

**Regular Meeting of the Madera City Council and
Special Meeting of the Madera City Council as the
Groundwater Sustainability Agency and a
Regular Meeting of Madera Public Financing Authority Board**
205 W. 4th Street, Madera, California 93637

JOINT MEETING NOTICE AND AGENDA

**Wednesday, December 18, 2019
6:00 p.m.**

**Council Chambers
City Hall**

CALL TO ORDER

ROLL CALL: Mayor Andrew J. Medellin
Mayor Pro Tem Steve Montes, District 3
Council Member Cece Gallegos, District 1
Council Member Jose Rodriguez, District 2
Council Member Derek O. Robinson Sr., District 4
Council Member Santos Garcia, District 5
Council Member Donald E. Holley, District 6

INVOCATION: Pastor Elias Herrera, Iglesia Getsemani

PLEDGE OF ALLEGIANCE:

APPROVAL OF AGENDA:

PUBLIC COMMENT:

The first fifteen minutes of the meeting are reserved for members of the public to address the Council on items which are within the subject matter jurisdiction of the Council. Speakers shall be limited to three minutes. Speakers will be asked, but are not required, to identify themselves and state the subject of their comments. 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 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 Council does not respond to public comment at this time.

WRITTEN COMMUNICATIONS: None.

PRESENTATIONS: None.

INTRODUCTIONS:

A. WORKSHOP

None

B. CONSENT CALENDAR

Matters listed under the Consent Calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, a member of the public or a member of the Council may request an item be removed from the Consent Calendar and it will be considered separately.

B-1 Minutes – 09/18/19, 10/02/19, 10/09/19s, 10/16/19, 11/06/19

B-2 Consideration of Adopting a Resolution Amending the City of Madera Classification Plan by Replacing the Field Representative Classification with Water Conservation Customer Service Representative, Adding Water Conservation Specialist to the Classification Plan, and Setting the Assigned Salary Ranges for the Classifications (Report by Wendy Silva)

B-3 Actions Relating to Final Map for Bellava and Berk Subdivision (Tract No. 18-S-01)

- 1) Consideration of a Resolution of the City of Madera Approving the Final Map for Bellava and Berk Subdivision (Tract No. 18-S-01) and Improvement Agreement (Agreement) and Authorizing the Mayor to Execute the Agreement on Behalf of the City; and
- 2) Consideration of a Resolution of the City of Madera Approving Annexation of the Bellava and Berk Subdivision (Tract No. 18-S-01) into Zone of Benefit 20A; Confirming the Diagram and Assessments for City Wide Landscape and Lighting Assessment District Zone of Benefit 20A For Fiscal Year (FY) 2020/2021; And Authorizing the City Clerk to File the Diagram and Assessment with the Madera County Auditor (Report by Keith Helmuth)

B-4 Waive Full Reading and Consider Adoption of Ordinance Rezoning One Parcel Encompassing Approximately 0.29 Acre Located Approximately 450 feet from the Northwest Corner of the Intersection of Sherwood Way and Owens Street from the C1 (Light Commercial) Zone District to the PD-3000 (Planned Development) Zone District (Report by Jesus Orozco)

B-5 Consideration of a Resolution Rescinding Resolution No. 19-100 And Approving the Amended Application for Transportation Development Act (TDA), Local Transportation Funds (LTF) Funds for Fiscal Year (FY) 2019/20 with LTF FY 2018/19 Carryover Balances and Authorizing the City Engineer to Execute and Submit the Application to the Madera County Transportation Commission (MCTC) (Report by Keith Helmuth)

B-6 CMAQ Proposed Projects

- 1) Consideration of a Resolution Approving the List of Project Nominations for Federal Transportation Funding Under the CMAQ Program – 2019 Cycle and Authorizing the City Engineer to Submit the Project Applications to the Madera County Transportation Commission; and
- 2) Consideration of a Resolution Supporting Implementation of AB1012, “Timely Use of Funding” for Project Delivery Schedules in the CMAQ Program (Report by Keith Helmuth)

B-7 Consideration of a Resolution Approving a Contract with Central Valley Forensic Nursing Specialists to Provide Sexual Assault Forensic Evidence Examinations and Authorizing the Mayor to Execute the Contract on the behalf of the City (Report by Dino Lawson)

B-8 Consideration of a Resolution of the City of Madera Accepting a Portion of the Improvements Required to be Installed in Connection with Varbella Estates I Subdivision and Authorizing the Filing of a Notice of Completion for Such Improvements (Report by Keith Helmuth)

C. PUBLIC HEARINGS

C-1 Public Hearing and Consideration of a Resolution Adopting the Madera Subbasin Groundwater Sustainability Plan (GSP) and Updates to Other On-going Items Associated with the GSP that Includes Cost Sharing and Coordination Agreements Among Groundwater Sustainability Agencies (GSA) (Report by Keith Helmuth)

C-2 Public Hearing Under Tax and Equity Fiscal Responsibility Act (TEFRA) Relating to Conduit Financing for the Madera Village Apartments Affordable Housing Project for the benefit of Downtown Madera Housing Associates, a California Limited Partnership (the “Borrower”), to provide for the financing of the Madera Village Apartments Affordable Housing Project:

- 1) Consider adoption of Resolution of the City Council of the City of Madera Approving the Issuance of Revenue Bonds by the California Municipal Finance Authority in an Aggregate Principal Amount not to exceed \$24,000,000 to Finance an Affordable Rental Housing Facility for the Benefit of Self-Help Enterprises, and Certain Other Matters Relating Thereto (Report by Arnolando Rodriguez)

C-3 Public Hearing Under Tax and Equity Fiscal Responsibility Act (TEFRA) Relating to Conduit Financing for for the benefit of Downtown Madera Housing Associates, a California Limited Partnership (the “Borrower”), to provide for the financing of the Downtown Apartments Affordable Housing Project:

- 1) Consider adoption of Resolution of the City Council of the City of Madera Approving the Issuance of the California Municipal Finance Authority Multifamily Housing Revenue Bonds in an Aggregate Principal Amount Not to Exceed \$16,000,000 for the Purpose of Financing or Refinancing the Acquisition, Construction, Improvement and

Equipping of Downtown Madera Apartments and Certain Other Matters Relating Thereto (Report by Arnaldo Rodriguez)

D. PETITIONS, BIDS, RESOLUTIONS, ORDINANCES, AND AGREEMENT

- D-1 Consideration of a Resolution of the City Council Authorizing the Execution and Delivery of an Equipment Lease/Purchase Agreement and an Escrow and Account Control Agreement with Respect to the Acquisition, Purchase, Financing and Leasing of Certain Equipment in an Amount not to Exceed \$20,000,000; and Authorizing the Taking of Other Actions, and the Delivery of Other Documents, Related Thereto (Report By Arnaldo Rodriguez)
- D-2 Consideration of Resolutions of the City of Madera and the Madera Public Financing Authority Relating to Refunding of Water Revenue Bonds:
- 1) Resolution of The City Council of the City Of Madera Approving the Issuance by the Madera Public Financing Authority of the Authority's Water Revenue Refunding Bond, Series 2019; Approving the Forms of and Authorizing Execution and Delivery of a Fourth Supplemental Installment Sale Agreement, and Related Documents; and Authorizing Necessary Related Actions; and
 - 2) Resolution of the Board of Directors of the Madera Public Financing Authority Approving the Forms of and Authorizing Execution and Delivery of the Fourth Supplemental Installment Sale Agreement, the Trust Agreement, and The Escrow Agreement Related to the Madera Public Financing Authority Water Revenue Refunding Bond, Series 2019; Authorizing the Issuance of a Bond; and Approving Other Actions Related to the Bond (Report by Arnaldo Rodriguez)
- D-3 Consideration of a Resolution Appointing Donald Horal to the Board of Trustees of the Madera County Mosquito and Vector Control District (Report Alicia Gonzales)

E. ADMINISTRATIVE REPORTS

- E-1 Consideration of Selection of Mayor Pro Tem for 2020 (Report by Alicia Gonzales)
- E-2 Seek Direction Regarding the Regular City Council Meetings Scheduled for 2020 (Report by Alicia Gonzales)
- E-3 Request for Direction Regarding Potential Changes to the City's Senior Meal and Transportation Programs as a Result of the Federal Government's failure to Adopt the Fiscal Year 2020 Budget (Report by John Scarborough)
- E-4 Madera County Economic Development Commission (EDC) Quarterly Update (Report by Bobby Kahn)

F. COUNCILMEMBER REPORTS/ANNOUNCEMENTS/FUTURE AGENDA ITEMS

This portion of the meeting is reserved for the Mayor and Councilmembers (i) to make brief reports on boards, committees, and other public agencies, and at public events, (ii) to request updates, (iii) to initiate future agenda items., and (iv) to take action on matters initiated under this section of the agenda. Under this section the Council may take action only on items specifically agendized and which meet other requirements for action.

G. CLOSED SESSION

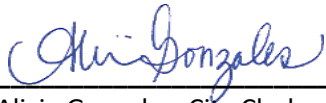
- G-1 Liability Claim Pursuant to Government Code §54956.95
Agency Claimed Against: City of Madera
Claimant: Desiree Gordon
- G-2 Conference with Labor Negotiators – Pursuant to Government Code §54957.6
Agency Designated Representative: Arnoldo Rodriguez
Unrepresented Positions: Director of Parks & Community Services and City Manager
- G-3 Public Employee Performance Evaluation – Pursuant to Government Code Section 54957(b)(1)
Title: City Manager
- G-4 Conference with Real Property Negotiators – Pursuant to Government Code §54956.8
Property: 2 Parcels
City of Madera APNs: 009-331-002 and 003
Agency Negotiator(s): Arnoldo Rodriguez
Negotiating Party: SPAN Construction & Engineering, Inc.
Under Negotiations: Price and Terms

ADJOURNMENT – Next regular meeting on January 2, 2020

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- Please silence or turn off cell phones and electronic devices while the meeting is in session.
 - Regular meetings of the Madera City Council are held the 1st and 3rd Wednesday of each month at 6:00 p.m. in the Council Chambers at City Hall.
 - Any writing related to an agenda item for the open session of this meeting distributed to the City Council less than 72 hours before this meeting is available for inspection at the City of Madera Office of the City Clerk, 205 W. 4th Street, Madera, California 93637 during normal business hours.
 - The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Request 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.
 - Questions regarding the meeting agenda or conduct of the meeting, please contact the City Clerk's office at (559) 661-5405.

- Para asistencia en Español sobre este aviso, por favor llame al (559) 661-5405.
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I, Alicia Gonzales, City Clerk for the City of Madera, declare under penalty of perjury that I posted the above agenda for the Regular Meeting of the Madera City Council for December 18, 2019, near the front entrances of City Hall and on the City's website www.madera.gov at 10:30 p.m. on December 12, 2019.



Alicia Gonzales, City Clerk