

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 14, 2016
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 Cecelia K. Foley Gallegos
Council Member Jose Rodriguez
Council Member Derek O. Robinson Sr.
Council Member Charles F. Rigby
Council Member Donald E. Holley

Absent: Council Member William Oliver

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 Specialist Steve Montes and Neighborhood Outreach Assistant Christina Herrera.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor 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.

No public comments were offered.

PRESENTATIONS

No Presentations were given.

INTRODUCTIONS

No Introductions were made.

2. WORKSHOP

There are no items for this section.

Mayor Medellin called for the items as listed on the Consent Calendar.

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 16, 2016 (City/Successor Agency/Successor Housing Agency)**
- 3B. Listing of Warrants Issued from November 1, 2016 to November 30, 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 November 30, 2016 (City)**
- 3G. Update on Neighborhood Outreach Activities (City)**
- 3H. Consideration of Resolutions Pertaining to the Sale of 218 East Yosemite Avenue (Successor Agency)**
 - 3H.1 Resolution of the City of Madera as Successor Agency to the Former Madera Redevelopment Agency Madera, California Approving the Purchase and Sale Agreement for the Property Located at 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 (Successor Agency)**
 - 3H.2 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, California Rescinding Resolution No. 16-11 (Successor Agency)**
- 3I. Minute Order - Accepting the Riverwalk Drive Improvement Project City of Madera Project No. ST 10-03 (Successor Agency)**
- 3J. Minute Order - Acceptance of the Riverside Villas of Madera Project RDA Project No. 06-S-04-Rebid (Successor Agency)**
- 3K. Investment Report for the Quarter Ending September 30, 2016 (Successor Agency)**

Mayor Medellin asked members of the Council if there were any items on the Consent Calendar they wished to have pulled for further discussion.

Council Member Rodriguez asked to pull Item 3G.

On motion by Council Member Rigby seconded by Council Member Foley Gallegos the Consent Calendar was approved with the exception of Item 3G unanimously as presented by the following 6/0 vote: Ayes: Council Members Medellin, Foley Gallegos, Robinson, Rigby, Rodriguez and Holley; Noes: None; Abstain: None; Absent: Council Member Oliver; resulting in the unanimous approval of Resolution SA 16-12, Resolution SA 16-13, Minute Order accepting the Riverwalk Drive Improvement Project City of Madera Project No. ST 10-03, Minute Order accepting the Riverside Villas of Madera Project RDA Project No. 06-S-04-Rebid and 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 16, 2016.

3G. Update on Neighborhood Outreach Activities (City)

Council Member Rodriguez asked for more information on Parents for Student's Success Program. Council Member Rigby responded that this is a full day conference set aside to work with at risk students as well as those who want to better their lives. The conference is to be held in March and it will include speakers from all over the State of California, many of whom are associated with Madera in some shape or form. The hope is to use that program to not only work with students but to bring the parents alongside of those students.

4. PROJECTS AND REPORTS

There were no items for this section.

5. AGREEMENTS

There were no items for this section.

6. HOUSING

6A. Consideration of a Resolution Approving an Amendment to the Agreement between Villa Di Ubaldo, and the Successor Housing Agency to the Former Madera Redevelopment Agency for Design Architectural Services Related to Riverwalk and Riverside Subdivisions (Successor Housing Agency)

Business Manager Wilson reported that previously we had approved an agreement with Villa Di Ubaldo for the development of four (4) different plans for the Riverwalk and Riverside Subdivision Projects. Originally when we spoke to the architect (Ubaldo) it was thought that the four (4) plans would be enough for the parcel sizes being proposed. However, as the project was moving along, two (2) of the lots shrunk in size from 55 feet down to 50 feet. None of the four (4) plans that he was working on would fit on that. He proposed another floor plan. That is why we are bringing back an amendment for lots 7 and 8. The cost is \$15,500 increase that would bring the total amount to \$65,500. The plans include: standard site plan, typical landscape plan, floor plan, exterior elevations, section cuts, electrical, mechanical, plumbing, fire sprinkler, T-24 energy calculations, building specifications, foundation plan, shear wall plan, ceiling and roof framing, and standard details.

Mayor Medellin asked is the fifth set is for two (2) lots. Is this going to be a whole new plan or is the architect taking an existing plan and shrinking it by five (5) feet? Mr. Wilson responded it is a new plan.

Mayor Medellin went on to say that a lot of subdivisions have no more than three (3) or four (4) plans, and this is a very small area to have five (5) plans, quite honestly it threw him for a loop.

\$15,000 to shrink it by five (5) feet... it did not seem like a big deal. Mr. Wilson responded that this is a lot of regular sized and small lots that we moved and we were hoping that four (4) would do it. Until the engineer came up with the parcel map, the architect had to shrink those two (2) lots down. At that point, it was either get rid of one (1) lot completely and leave lots 7 & 8 and turn them into one (1) lot. We already had sewer and water in and it made sense to go ahead.

Council Member Rigby asked if we are compromising the park element? Mr. Wilson responded that there is an out lot where the tree is and at some point there was a discussion. We spoke to Parks they really didn't have a need and did not express any interest. But we still have an out lot where the tree is.

Council Robinson asked if there is a concern of erosion. Mr. Wilson stated in the front yard curb and gutter will be installed so the landscape should hold any erosion. The backyard will be pretty level and not a lot of slope.

Mr. Wilson stated that these floor plans will be used at the Riverside Subdivision, Adelaide and Hunter and Malone so we should get good use out of these plans.

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

SHA 16-16 RESOLUTION OF THE SUCCESSOR HOUSING AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY, MADERA, CALIFORNIA, APPROVING A FIRST AMENDMENT TO AGREEMENT WITH VILLA DI UBALDO, FOR DESIGN ARCHITECTURAL SERVICES RELATED TO THE RIVERWALK AND RIVERSIDE 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 Robinson, **Resolution Number SHA 16-16** was approved unanimously as presented by the following 6/0 vote: Ayes: Council Members Medellin, Foley Gallegos, Robinson, Rigby, Rodriguez and Holley; Noes: None; Abstain: None; Absent: Council Member Oliver.*

6B. Informational Report on the Asbestos Abatement and Demolition of 309, 311, 313, 315 Malone Street, Madera, CA (Successor Housing Agency)

Business Manager Wilson reported that we received five (5) bids for asbestos removal and four (4) bids for demolition for the properties at 309, 311, 313, 315 Malone Street. The demolition is for the lots at 309 and 311 Malone Street. 313 and 315 Malone Street are basically lot clearing. The bids for asbestos removal came in from the lowest bid at \$3,150.00 to the highest bid at \$12,800.00. The low bid was submitted Central Valley Environmental. The bids for demolition came in from the lowest bid at \$18,850.00 to the highest bid at \$45,600.00. The low bid was submitted Lee Crippen Demolition. We are looking to have these lots cleaned sometime in January. We have submitted a request to Planning to break these lots down to six (6) buildable lots.

Council Member Rodriguez asked the amounts for demolition and asbestos removal is for each unit or for all four (4) properties? Mr. Wilson responded it was for all (4) lots.

Mayor Medellin stated that he is happy to see some movement in that area of Malone Street. The trees, weeds and the stuff has been there for a long time. But having some housing available in

that area would definitely increase the value and make it look a whole lot better. He is glad that we are moving on that. Housing Authority has an apartment complex there that is very active in Neighborhood Watch and they will be very thrilled to have some change across the street.

7. GENERAL

There were no items for this section.

8. AGENCY MEMBER REPORTS

Council Member Robinson reported that he attended a Housing Authority meeting this morning.

Mayor Pro Tem Gallegos Foley had nothing to report.

Council Member Rigby had nothing to report.

Council Member Holley reported that he enjoyed the Housing Authority party the other night. He also wished everyone a merry Christmas and a happy new year.

Council Member Rodriguez had nothing to report.

Mayor Medellin reported that he had the pleasure of representing the City at Chukchansi. They gave away \$1.2 million dollars to the County of Madera to different departments. The Neighborhood Revitalization Department received \$25,000 for the Adopt-a-School Program; the Madera County Food Bank received \$25,000; and Parks Department received \$50,000 to complete the lighting project at Millview.

9. CLOSED SESSION

There were no items for this section.

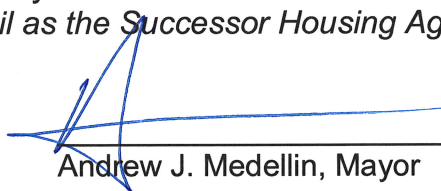
10. ADJOURNMENT

Mayor Medellin 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 6:20 p.m.



Claudia Mendoza, Recording Secretary

/cm



Andrew J. Medellin, Mayor