



Item:	B-1
Minutes for:	02/19/2025
Adopted:	03/05/2025

Minutes of a Regular Meeting of the Madera City Council

February 19, 2025
6:00 p.m.

Council Chambers
City Hall

The Madera City Council meetings are open to the public. The meeting was available for public viewing and participation through Zoom. Members of the public were able to observe the live-streamed meeting on the City's website and were able to comment on agenda items at the meeting, remotely through an electronic meeting via phone, via email and by regular mail.

CALL TO ORDER: Meeting was called to order at 6:00 p.m.

ROLL CALL:

Present: Mayor Pro Tem Jose Rodriguez, District 2
Councilmember Rohi Zacharia, District 1
Councilmember Steve Montes, District 3
Councilmember Artemio Villegas, District 6

Absent: Mayor Cece Gallegos
Councilmember Anita Evans, District 4
Councilmember Elsa Mejia, District 5

Others present were City Manager Arnaldo Rodriguez, City Clerk Alicia Gonzales, City Attorney Shannon L. Chaffin, City Engineer Keith Helmuth, Community Development Director Will Tackett, Director of Financial Services Michael Lima, Division Fire Chief Justin Macomb, Director of Human Resources Wendy Silva, Director of Parks and Community Services Joseph Hebert, Chief of Police Giachino Chiaramonte and Communication Specialist Joseph Carrello.

INVOCATION: Rev. Joseph Alicea, Awaken Church of God

PLEDGE OF ALLEGIANCE: Councilmember Montes

APPROVAL OF AGENDA:

ON MOTION BY COUNCILMEMBER MONTES AND SECONDED BY COUNCILMEMBER VILLEGAS, THE AGENDA WAS APPROVED BY A 4/0 VOTE. ABSENT: MAYOR GALLEGOS AND COUNCILMEMBERS EVANS AND MEJIA.

PRESENTATIONS:

1. Proclamation Recognizing the Retirement of City Employee Juan Montemayor, Maintenance Worker II
2. Proclamation Recognizing NAACP for Black History Month
3. Proclamation Recognizing National Pesticide Safety Education Month

PUBLIC COMMENT:

The first 15 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.

Larry Lihosit, author of the book "Neighbors Oral History from Madera, California" mentioned some of the people that he interviewed for his book.

John Stalker, a member of the public, asked Council to adopt a resolution opposing the Mileage Road Tax in the State of California.

Monica Felix, a member of the public, spoke in favor of the City of Madera being a Welcoming City.

No further Public Comment was presented. Public Comment was closed.

A. PUBLIC HEARINGS:

A-1 Adoption of New Purchasing Procedures Ordinance and Amendment of Administrative Policy 18, Purchasing Policy of the City of Madera

Recommendation: Waive the Full Reading and by Title Only Introduce an Ordinance of the City of Madera Repealing and Replacing Chapter 4 of Title II of the Madera Municipal Code Relating to Purchasing Procedures and Including Raising Purchasing Thresholds, and adopt a Resolution amending Administrative Policy 18, Purchasing Policy of the City of Madera Contingent upon Subsequent Adoption of the Accompanying Ordinance (Report by Michael Lima)

ON MOTION BY COUNCILMEMBER MONTES AND SECONDED BY COUNCILMEMBER VILLEGAS, ITEM A-1 WAS APPROVED BY A 4/0 VOTE. ABSENT: MAYOR GALLEGOS AND COUNCILMEMBERS EVANS AND MEJIA.

INTRO ORD AN ORDINANCE OF THE CITY OF MADERA REPEALING AND REPLACING CHAPTER 4 OF TITLE II OF THE MUNICIPAL CODE RELATING TO PURCHASING PROCEDURES AND INCLUDING RAISING PURCHASING THRESHOLDS

RES 25-33 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA APPROVING THE AMENDMENT TO ADMINISTRATIVE POLICY 18, PURCHASING POLICY OF THE CITY OF MADERA

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.

ON MOTION BY COUNCILMEMBER MONTES AND SECONDED BY COUNCILMEMBER VILLEGAS,

ITEM B-1 WAS APPROVED BY A 4/0 VOTE. ABSENT: MAYOR GALLEGOS AND COUNCILMEMBERS EVANS AND MEJIA.

B-1 Minutes – February 5, 2025

Recommendation: Approve the City Council Minutes of February 5, 2025 (Report by Alicia Gonzales)

B-2 Informational Report on Register of Audited Demands

Recommendation: Review Register of Audited Demands Report for January 25, 2025 to February 7, 2025 (Report by Michael Lima)

B-3 Informational Report on Personnel Activity

Recommendation: This report is submitted for informational purposes only and there is no action requested from the City Council (Council) (Report by Wendy Silva)

B-4 Informational Report on Contract City Attorney Services and Litigation Expenditures

Recommendation: This report is submitted for informational purposes only and there is no action requested from the City Council (Report by Arnoldo Rodriguez)

B-5 Proclamation Recognizing Scout Troop 117 for their 100 Years of Service to the Youth of Madera

Recommendation: Adopt a Minute Order Approving a Proclamation Recognizing Scout Troop 117 for their 100 Years of Service to the Youth of Madera (Report by Alicia Gonzales)

B-6 Appointment to the Community Development Block Grant Commission

Recommendation: Adopt a Resolution Appointing Diana Mosqueda to the Block Grant Commission (BGC) (Report by Michael Lima)

RES 25-34 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA APPROVING THE APPOINTMENT OF DIANA MOSQUEDA TO THE CITY OF MADERA BLOCK GRANT COMMISSION

B-7 Appointment to the Transit Advisory Board

Recommendation: Adopt a Resolution Appointing Cynthia Ortegón to the Transit Advisory Board (Report by Michael Lima)

RES 25-35 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA APPROVING THE APPOINTMENT OF CYNTHIA ORTEGÓN TO THE CITY OF MADERA TRANSIT ADVISORY BOARD

B-8 Madera County 5150 Response Protocol

Recommendation: Adopt a Resolution Approving a Multi-agency Memorandum of Understanding that defines the City's roles and responsibilities in relation to Madera County's 5150 Response Protocol and authorizing the Chief of Police to execute the agreement (Report by Giachino Chiamonte)

- RES 25-36 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA APPROVING A MULTI-AGENCY MEMORANDUM OF UNDERSTANDING THAT DEFINES THE CITY'S ROLES AND RESPONSIBILITIES IN RELATION TO MADERA COUNTY'S 5150 RESPONSE PROTOCOL AND AUTHORIZING THE CHIEF OF POLICE TO EXECUTE THE AGREEMENT
- B-9 Assignment of an Airport Ground Lease Agreement Between the City of Madera and WSD, LLC, to Wood Cattle Company, LLC**
- Recommendation:** Adopt a Resolution Approving the Assignment of an Airport Ground Lease Agreement dated February 19, 2025, between the City of Madera and WSD, LLC, to Wood Cattle Company, LLC (Report by Arnaldo Rodriguez)
- RES 25-37 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA, APPROVING THE ASSIGNMENT OF AN AIRPORT GROUND LEASE AGREEMENT BETWEEN THE CITY OF MADERA AND WSD, LLC, TO WOOD CATTLE COMPANY, LLC
- B-10 First Amendment to Solar Power & Services Agreement Between SunE GIL1, LLC, and the City of Madera**
- Recommendation:** Adopt a Resolution Approving the First Amendment to Solar Power & Services Agreement between SunE GIL1, LLC, successor-in-interest to SunEdison Origination1, LLC, and the City of Madera (Report by Arnaldo Rodriguez)
- RES 25-38 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA, APPROVING THE FIRST AMENDMENT TO SOLAR POWER & SERVICES AGREEMENT BETWEEN SUNE GIL1, LLC, SUCCESSOR-IN-INTEREST TO SUNEDISON ORIGINATION1, LLC, AND THE CITY OF MADERA
- B-11 Four Easement Deeds for Sidewalk Improvements at Various Locations City Project R-94 Bid Package 3 Phase 2 AHSC Agreement No. 19-AHSC-12761**
- Recommendation:** Adopt a Resolution Approving Four Agreements for Purchase and Sale of Real Property with the Property Owners and Authorizing the City Clerk to Execute the Certificate of Acceptance and Record the Easement Deeds (Report by Keith Helmuth)
- RES 25-39 A RESOLUTION OF THE COUNCIL OF THE CITY OF MADERA, CALIFORNIA APPROVING FOUR AGREEMENTS FOR PURCHASE AND SALE OF REAL PROPERTY WITH THE PROPERTY OWNERS AND AUTHORIZING THE CITY CLERK TO EXECUTE THE CERTIFICATE OF ACCEPTANCE AND RECORD THE EASEMENT DEEDS FOR SIDEWALK IMPROVEMENTS AT VARIOUS LOCATIONS CITY PROJECT R-94 BID PACKAGE 3 PHASE 2 AHSC AGREEMENT NO. 19-AHSC-12761
- B-12 2024 Wastewater Treatment Plant Improvements Escrow Agreement for Security in Lieu of Retention**
- Recommendation:** Adopt a Resolution approving Escrow Agreement for security in lieu of

retention with Gateway Pacific Contractors for the 2024 Wastewater Treatment Plant Improvements Project WWTP 24-01 (Report by Keith Helmuth)

RES 25-40 A RESOLUTION APPROVING ESCROW AGREEMENT FOR SECURITY DEPOSITS IN LIEU OF RETENTION WITH GATEWAY PACIFIC CONTRACTORS FOR THE 2024 WASTEWATER TREATMENT PLANT IMPROVEMENTS PROJECT WWTP 24-01 AND AUTHORIZING THE MAYOR TO EXECUTE AGREEMENT ON BEHALF OF CITY, IN ADDITION TO AUTHORIZING THE CITY ENGINEER TO EXECUTE ASSOCIATED PROJECT DOCUMENTS ON BEHALF OF THE CITY

C. **WORKSHOP:** None

D. **PETITIONS, BIDS, RESOLUTIONS, ORDINANCES, AND AGREEMENTS:** None

E. **ADMINISTRATIVE REPORTS:**

E-1 **Select Recipient for the Proclamations in the Month of March**

Recommendation: Request for Council's Selection of a Recipient for the Proclamation Recognizing Red Cross Month and a Proclamation Recognizing Women's History Month (Report by Alicia Gonzales)

Council by consensus approved proclamations for the Red Cross Month and Women's History Month.

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.

Councilmember Zacharia had nothing to report.

Councilmember Montes expressed his condolences to Councilmember Evans on the passing of her brother. He also wanted to report that the Community Action Partnership of Madera County (CAPMC) is hosting a free tax preparation program for certain individuals that takes place on Saturdays now through April 12th.

Councilmember Villegas mentioned he attended the swearing-in ceremony of Assemblymember Esmeralda Soria and noted it was an enjoyable event.

Mayor Pro Tem Rodriguez attended the Black History Month celebration on Sunday, February 16th, to honor the achievements and contributions of Black Americans. The event paid tribute to the women of the 6888th Battalion Corps, the first all-Black female unit of the U.S. Women's Army to serve overseas during World War II, recognizing their dedication and historic service.

G. **CLOSED SESSION:**

G-1 **Conference with Labor Negotiators pursuant to Government Code §54957.6**

Agency Designated Representatives: Arnoldo Rodriguez, Wendy Silva and Che Johnson

Employee Organizations: Madera Affiliated City Employees' Association, Madera Police Officers' Association, Mid Management Employee Group, and Law Enforcement Mid Management Employee Group

G-2 Conference with Labor Negotiators pursuant to Government Code §54957.6

Agency Designated Representative: Arnolando Rodriguez and Che Johnson

Unrepresented Positions: Police Chief, Director of Parks & Community Services, City Engineer, Director of Human Resources, Director of Information Technology, Chief Building Official, Planning Manager, Director of Financial Services, Public Works Operations Director, and Director of Community Development

City Attorney Shannon Chaffin made the closed session announcement at 6:48 p.m. Mr. Chaffin and Council returned from Closed Session at 8:32 p.m. Mr. Chaffin stated there was no reportable action.

UPCOMING MEETING DATES:

- Wednesday, March 5, 2025
- Wednesday, March 19, 2025

ADJOURNMENT: Meeting was adjourned at 8:32 p.m.


ALICIA GONZALES, City Clerk


CECELIA K. GALLEGOS, Mayor


MINUTES PREPARED BY
ZELDA LEÓN, Deputy City Clerk

