

**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 13, 2017  
6:00 p.m.

City Hall  
Council Chambers

**1. CALL TO ORDER**

Mayor Andrew Medellin 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 Andrew J. Medellin  
Mayor Pro-Tem Jose Rodriguez  
Council Member Cecelia K. Foley Gallegos  
Council Member William Oliver  
Council Member Derek O. Robinson Sr.  
Council Member Charles F. Rigby  
Council Member Donald E. Holley

Absent: None

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

City of Madera staff members present: Neighborhood Preservation Supervisor Viola Rodriguez, Neighborhood Preservation Specialist Andrew Martinez and Neighborhood Outreach Assistant Christina Herrera.

**INVOCATION**

Pastor Sammie Neely, Mount Zion Baptist Church

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Mayor Andrew Medellin.

**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.

Rene Vaughn, a realtor residing in Madera stated that she would like to comment on an item that you will be discussing in closed session regarding Public Employee Discipline/Dismissal/Release. What I would like to say is please do not lay off or furlough our rank and file employees, it is not right. We the citizens do not deserve to lose services and the employees do not deserve to lose their jobs. There has got to be another way to be able to take care of our big deficits. I too would also like to see City Executive Salaries cut, people replaced, and hire from within. Please spend tax payer money on our City and not on salaries. Some of us have a beautiful vision for Madera. What's going on right now is not a beautiful vision, but we still have hope, and we still have faith in you. Although, I have to admit mine is hanging by a thread. Please do the right thing, we are one hundred percent behind you if you do that.

Eddie Block, residing in Madera stated he wanted to discuss revitalizing downtown. I know I bring it up every time I come here, but we really need to do it. I know a lot of people here probably feel the same way. I went to the downtown association meeting today which wasn't there because it was cancelled this morning. In fact they told me that if I had attended, that wasn't the proper meeting to attend, that this was the proper meeting to attend. I am getting sent back and forth. I just want to let you know, we are here to help the city, we want to build the City. In order to build the City we need businesses. Over the weekend I went around town and there were maybe twenty street vendors. They don't pay taxes or have permits, they don't pay anything. I think the City needs to create a program and work with these people and teach them how to become a legal business because it is very hard to do. It is very overwhelming. It's not easy for a first time person to start a business. I know you have had programs in the past, and I think we need to continue to provide them. We need to clean up downtown so more businesses move in and people will spend more money here, create more jobs. Once again I am going to beg you guys, please work on revitalizing downtown. Work on bringing more businesses, not Target, I am talking about local small businesses. Thank you.

April Molina, residing in Madera stated that the last time she came to a City Council meeting the Board had discussed Marijuana growing legally in the City limits. The officer that did the presentation did a fantastic job with his research. I think there is one thing that was not considered and that was the amount of money that would be charged to the people who break the rules. Which is one thousand dollars per day, per plant. I am not opposed to it but the people who break these codes probably can't afford the fees. I am afraid and it is my concern that it is going to drive up the homeless rate. I have done my own research about Colorado and other places that have legalized marijuana in the last few years and the homeless rate increases. I don't know why that is, I don't know if it is because they don't pay their bills or because they can't afford their fees. The last thing I would ever want to do is tie the hands of law enforcement. I do think it is concerning and I think it should be something that should be considered. Another thing to add, LOVE Madera is coming back April 21, 2018. Thank you.

Khalid Chaudhry, residing in Madera stated that he wanted to talk about the article written by Michael Pistoresi. If it walks like a duck, talks like a duck then it is a duck. No Executive should be making more than \$120,000 per year in this town. I am offering \$100,000 dollars of my own money to do an investigation on the City Managers, former Mayor and anybody who has been involved. I would like to say one more thing, I was the one who started this conversation.

Velvet Rhoades, residing in Madera stated that she is a second generation business owner. My mother has owned Peck's Printery for over 30 years. I am not going to retire like some of the folks that work at the City and State levels, they put in their 25 years and they go out with 95 percent of their pay. I have a friend who retired after 25 long years, mind you I have worked 30 long years she was making \$95,000 a year and not doing a darn thing. What I am here to tell you today is that I am a community leader, I am the president of Madera Animal Shelter for the past couple of years and I have

been here numerous times to ask for support without ever getting one cent, not one red cent. When we have given over \$3.2 million dollars to this community. We raised it on our free time when we were not working. My point is that I will be the next generation carrying on my mom's torch for 30 years. I will probably, hopefully be here for another 20 years and I hope Madera will be here also. I hope we don't become one of those California City's that go bankrupt. It is all in your hands. You guys have to dig deep and make hard choices, but you have to make them. It's not going to be easy, but it's for us little guys. Thank you.

*Mayor Medellin 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 6:13 p.m.*

*Housing Authority Chairperson Rigby 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 6:50 p.m.*

*Mayor Medellin 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 6:52 p.m.*

## **PRESENTATIONS**

No Presentations were given.

## **INTRODUCTIONS**

There are no items for this section.

## **2. WORKSHOP**

There are no items for this section.

## **3. CONSENT CALENDAR**

- 3A. Minutes of the Joint Meeting of the Regular Meeting of the Madera City Council, Special Meeting of the City Council as the Successor Agency to the former Madera Redevelopment Agency and Special Meeting of the Successor Housing Agency – November 8, 2017 (City/Successor Agency/Successor Housing Agency)**
- 3B. Listing of Warrants Issued from November 1, 2017 to November 30, 2017 (Successor Agency)**
- 3C. Monthly Financial Reports – Successor Agency (Successor Agency)**
- 3D. Monthly Financial Reports – Code Enforcement (City)**
- 3E. Activity Report – Code Enforcement Division (City)**
- 3F. Code Enforcement Funds Collection Report for Period Ending November 30, 2017 (City)**
- 3G. Update on Neighborhood Outreach Activities (City)**
- 3H. Investment Report for the quarter ending September 30, 2017 (Successor Agency)**

### **3I. Waste Tire Amnesty Day Events (City)**

### **3J. Consideration of Resolution Approving the SB1 Local Partnership Program Implementing Agency Agreement with the Madera County Transportation Authority and Authorizing the City Engineer to Execute the Agreement on Behalf of the City (City)**

Mayor Medellin 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 Rigby seconded by Council Member Robinson on the Consent Calendar was approved unanimously as presented by the following 7/0 vote: Ayes: Council Members Medellin, Rodriguez, Robinson, Foley Gallegos, Rigby, Oliver and Holley; Noes: None; Absent: None; Abstain: 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 November 8, 2017 and resolution CC 17-191.

## **4. PROJECTS AND REPORTS**

### **4A. Update on Rental Housing Inspection Program (City)**

Neighborhood Revitalization Supervisor Rodriguez reported that early in November, a 30-Day Rental Housing Inspection notices was sent out to property owners informing them of the inspections scheduled for December. All the homes were built all pre 1970 and we are going to do inspections in all of the areas within the city. The notice included a consent form and a sample inspection sheet. It was sent in both English and Spanish. Twenty two properties are scheduled to be inspected in December. To date, five inspections have been completed. Three passed with minor corrections needed and two are going to have a Notice of Violation issued to the property owner. Three has been rescheduled. One is a Housing Authority property and is exempt from program. One is a vacant property and for sale, this property will drop out of program.

Mrs. Rodriguez provided the sample checklist to the council members.

Council Member Rodriguez asked if any feedback or resistance has been given as to why people are not responding to the letters? Mrs. Rodriguez responded that no we have not received returned mail so we are not sure if it is because they did not receive the letter or maybe not understanding that the form needs to be returned. We have already sent out three notices out. At this point, once we confirm that property is a unregistered rental business being conducted by the property owner we will be sending a Notice of Violation.

Council Member Rigby asked if there any dates next week scheduled for inspections? Mrs. Rodriguez responded yes. Council Member Rigby stated if three is not a crowd, he would like to join. Mrs. Rodriguez responded okay.

Mayor Medellin thanked Mrs. Rodriguez for the update.

### **4B. Consideration of a Resolution Adopting the Madera Recognized Obligation Payment Schedule (ROPS) 18-19 Representing the Period July 1, 2018 to June 30, 2019 (Successor Agency)**

Business Manager Wilson reported that this is our annual budget for the upcoming fiscal year 2018-2019. After approval from the Agency Board and the Oversight Board, it will have to be submitted to the Department of Finance. The deadline is February 1, 2018. After it has been



submitted you only have one chance to amend it throughout the year. So when you submit the ROPS you want to make sure you have covered all of your bases. The ROPS holds all of the obligations that have been approved through the Department of Finance. We will carry forward items/projects that are inactive on the list since we are not sure if this item will come back. We are dealing with two different types of funding. Bond funded projects include: Avenue 16 Linear Park, Riverwalk (PG&E, telephone, cable TV), Riverwalk and Riverside (punch list items, dirt, grading), 5 East Yosemite Avenue Rehab, Southwest Industrial Park Master Plan, Hunter/Adelaide Subdivision, Midtown Subdivision Improvements, Malone Properties Improvements and East Yosemite Avenue lot development. There is a total of \$5.4 million in bond funds on the ROPS. Redevelopment Property Tax Trust Fund (RPTTF) projects include: 1998 Tax Allocation Bond, 2003 Tax Allocation Bond, 2008A Tax Allocation Bond, 2008B Tax Allocation Bond, Bond Trustee Fees, Administrative Allowance and 2003 Tax Allocation Bond. There is a total of \$3.3 RPTTF funds on the ROPS.

Mayor Medellin asked if any of the money from inactive projects can be transferred to other projects? Mr. Wilson responded yes it could be utilized, but you would have to prove that it is an obligation. The bond covenants prescribe the obligations and you would have to go through the Department of Finance to get the approval. Mayor Medellin asked if any new projects can be recognized? Mr. Wilson stated yes it can be looked at. As long as it met with the covenants of the bond and the prior redevelopment agency's removing economic physical blight or creating affordable housing.

No other questions or comments were offered.

Mayor Medellin called for a motion to adopt the Successor Agency resolution

**SA 17-04      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) 18-19 PURSUANT TO SECTION 34177 OF THE CALIFORNIA HEALTH AND SAFETY CODE FOR FISCAL YEAR 2018-2019 FOR THE PERIOD JULY 1, 2018 THROUGH JUNE 30, 2019**

*On motion by Council Member Rigby, seconded by Council Member Robinson, Resolution Number SA 17-04 was approved unanimously as presented by the following 7/0 vote: Ayes: Council Members Medellin, Rodriguez, Robinson, Rigby, Oliver, Foley Gallegos and Holley; Noes: None; Absent: None; Abstain: None.*

#### **4C. Consideration of a Resolution Approving the Administrative Budget of the Successor Agency for the Period July 1, 2018 – June 30, 2019 (Successor Agency)**

Business Manager Wilson reported this is another requirement of the dissolution legislation. The administrative budget shows that we will be spending \$250,000 administrative costs, salaries, benefits and operation.

Mayor Medellin asked if \$250,000 the maximum? Mr. Wilson responded it is the maximum for Madera. It is based on the how much RPTTF we get in the prior year and we max out at \$250,000.

Council Member Rodriguez asked if this is continuous funding and have we been receiving the same amount every year? Mr. Wilson responded that yes we receive the \$250,000 every year and we have been listing \$252,000 in bond administrative costs. We have not been utilizing the whole amount for project administration because some of the projects are moving slow. The

\$250,000 will go on as long as we have projects and the Successor Agency demonstrates that we have activity going on. However at some point the \$250,000 administrative allowance from the RPTTF probably will decline.

No other questions or comments were offered.

Mayor Medellin called for a motion to adopt the Successor Agency resolution

**SA 17-05 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 JULY 1, 2018 THROUGH JUNE 30, 2019**

*On motion by Council Member Oliver, seconded by Council Member Foley Gallegos, Resolution Number SA 17-05 was approved unanimously as presented by the following 7/0 vote: Ayes: Council Members Medellin, Rodriguez, Robinson, Rigby, Oliver, Foley Gallegos and Holley; Noes: None; Absent: None; Abstain: None.*

**5. AGREEMENTS**

There were no items for this section.

**6. HOUSING**

**6A. Consideration of a Resolution Approving an Agreement between California Utility Consultants, Inc., and the Successor Housing Agency to the former Madera Redevelopment Agency Related to the Installation of Gas, Electric, Phone, and CATV Facilities for the Adelaide Subdivision Project (Successor Housing Agency)**

Business Manager Wilson reported this for the Adelaide Subdivision. This is to get the dry utilities (installation of gas, electric, cable, TV and phone) contract underway. We have contracted before and had to prove that they are a sole source provider. California Utility Consultants Inc. submitted a bid of \$25,000.

Council Member Rigby asked why we went cul de sacs instead of a walkway directly to Martin Luther King Middle School? Mr. Wilson stated when it was discussed there was concerns with all the foot traffic and it was hard to fit in with the parcels. But it is not too late, the design is not done. Council Member Rigby stated that he advocated enough. If it is not going to happen, its not going to happen.

No other comments or questions were offered.

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

**SHA 17-33 RESOLUTION OF THE SUCCESSOR HOUSING AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY, MADERA, CALIFORNIA, APPROVING AGREEMENT WITH CALIFORNIA UTILITY CONSULTANTS, INC., FOR ENGINEERING SERVICES RELATED TO THE ADELAIDE SUBDIVISION PROJECT AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE SUCCESSOR HOUSING AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY**

*On motion by Council Member Rigby, seconded by Council Member Rodriguez, Resolution Number SHA 17-33 was approved unanimously as presented by the following 7/0 vote: Ayes: Council Members Medellin, Rodriguez, Robinson, Foley Gallegos, Rigby, Oliver and Holley; Noes: None; Absent: None; Abstain: None.*

## 6B. Update on Housing Activities (Successor Housing Agency)

Business Manager Wilson provided the council with an update on the activities of the Successor Housing Agency.

- **Riverside Villas Subdivision** – Nine lots sold to developers. Six homes are currently under construction. There are thirteen lots remaining and PG&E is scheduled to have the dry utilities completed in January and hoping to sell those lots in the upcoming calendar year.
- **Riverwalk Subdivision** – Sent parcel and house layout information to Daniel Gill with PG&E so he can start a design and write up a contract. He is expecting that this will be done early in the calendar year. Blair Church & Flynn is working with Engineering Department to get the grading plan and final map.
- **Adelaide Subdivision** – Nineteen houses and it is too early to project a completion date at this time.
- **Malone Street** - Final map is at Engineering Department. We are looking to sell those as is.

Council Member Rigby asked if we will sell the Malone lots like we sold the Riverside Villas? Mr. Wilson responded yes.

No other questions or comments were offered.

## 7. GENERAL

There were no items for this section.

## 8. AGENCY MEMBER REPORTS

Mayor Pro Tem Rodriguez extended condolences to the City of San Francisco and San Francisco's Mayor Ed Lee's family.

Council Member Oliver reported he attended the San Joaquin River Conservancy Board Meeting where he sits as a board member. At the previous meeting they approved the environmental impact report for River West Project which is a 2.4 mile trail expansion of the Eaton Trail. Today they approved the proposed project and the alternative access site.

No other reports were offered.

## 9. CLOSED SESSION

There were no items for this section.

## 10. ADJOURNMENT

*Mayor Medellin 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 7:16 p.m.*

  
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Claudia Mendoza, Recording Secretary

  
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Andrew J. Medellin, Mayor