

MEETING NOTICE AND AGENDA
REGULAR MEETING OF THE OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY
Monday, December 14, 2015 at 9:00 a.m. – Regular Session
City of Madera - City Hall Council Chambers, 205 West Fourth Street, Madera, California

1. CALL TO ORDER – REGULAR SESSION

ROLL CALL

Stell Manfredi, Chairperson

(Representing a Member of the Public at Large)

Rick Farinelli, Vice-Chairperson

(Representing the Madera County Board of Supervisors)

Donald Horal, Board Member

(Representing the Madera County Mosquito & Vector Control District)

Bobby Kahn, Board Member

(Representing the Chancellor of Community Colleges)

Cecilia Massetti, Ed.D., Board Member

(Representing the Madera County Superintendent of Schools)

Derek Robinson, Board Member

(Representing the Madera City Council)

Bob Wilson, Board Member

(Representing Former Madera Redevelopment Agency Employees)

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

The first fifteen minutes of the meeting are reserved for members of the public to address the Board on items which are within the subject matter jurisdiction of the Board. 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 Chairperson 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 Board is 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 Board does not respond to public comment at this time.

2. CONSENT CALENDAR

2.1 Minutes of the Regular Meeting of the Oversight Board for October 19, 2015

3. PRESENTATIONS/ADMINISTRATIVE REPORTS

There are no items for this section.

4. NEW BUSINESS

4.1 Consideration of a Resolution Approving the Successor Agency's 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%

5. GENERAL

There are no items for this section.

6. BOARD MEMBER REPORTS

7. ADJOURNMENT

The next Regular Meeting date of the Oversight Board is Monday, January 18, 2016.

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators needed to assist participation in this public meeting should be made at least seventy two (72) hours prior to the meeting. Please call the Human Resources Office at (559) 661-5401. Those who are hearing impaired may call 711 or 1-800-735-2929 for TTY Relay Service.

Any writing related to an agenda item for the open session of this meeting distributed to the Board less than 72 hours before this meeting is available for inspection at the Successor Agency office located at 428 East Yosemite Avenue, Madera California 93638 during normal business hours.

Para asistencia en Español sobre este aviso, por favor llame al (559) 661-5113.

I, Claudia Mendoza, Recording Secretary, declare under penalty of perjury that I posted the above Meeting Agenda of the Regular Meeting of the Oversight Board of the Successor Agency to the former Madera Redevelopment Agency for Monday, December 14, 2015 at 9:00 a.m. in the Council Chambers at City Hall near the front entrances of City Hall before the close of business on Thursday, December 10, 2015.

/cm



Claudia Mendoza, Recording Secretary

**REGULAR MEETING OF THE OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY**
Monday, October 19, 2015 at 9:00 a.m. – Regular Session
City of Madera City Hall – Council Chambers, 205 West Fourth Street, Madera, California

Action/Summary Minutes

1. CALL TO ORDER – REGULAR SESSION

Meeting called to order by Chairperson Manfredi at 9:00 a.m.

ROLL CALL

Board Members Present:

Stell Manfredi, Chairperson
Rick Farinelli, Vice-Chairperson
Bob Wilson, Board Member
Cecilia Massetti, Ed.D, Board Member
Derek O. Robinson, Board Member

Board Members Absent:

Donald Horal, Board Member
Bobby Kahn, Board Member

Successor Agency Staff Members Present:

Brent Richardson, General Counsel and Recording Secretary Claudia Mendoza

The Pledge of Allegiance was led by Board Member Manfredi.

Chairperson Manfredi confirmed with Recording Secretary Mendoza that Election of Officers was erroneously placed on the agenda.

PUBLIC COMMENT

The first fifteen minutes of the meeting are reserved for members of the public to address the Board on items which are within the subject matter jurisdiction of the Board. 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 Chairperson 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 Board is 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 Board does not respond to public comment at this time.

Chairperson Manfredi opened the public comment portion of the meeting. There being no comments offered, the public comment portion of the meeting was closed.

2. CONSENT CALENDAR

2.1 Minutes of the Regular Meeting of the Oversight Board for August 17, 2015

Chairperson Manfredi called for questions or comments, there were none.

Action: Approval of the Consent Calendar item as presented.

Moved by: Board Member Wilson; seconded by Board Member Robinson.

Vote: 5/0. Ayes: Board Members Manfredi, Farinelli, Wilson, Massetti and Robinson.

Noes: None.

Absent: Board Members Horal and Kahn

3. PRESENTATIONS/ADMINISTRATIVE REPORTS

3.1 Update on Legislative Activities Related to Redevelopment, Senate Bill No. 107 and Assembly Bill No. 2

Summary of staff report: General Counsel Richardson reported that SB 107 is a cleanup bill on the dissolution act. ROPs will be done on an annual basis and we do not have submit certain documents (such as meeting minutes, administrative budges and changes in Oversight Board) for Department of Finance approval. AB 2 is referred to as RDA light. It forms a Community Investment Authority, a tax increment tool for the purposes of infrastructure. There will be certain requirements indentified in the staff report. Business Manager Wilson stated that AB 2 will require 25 percent to be set aside for affordable housing. Discussion followed.

Information staff report only – no formal action required.

4. NEW BUSINESS

4.1 Reconsideration of a Resolution Approving Termination of Easement with Ji-eun Hsu for Improvements at the Bethard Square

Summary of staff report: General Counsel Richardson reported that this item was approved previously. We would like for the façade maintenance easement to be removed so a developer can revitalize the shopping center. Their financing was getting hung-up on the recorded easement. The Department of Finance had issues because certain findings that were not made in the resolution and rejected this item. We amended the resolution to make those findings, the Successor Agency approved this and now it is back for your consideration with the proper findings. Discussion followed.

Action: Adopted Resolution Number OB 15-11 Approving a Termination of Easement for Bethard Square.

Moved by: Board Member Massetti; seconded by Board Member Robinson.

Vote: 5/0. Ayes: Board Members Manfredi, Farinelli, Wilson, Massetti and Robinson.

Noes: None.

Absent: Board Members Horal and Kahn

4.2 Consideration of Resolution Approving the Sale of Real Property Located in the South 'E' Street Corridor APN 011-183-002 and 011-183-004 to Mario Gutierrez Jr. and Mario Gutierrez Sr. as Joint Tenants.

Summary of staff report: General Counsel Richardson reported that we are selling two parcels of land. The developer intends to try to get it rezoned to residential. The Successor Agency does not do Disposition and Development Agreements any longer. It will be sold at appraised value. Discussion followed.

Action: Adopted Resolution Number OB 15-12 Approving the Sale of Real Property Located in the South 'E' Street Corridor APN 011-183-002 and 011-183-004 to Mario Gutierrez Jr. and Mario Gutierrez Sr. as Joint Tenants.

Moved by: Board Member Robinson; seconded by Board Member Farinelli.

Vote: 5/0. Ayes: Board Members Manfredi, Farinelli, Wilson, Massetti and Robinson.

Noes: None.

Absent: Board Members Horal and Kahn.

5. GENERAL

There are no items for this section.

6. BOARD MEMBER REPORTS

No reports given.

7. ADJOURNMENT

The meeting was adjourned at 9:16 a.m.

Respectfully submitted by,

Claudia Mendoza, Recording Secretary

Stell Manfredi, Chairperson

REPORT TO THE OVERSIGHT BOARD OF THE FORMER MADERA REDEVELOPMENT AGENCY

BOARD MEETING OF: December 14, 2015

AGENDA ITEM NUMBER: 4.1

APPROVED BY:


For: Executive Director

Subject: Consideration of a Resolution Approving the Successor Agency's 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%

Summary: The Oversight Board will consider a resolution approving the Successor Agency's award of contract for the Riverwalk Drive Improvement Project.

HISTORY/BACKGROUND

The low bid of \$1,027,169 received for the project is approximately 24.9 percent below the Engineer's Cost Estimate of \$1,368,424.75. The low bidder meets all the requirements necessary to be awarded the construction contract. The project funding is included as an enforceable obligation in the Agencies ROPS 15-16B as approved by the Successor Agency, the Oversight Board and the State Department of Finance. It is staff's recommendation that the project be awarded.

DISCUSSION:

The work in general consists of constructing Riverwalk Drive a new street that will serve the proposed Redevelopment Agency's planned development of the existing neighborhood. Portions of A Street and C Street will also be reconstructed.

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.

The project will also install landscaping along the Fresno River frontage with a drip irrigation system designed to conserve water.

The City Engineering Division will provide Construction Management and Construction Inspection for the overall project.

Materials and compaction testing will be done by an engineering testing lab selected by the City for the project.

SITUATION

The "Notice Inviting Bids" was duly noticed. Plans and specifications were distributed to various building exchanges and made available to contractors and sub-contractors. The plans and specifications were

also posted on the City of Madera's website and EBidBoard.com, which is a project listing service for contractors.

All bids were checked for accuracy of the bid extensions, and required bid documents were checked for compliance with requirements of the specifications. The validity of contracting licenses and bid security were also checked. It has been determined that Avison Construction, Inc. has submitted the lowest responsive and responsible bid that meets all the contract requirements.

On November 19, 2015, the City received the twelve bids listed below:

<u>BIDDER'S NAME</u>	<u>BID AMOUNT</u>
1. Avison Construction, Inc., Madera, CA	\$1,027,169.00
2. Bush Engineering, Inc., Hanford, CA	\$1,035,043.00
3. Witbro Inc. DBA Seal Rite Paving & Grading, Fresno, CA	\$1,037,225.30
4. Emmets Excavation, Inc., Fresno, CA	\$1,038,503.50
5. American Paving Co. , Fresno, CA	\$1,041,249.00
6. Steve Dovali Construction, Inc. , Fresno, CA	\$1,113,413.10
7. Asphalt Design, Inc. , Fresno, CA	\$1,140,494.69
8. AGEE Construction Corporation, Clovis, CA	\$1,223,056.00
9. Rolfe Construction, Atwater, CA	\$1,267,736.00
10. DOD Construction, Bakersfield, CA	\$1,319,724.50
11. Granite Construction Co. , Fresno, CA	\$1,343,477.30
12. Burdick Excavating Co., Carson City, NV	\$1,608,100.00
Engineers Opinion of Contract Cost:	\$1,368,424.75

RECOMMENDATION

- a. Adoption of a Resolution approving the Successor Agency's award of the 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., and authorization of Construction Contingencies of up to 10% as approved by the City Engineer and up to 10% for Construction Inspection and Management as approved by the City Engineer.

JET:jm

Attachment(s):

-Resolution
-Agreement

RESOLUTION NO. OB 15-__

RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY, MADERA, CALIFORNIA, APPROVING THE SUCCESSOR AGENCY'S 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%

WHEREAS, The Engineering Division advertised a solicitation for bids for the; Riverwalk Drive Improvements Project City of Madera Project No. ST 10-03, and

WHEREAS, Sealed bids were received and opened by the City Engineer; and

WHEREAS, Funding for project construction has been approved as an enforceable obligation in the Successor Agency's ROPS 15-16B line item# 66, and

WHEREAS, On February 10, 2015, a Negative Declaration was approved for the project pursuant to the provisions of the California Environmental Quality Act (CEQA). The project will not have a significant effect on the environment.

WHEREAS, on December 9, 2015 the Successor Agency to the former Madera Redevelopment Agency approved the award of contract; and

NOW, THEREFORE, THE OVERSIGHT BOARD OF SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF MADERA hereby finds, orders and resolves as follows:

1. The above recitals are true and correct.
2. The Oversight Board has reviewed and considered all of the information presented including the report to the City Council from the Engineering Division.
3. The Oversight Board finds that Avison Construction, Inc., is the lowest responsible and responsive bidder.
4. The project has been approved as an enforceable obligation by the Successor Agency, the Oversight Board and the Department of Finance in the Successor Agency ROPS 15-16B, line item# 66.
5. The Successor Agency's approval of the contract for the Riverwalk Drive Improvements Project City of Madera Project No. ST 10-03, a copy of which is on file in the office of the City Clerk and which is referred to for more particulars, is hereby approved.
6. The Successor Agency's approval of Construction contingencies of up to 10% of the contract amount are hereby authorized.
7. The Successor Agency's approval of Construction Inspection and Management of up to 10% of the contract amount as approved by the City Engineer are hereby authorized.
8. This Resolution is effective immediately upon adoption.

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