



## REGULAR MEETING OF THE MADERA CITY COUNCIL

205 W. 4<sup>th</sup> Street, Madera, California 93637

### NOTICE AND AGENDA

**Wednesday, July 2, 2025  
6:00 p.m.**

**Council Chambers  
City Hall**

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The Madera City Council meetings are open to the public. This meeting will also be available for public viewing and participation through Zoom. Members of the public may also observe the live-streamed meeting on the City's website at [www.madera.gov/live](http://www.madera.gov/live). Members of the public may comment on agenda items at the meeting or remotely through an electronic meeting via phone by dialing (669) 900-6833 enter ID: 851 7262 8461 #. Press \*9 to raise your hand to comment and \*6 to unmute yourself to speak. Comments will also be accepted via email at [citycouncilpubliccomment@madera.gov](mailto:citycouncilpubliccomment@madera.gov) or by regular mail at 205 W. 4th Street, Madera, CA 93637.

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<https://attend.wordly.ai/join/FTZJ-3396>

**CALL TO ORDER:**

**ROLL CALL:** Mayor Cece Gallegos  
Mayor Pro Tem Jose Rodriguez, District 2  
Councilmember Rohi Zacharia, District 1  
Councilmember Steve Montes, District 3  
Councilmember Anita Evans, District 4  
Councilmember Elsa Mejia, District 5  
Councilmember Artemio Villegas, District 6

**INVOCATION:** Pastor Joe Alicea, Awaken Church of God

**PLEDGE OF ALLEGIANCE:**

**APPROVAL OF AGENDA:**

**PRESENTATIONS:** None

**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.*

**A. PUBLIC HEARINGS:**

**A-1 Public Hearing and Consideration of a Resolution Confirming the Diagram and Assessments for the Annual Levy of City-Wide Landscape and Lighting Assessment District and Authorizing the City Engineer to File the Diagram and Assessment with the Auditor of Madera County**

- Recommendation:**
1. Conduct the Public Hearing and Receive any Public Comments
  2. Adopt Resolution:
    - a. Confirming the diagram and assessments as set forth in said Engineer's Report for the Landscape and Lighting District of the City of Madera, as the same may be modified for Zones of Benefit 1, 2, 3, 4, 6-A, 6-B, 7, 8, 9, 10-A, 10-B, 10-C, 10-D, 10-E, 10-F, 10-G, 10-H, 10-I, 12, 13, 14, 15, 15-B, 15-C, 16, 17-A, 17-B, 17-C, 17-D, 18, 20-A, 20-B, 20-C, 21-A, 21-B, 21-C, 21-D, 23, 24, 25-C, 25-D, 26, 26-B, 26-C, 26-D, 27, 27-B, 28, 28-B, 29, 29-B, 29-C, 29-D, 29-E, 30, 31-A, 31-B, 32-A, 32-B, 33, 34, 34-B, 34-C, 35, 36-A, 36-B, 36-C, 37, 39, 40, 41, 43-A, 43-C, 43-D, 43-E, 44, 45-A, 46, 50, and 51 of the City Wide Landscape and Lighting Assessment District; and
    - b. Levying the assessments as set forth in said report of the Engineer for Fiscal Year 2025/2026; and
    - c. Authorizing and directing the City Clerk to file the diagram and assessments with the Madera County Auditor's Office; and

- d. Authorizing the City Engineer in consultation with City Clerk and City Attorney to make any clerical corrections (Report by Keith Helmuth)

**A-2 Public Hearing to Consider Declaration of Nuisances and Abatement Order for Overgrown Weeds**

**Recommendation:** Conduct a Public Hearing and Adopt a Resolution Ordering the Abatement of Weed Nuisances in the City (Report by Giachino Chiaramonte)

**A-3 Public Hearing Regarding Annexation No. 15 (Tract 24-S-02/TSM 2024-04, Colett – Martin Subdivision) into Community Facilities District No. 2005-1 (Public Services) Under the Mello Roos Community Facilities Act of 1982 and Related Actions**

**Recommendation:**

1. Hold the Public Hearing; and
2. Adopt a Resolution of the City Council (Council) of the City of Madera, California, Authorizing Annexation of Territory (Annexation No. 15) to Community Facilities District No. 2005-1 (Public Services); Authorizing the Levy of a Special Tax; and Submitting the Levy of Tax to the Qualified Electors.; and
3. Conduct the Election of the Qualified Electors of Annexation No. 15; and
4. Adopt a Resolution of the City Council of the City of Madera, California, Making Certain Findings, Declaring and Certifying the Results of an Election, and Adding the Territory Identified as Annexation No. 15 to Community Facilities District No. 2005-1 (Public Services), Annexation No.15. (Report by Will Tackett)

**A-4 Public Hearing Regarding Annexation No. 16 (Tract 24-S-01/TSM 2024-02, Adell Subdivision) into Community Facilities District No. 2005-1 (Public Services) Under the Mello Roos Community Facilities Act of 1982 and Related Actions**

**Recommendation:**

1. Hold the Public Hearing; and
2. Adopt a Resolution of the City Council (Council) of the City of Madera, California, Authorizing Annexation of Territory (Annexation No. 16) to Community Facilities District No. 2005-1 (Public Services); Authorizing the Levy of a Special Tax; and Submitting the Levy of Tax to the Qualified Electors; and
3. Conduct the Election of the Qualified Electors of Annexation No. 16; and
4. Adopt a Resolution of the City Council of the City of Madera, California, Making Certain Findings, Declaring and Certifying the Results of an Election, and Adding the Territory Identified as Annexation No. 16 to Community Facilities District No. 2005-1 (Public Services), Annexation No. 16. (Public Services) (Report by Will Tackett)

**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 – June 18, 2025, June 25, 2025**

**Recommendation:** Approve the City Council Minutes of June 18, 2025 and June 25, 2025 (Report by Alicia Gonzales)

**B-2 Informational Report on Register of Audited Demands**

**Recommendation:** Review Register of Audited Demands Report for June 7, 2025 to June 20, 2025 (Report by Michael Lima)

**B-3 Memorandum of Understanding (MOU) with the Madera Police Officers' Association (MPOA)**

**Recommendation:** It is recommended the City Council adopt a resolution approving the MOU between the City of Madera and the MPOA effective July 2, 2025, through June 30, 2027 (Report by Wendy Silva)

**B-4 Memorandum of Understanding (MOU) with Law Enforcement Mid Management (LEMM)**

**Recommendation:** It is recommended the City Council adopt a resolution approving the MOU between the City of Madera and LEMM effective July 2, 2025 through June 30, 2027 (Report by Wendy Silva)

**B-5 Standard Terms and Conditions for Employment Agreements of Unrepresented Department Head Positions**

**Recommendation:** It is recommended the City Council adopt a resolution approving revised Standard Terms and Conditions for Employment Agreements of Unrepresented Department Head Positions (Report by Wendy Silva)

**B-6 Easement Deed from Jose Diaz Contreras and Gabino Diaz Hernandez for Sidewalk Improvements at 416 Amerine Avenue for City Project R-94 Bid Package 3 Phase 2 AHSC Agreement No. 19-AHSC-12761**

**Recommendation:** Adopt a Resolution Approving an Agreement for Purchase of an Easement at 416 Amerine Avenue (APN 009-071-024) (Report by Keith Helmuth)

**B-7 Abandoned Vehicle Abatement Program**

**Recommendation:** Adopt a Resolution Authorizing a ten-year extension of the Joint Powers Agreement for the Abandoned Vehicle Abatement Program through October 31, 2035, and extension of the service fee (Report by Giachino Chiamonte)

**B-8 Application for Transportation Development Act (TDA) – Local Transportation Funds (LTF) and State Transit Assistance (STA) Funds for Fiscal Year (FY) 2025/26**

**Recommendation:** Adopt a Resolution Approving the Applications for TDA – LTF and STA Funds for Fiscal Year (FY) 2025/26 and Authorizing the City Engineer to execute and submit the Applications to the Madera County Transportation Commission (MCTC) (Report by Keith Helmuth)

**B-9 Water/Wastewater/Storm Drain Critical Infrastructure Information (CII) Contractor/Consultant Non-Disclosure Agreement with K&B Electric LLC**

**Recommendation:** Adopt a Minute Order Approving Non-Disclosure Agreement to Allow for Design Work to be Completed for Potential Fiber-Optic Services (Report by Keith Helmuth)

**B-10 Schedule "A" Agreement with the California Department of Forestry and Fire Protection (CAL FIRE) from July 1, 2025, to June 30, 2026, for Fire Service Operations (updated Schedule A Agreement)**

**Recommendation:** Adopt a Resolution approving an updated Schedule "A" agreement with the California Department of Forestry and Fire Protection (CAL FIRE) from July 1, 2025, to June 30, 2026, for \$7,045,082 (Report by Justin Macomb)

**C. WORKSHOP:** None

**D. PETITIONS, BIDS, RESOLUTIONS, ORDINANCES, AND AGREEMENTS:**

**D-1 Consultant Services Agreement with Westwood Professional Services, Inc., for Tozer Park Design and Engineering Services**

**Recommendation:** Adopt a Resolution Awarding a Consultant Services Agreement with Westwood Professional Services, Inc. (Westwood) under Request for Qualifications (RFQ) 202425-28 for Design & Engineering Services in the amount of \$171,205 (Report by Joseph Hebert)

**E. ADMINISTRATIVE REPORTS:** None

**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:** None

**FUTURE MEETING DATES:**

- Wednesday, July 16, 2025
- Wednesday, August 20, 2025

**ADJOURNMENT:**

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- The meeting room is accessible to the physically disabled. Requests for accommodations for persons with disabilities such as signing services, assistive listening devices, or alternative format agendas and reports needed to assist participation in this public meeting may be made by calling the City Clerk's Office at (559) 661-5405 or emailing [cityclerkinfo@madera.gov](mailto:cityclerkinfo@madera.gov). Those who are hearing impaired may call 711 or 1-800-735-2929 for TTY Relay Service. Requests should be made as soon as practicable as additional time may be required for the City to arrange or provide the requested accommodation. Requests may also be delivered/mailed to: City of Madera, Attn: City Clerk, 205 W. 4th Street, Madera, CA 93637. At least seventy-two (72) hours' notice prior to the meeting is requested but not required. When making a request, please provide sufficient details that the City may evaluate the nature of the request and available accommodations to support meeting participation. Please also provide

appropriate contact information should the City need to engage in an interactive discussion regarding the requested accommodation.

- 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 writings or documents provided to a majority of the City Council within 72 hours of the meeting regarding any item on this agenda will be made available for public inspection at the City Clerk's office located at 205 W. 4<sup>th</sup> Street, Madera, CA 93637 and on the City website at [www.madera.gov](http://www.madera.gov)
  - 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 July 2, 2025, near the front entrances of City Hall and on the City's website [www.madera.gov](http://www.madera.gov) at 5:45 p.m. on June 26, 2025.



Alicia Gonzales, City Clerk