000. I would think you could fully fund this program for \$15,000 – \$20,000 in the first year at a mid-year budget amendment, and the costs would go down every year thereafter.

Mayor Pro Tem Rigby thanked the Madera Ministerial Association, and Neighborhood Revitalization Department for bringing this to our attention and wanting to do this and appreciates all the hard work being put in to this.

Pastor Roger Leach stated that at the Madera Ministerial Association would buy the Neighborhood Watch signs for new neighborhoods starting out. Mayor Pro Tem Rigby stated that the Madera Ministerial Association will purchase the first sign for neighborhoods that will be established.

Council Member Medellin he whole heartly supports this campaign. He acknowledges and appreciates those struggles every day for law enforcement. He may know of a company that would like to donate an additional 1,000 decals for automobiles or for apartment windows, or things of that nature that could be put to use.

Council Member Holley stated that he has lived in Madera all of his life. He has walked up and down our streets when we did not have sidewalks. He has seen our city has grown and beatified so much. And to add to our Neighborhood Revitalization and outreach programs. I believe that if we don't support it, who will support it? I go to every Neighborhood Watch meeting I can attend because I believe in what Madera is doing. To do something like this a blessing.

Mayor Poythress asked Neighborhood Outreach Assistant Herrera what is going to be a huge opportunity for this effort? She responded that it would encourage the neighborhood watch programs. Mayor Poythress also stated that this would also help establishing new ones. He will support this as long as every neighborhood and every home is encouraged to start a neighborhood watch and followed up on. The organized neighborhoods are one of the greatest things that is happening in the city right now. If we are going house to house, let's not blow this opportunity and let's go beyond that. Let's get our neighborhoods involved.

City Administrator Tooley stated that it is his sense that the City Council would like this followed up with an action item in January. If that is approved that will be followed up with a budget amendment in February.

4B. Code Enforcement Major Case Summary (City)

Neighborhood Preservation Specialist Hernandez and Code Enforcement Consultant Lou Donaldson presented images depicting the violations and eventual abatement at the properties located at 621 James

Way, 617 Deerwood Drive and 621 Deerwood Drive. These are abandoned and vacant homes and has been open since 2011. Throughout the years, these properties have 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.

Mayor Pro Tem Rigby asked what is the process if we are unable get a hold of the property owner. Code Enforcement Donaldson responded that we sought an administrative hearing to seek abatement on the property, in conjunction with the City Attorney's office. Who examined everything we had to ensure we followed. City Attorney Richardson stated that this is an example of due process. This was a good, clean abatement that was done properly.

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

5. AGREEMENTS

5A. Consideration of a Resolution Approving the Award of a Contract for the Riverwalk Drive Improvement Project City of Madera Project No. ST 10-03, In the Amount of \$1,027,169 to Avison Construction Inc., Authorizing Construction Contingencies of Up to 10% and Construction Inspection and Management of Up to 10%, and Authorizing the Mayor to Execute the Contract on Behalf of the Successor Agency (Successor Agency)

Business Manager Wilson reported that this project began in 2008. The Redevelopment Agency began to purchase depressed properties in the area. The award of this construction project would move this project along a great deal. The street project will run connecting A Street to C Street on the south side of the river. The construction includes: concrete curbs, gutters, sidewalk and ADA ramps, installation of water mains and service laterals and fire hydrants. Street construction includes removal of existing pavements and replacing with aggregate base and asphalt concrete paving. Included in the project is the installation of LED street lights with Pacific, Gas and Electric providing the new power feed. On November 18, 2015 twelve bids were submitted and the lowest was Avison Construction for \$1,027,169. Council Member Oliver added that it is important that the money will stay here because this is a local contractor.

Mayor Poythress called for additional questions or comments.

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

SA 15-18 RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY, MADERA, CALIFORNIA, APPROVING THE AWARD OF CONTRACT FOR THE RIVERWALK DRIVE IMPROVEMENTS PROJECT CITY OF MADERA PROJECT NO. ST 10-03, IN THE AMOUNT OF \$1,027,169 TO AVISON CONSTRUCTION, INC., AUTHORIZING CONSTRUCTION CONTINGENCIES OF UP TO 10%, CONSTRUCTION INSPECTION AND MANAGEMENT OF UP TO 10%, AND AUTHORIZING THE MAYOR TO EXECUTE THE CONTRACT ON BEHALF OF THE SUCCESSOR AGENCY

*On motion by Council Member Holley, seconded by Council Member Robinson, **Resolution Number SA 15-18** was approved unanimously as presented by the following 6/0 vote: Ayes: Council Members Poythress, Rigby, Robinson, Oliver, Medellin and Holley; Noes: None; Abstain: None; Absent: Council Member Bompreszi.*

6. HOUSING

6A. Joint Public Hearing Regarding Consideration of Resolutions Approving 33433 Report and Approval of Sale of Real Property Located at 1224 Nebraska Avenue (APN 004-111-018) to Francisco Marquez (City/Successor Housing Agency)

Business Manager Wilson reported that this is a joint public hearing between the City Council and the Successor Housing Agency regarding the sale of land owned by the former Madera Redevelopment

Agency. The tenants of the property located at 1224 Nebraska Avenue requested to purchase the property from us. An appraisal was done and it was determined that the sales price is \$145,000.00.

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

Mayor Poythress opened the public hearing at 7:01 p.m.

There being no other speakers, the public hearing was closed at 7:01 p.m.

No other questions or comments were offered.

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

CC 15-236 Resolution of the City Council of the City of Madera, California Approving Sale of Property Known as 1224 Nebraska Avenue Acquired By Tax Increment By the Former Madera Redevelopment Agency and Making Findings Related Thereto

*On motion by Council Member Rigby, seconded by Council Member Holley, **Resolution Number CC 15-236** was approved unanimously as presented by the following 6/0 vote: Ayes: Council Members Poythress, Rigby, Robinson, Oliver, Medellin and Holley; Noes: None; Abstain: None; Absent: Council Member Bomprezzi.*

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

SHA 15-22 Resolution of the City of Madera as Successor Housing Agency to the Former Madera Redevelopment Agency, Madera, California Approving the Sale of Property Located At 1224 Nebraska Avenue Located In the City of Madera

*On motion by Council Member Oliver, seconded by Council Member Medellin, **Resolution Number SHA 15-22** was approved unanimously as presented by the following 6/0 vote: Ayes: Council Members Poythress, Rigby, Robinson, Oliver, Medellin and Holley; Noes: None; Abstain: None; Absent: Council Member Bomprezzi.*

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

SHA 15-23 Resolution of the Successor Housing Agency to the Former Madera Redevelopment Agency, Madera, California, Approving Agreement With Francisco Marquez For the Purchase and Sale of Real Property Known As 1224 Nebraska Avenue, 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 the Successor Housing Agency to the Former Madera Redevelopment Agency

*On motion by Council Member Rigby, seconded by Council Member Medellin, **Resolution Number SA 15-23** was approved unanimously as presented by the following 6/0 vote: Ayes: Council Members Poythress, Rigby, Robinson, Oliver, Medellin and Holley; Noes: None; Abstain: None; Absent: Council Member Bomprezzi.*

7. GENERAL

There are no items for this section.

8. AGENCY MEMBER REPORTS

Council Member Robinson had nothing to report.

Council Member Rigby had nothing to report.

Council Member Holley reported that he attended a Neighborhood Watch meeting last night. Thanked staff for a wonderful job. The turnout was nice. And you have watch the video on facebook.

Council Member Medellin had nothing to report.

Mayor Pro Tem Oliver welcomed the two new additions. Also was pleased with the Adopt a Police Office program and Curb Painting Campaign. As a council member he is lucky to see so many examples of the positive energy and great things going on. He is excited to see this take off.

Mayor Poythress reported that he will be headed to Cedar Creek and giving a proclamation to former Mayor and Chief Skeels.

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 7:11 p.m.



Claudia Mendoza, Recording Secretary



Robert Poythress, Mayor

/cm