



Item:	B-1
Minutes for:	08/21/19
Adopted:	09/18/19

**MINUTES OF A REGULAR MEETING OF THE MADERA CITY COUNCIL, REGULAR MEETING OF MADERA PUBLIC FINANCING AUTHORITY BOARD, SPECIAL MEETING OF THE MADERA CITY COUNCIL AS THE GROUNDWATER SUSTAINABILITY AGENCY, AND SPECIAL MEETING OF THE MADERA CITY COUNCIL AS THE SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY**

**August 21, 2019**  
**6:00 p.m.**

**Council Chambers**  
**City Hall**

**CALL TO ORDER** – The meeting was called to order at 6:00 p.m.

**ROLL CALL:**

**Present:**           **Mayor Andrew J. Medellin**  
                          **Mayor Pro Tem Steve Montes, District 3**  
                          **Council Member Cece Foley 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**

**Absent:**           **None.**

Others present were City Manager Arnoldo Rodriguez, Interim City Attorney Hilda Montoy Cantu, Interim City Clerk Claudia Mendoza, Chief of Police Dino Lawson, Interim Finance Director Susan O’Haro, City Engineer Keith Helmuth, Chief Building Official Steve Woodworth, Information Services Manager Mark Souders, Parks and Public Works Operations Director John Scarborough, Acting Planning Manager Chris Boyle, Grant Administrator Ivette Iraheta, Police Commander Gino Chiaramonte, Human Resources Director Wendy Silva, Police Lieutenant Brian Esteves, Housing Authority Finance Director Sally Bomprezzi, Housing Authority Executive Secretary Alicia Gonzales, Parks and Public Works Administrative Analyst Mary Church, and Engineering Project Manager Frank Holguin.

**INVOCATION:**                   Pastor Roger Leach, Valley West Christian Center

**PLEDGE OF ALLEGIANCE:**       Mayor Medellin

Mayor Medellin recessed the Regular Meeting of the Madera City Council, Special Meeting of the City Council as the Successor Agency to the former Madera Redevelopment Agency, Regular Meeting of the Madera Public Financing Authority, and Special Meeting of Madera City Council as the Groundwater Sustainability Agency at 6:02 p.m. and he handed the meeting over to Chairperson Gallegos to open the Special Meeting of the Housing Authority.

Housing Authority Chairperson Gallegos opened the Special Meeting of the Housing Authority of the City of Madera, calling for items as listed on the agenda. The Housing Authority meeting was adjourned at 6:11 p.m.

Mayor Medellin reconvened the Regular Meeting of the Madera City Council, Special Meeting of the City Council as the Successor Agency to the former Madera Redevelopment Agency, Regular Meeting of the Madera Public Financing Authority, and Special Meeting of Madera City Council as the Groundwater Sustainability Agency at 6:12 p.m.

### **APPROVAL OF AGENDA**

Mayor Medellin announced items C-3, E-1 and F-1 were pulled from the agenda by staff.

**ON MOTION BY COUNCIL MEMBER HOLLEY AND SECONDED BY COUNCIL MEMBER RODRIGUEZ, THE AGENDA WAS APPROVED AS AMENDED BY A VOTE OF 7/0. AYES: MAYOR MEDELLIN, COUNCIL MEMBERS MONTES, GALLEGOS, RODRIGUEZ, ROBINSON, GARCIA, AND HOLLEY. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE.**

### **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 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 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.

Ron Montoya discussed his concerns with Governance Workshop, contract given to Ron Manfredi, and water rates.

No other comments given.

**PRESENTATIONS:** None.

**INTRODUCTIONS:** None.

#### **A. WORKSHOP**

A-1 Airport Land Use Compatibility Plan – Closure of Runway 8-26 Project (Report by Chris Boyle)

Acting Planning Manager Chris Boyle provided presentation to the council.

Several members of the public discussed concerns with the closure of runway 8-26.

Mayor stated this is a workshop and no decision will be made at this evening's meeting.

#### **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 COUNCIL MEMBER HOLLEY, AND SECONDED BY COUNCIL MEMBER ROBINSON, THE CONSENT CALENDAR, WAS ADOPTED BY A VOTE OF 7/0. AYES: MAYOR MEDELLIN, COUNCIL MEMBERS MONTES, GALLEGOS, RODRIGUEZ, ROBINSON, GARCIA, AND HOLLEY. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE.**

B-1 Minutes – 07/03/2019

B-2 Informational Report on Register of Audited Demands (Report by Susan O’Haro)

B-3 Informational Report on Contract City Attorney Services (Report by Wendy Silva)

B-4 Consideration of a Resolution Approving a Consultant Services Agreement in the Amount of \$124,000 With Madera Unified School District (MUSD) for Partial Administration of the District’s Academic Year 2019-20 After School Program and Authorizing the Mayor to Execute the Agreement on Behalf of the City (Report By John Scarborough)

**RES. NO. 19-131      A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA APPROVING A CONSULTANT SERVICES AGREEMENT IN THE AMOUNT OF \$124,000 WITH MADERA UNIFIED SCHOOL DISTRICT (MUSD) FOR PARTIAL ADMINISTRATION OF THE DISTRICT’S ACADEMIC YEAR 2019-20 AFTER SCHOOL PROGRAM AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE CITY**

B-5 Consideration of a Resolution Approving an Agreement with Tully & Young Inc. (TYI) in the Amount of \$15,000 for Consulting Services and Authorize Optional Services up to \$1,500 for the Groundwater Sustainability Agency (GSA) and Groundwater Sustainability Plan (GSP) Activities and Authorizing the Mayor to Execute the Agreement California -- Action by City Council as Groundwater Sustainability Agency (Report by Keith Helmuth)

**RES. NO. GSA 19-01      A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA APPROVING AN AGREEMENT WITH TULLY & YOUNG INC. IN THE AMOUNT OF \$15,000 FOR CONSULTING SERVICES AND AUTHORIZE OPTIONAL SERVICES UP TO \$1,500 FOR THE GROUNDWATER SUSTAINABILITY AGENCY AND GROUNDWATER SUSTAINABILITY PLAN ACTIVITIES AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT**

B-6 Consideration of a Resolution Authorizing Worker’s Compensation Coverage for Off-Duty Peace Officers Who Sustain an Injury or Illness While Out of State in Accordance with Labor Code Section 3600.2 (Report by Wendy Silva)

**RES. NO. 19-132      A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA AUTHORIZING WORKER’S COMPENSATION COVERAGE FOR OFF-DUTY PEACE OFFICERS**

**INJURED OUT OF STATE INACCORDANCE WITH CALIFORNIA LABOR CODE  
SECTION 3600.2**

B-7 Consideration of a Minute Order Accepting \$15,290.19 from Allstate Insurance as Payment in Full for Damage to City Property (Report by Wendy Silva)

B-8 Consideration of a Resolution of the City Council of the City of Madera, Approving an Annual Master Subscription and Service Agreement between the City of Madera and eCivis for Cost Allocation Software in the amount of \$2,499.00 and Authorizing the City Manager to Execute the Agreement (Report by Susan O'Haro)

**RES. NO. 19-133      A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA, APPROVING AN ANNUAL MASTER SUBSCRIPTION AND SERVICE AGREEMENT BETWEEN THE CITY OF MADERA AND ECIVIS FOR COST ALLOCATION SOFTWARE IN THE AMOUNT OF \$2,499.00 AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT**

B-9 Consideration of a Resolution Accepting Street Easement Deed and Public Utility Easement Deed, Offered by Spanish United Pentecostal Church, In Conjunction with a New Church Facility Being Constructed at 27243 Ellis Street (APN: 037-040-005), and Authorizing the City Clerk to Execute and Cause to Be Recorded, Certificates of Acceptance (Report by Keith Helmuth)

**RES. NO. 19-134      A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA, ACCEPTING STREET EASEMENT DEED AND PUBLIC UTILITY EASEMENT DEED, OFFERED BY SPANISH UNITED PENTECOSTAL CHURCH, INC, LOCATED AT 27243 ELLIS STREET, AND AUTHORIZING THE CITY CLERK TO EXECUTE AND CAUSE TO BE RECORDED, A CERTIFICATE OF ACCEPTANCE**

B-10 Consideration of a Resolution Accepting Public Utility Easement Deed, Offered by First Priority Funding, LLC, In Conjunction with a New Commercial Building Being Constructed at 301 West Olive Avenue (APN: 010-202-019), and Authorizing the City Clerk to Execute and Cause to Be Recorded, a Certificate of Acceptance (Report by Keith Helmuth)

**RES. NO. 19-135      A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA, ACCEPTING PUBLIC UTILITY EASEMENT DEED, OFFERED BY FIRST PRIORITY FUNDING, LLC, LOCATED AT 301 WEST OLIVE AVENUE, AND AUTHORIZING THE CITY CLERK TO EXECUTE AND CAUSE TO BE RECORDED, A CERTIFICATE OF ACCEPTANCE**

B-11 Consideration of a Resolution Approving an Agreement with Madera County for Municipal Code Prosecution Services by the District Attorney's Office (Report by Wendy Silva)

**RES. NO. 19-136      A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA APPROVING AN AGREEMENT FOR PROSECUTION SERVICES BETWEEN THE CITY OF MADERA AND MADERA COUNTY AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT**

**C.      HEARINGS, PETITIONS, BIDS, RESOLUTIONS, ORDINANCES, AND AGREEMENTS**

- C-1 Consideration of a Joint Resolution of the City Council of the City of Madera and the Madera Public Financing Authority Approving an Agreement with Del Rio Advisors, LLC, for Municipal Advisor Services Related to the Financing of Energy Projects -- Action by City Council and City Council as Madera Public Financing Authority (Report by Susan O'Haro)

Interim Finance Director Susan O'Haro and Del Rio Advisors, LLC consultant Ken Dieker presented report.

**ON MOTION BY COUNCIL MEMBER GALLEGOS, AND SECONDED BY COUNCIL MEMBER HOLLEY, ITEM C-1, RES NO. 19-137 AND RES. NO. MPFA 19-04, WAS ADOPTED BY A VOTE OF 7/0. AYES: MAYOR MEDELLIN, COUNCIL MEMBERS MONTES, GALLEGOS, RODRIGUEZ, ROBINSON, GARCIA, AND HOLLEY. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE.**

**RES. NO. 19-137 & RES. NO MPFA 19-04 A JOINT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA AND THE MADERA PUBLIC FINANCING AUTHORITY APPROVING AN AGREEMENT WITH DEL RIO ADVISORS, LLC, AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT**

- C-2 Consideration of a Resolution Approving an Agreement for Legal Services with Montoy Law Corporation (Report by Wendy Silva)

Human Resources Director Wendy Silva presented report.

**ON MOTION BY COUNCIL MEMBER GALLEGOS, AND SECONDED BY COUNCIL MEMBER ROBINSON, ITEM C-2, RES NO. 19-138, WAS ADOPTED BY A VOTE OF 7/0. AYES: MAYOR MEDELLIN, COUNCIL MEMBERS MONTES, GALLEGOS, RODRIGUEZ, ROBINSON, GARCIA, AND HOLLEY. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE.**

**RES. NO. 19-138 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA APPROVING AN AGREEMENT FOR LEGAL SERVICES BETWEEN THE CITY OF MADERA AND MONTROY LAW CORPORATION AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT**

- C-3 Consideration of Two Resolutions Approving Revised Community Development Block Grant (CDBG) Re-Allocations as Proposed by the Block Grant Commission (BGC) for 2019/2020 and Adopting the Updated Related Resolutions Which Re-Distribute \$55,559.

The Resolutions propose:

- a. To Revise the City of Madera Parks and Community Services Department CDBG Allocation to Provide Seniors with Nutritious Meals and Support with Healthy Food Choices, Technology and Education about Fraud Targeted to Seniors (\$30,559)
- b. To Revise the Madera Coalition for Community Justice CDBG Allocation to Provide a Youth Leadership Program (\$25,000), and
- c. Approve Two Agreements for Senior Services and a Youth Leadership Program

(Report by Ivette Iraheta)

**Item C-3 was pulled from agenda.**

C-4 Public Hearing and Consideration of a Resolution of the City Council of the City of Madera Ordering the Cost Recovery for Weed Abatement Expenses on Seven Properties in the Form of Liens Totaling \$4,331.50 (Report by Brian Esteves)

Police Lieutenant Brian Esteves presented report.

**ON MOTION BY COUNCIL MEMBER RODRIGUEZ, AND SECONDED BY COUNCIL MEMBER HOLLEY, ITEM C-4, RES NO. 19-139, WAS ADOPTED BY A VOTE OF 7/0. AYES: MAYOR MEDELLIN, COUNCIL MEMBERS MONTES, GALLEGOS, RODRIGUEZ, ROBINSON, GARCIA, AND HOLLEY. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE.**

**RES. NO. 19-139 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA ORDERING THE COST RECOVERY FOR WEED ABATEMENT EXPENSES ON SEVEN PROPERTIES IN THE FORM OF LIENS TOTALING \$4331.50**

C-5 Discussion and Consideration of Administration and Operations of Successor Agency and Successor Housing Agency with Current City staff, Hiring of New Staff, and/or Retention of a Consultant-- Action by City Council as Successor Agency and the Successor Housing Agency (Report by Arnoldo Rodriguez)

City Manager Arnoldo Rodriguez presented report.

Council provided direction to City Manager Arnoldo Rodriguez to lead the dissolution of the Successor Agency to the former Redevelopment Agency with the assistance of a consultant or firm.

**ON MOTION BY COUNCIL MEMBER RODRIGUEZ, AND SECONDED BY COUNCIL MEMBER HOLLEY, ITEM C-5, APPROVING DIRECTION TO CITY MANAGER TO LEAD THE DISSOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY WITH THE ASSISTANCE OF A CONSULTANT OR FIRM WAS APPROVED BY A VOTE OF 7/0. AYES: MAYOR MEDELLIN, COUNCIL MEMBERS MONTES, GALLEGOS, RODRIGUEZ, ROBINSON, GARCIA, AND HOLLEY. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE.**

C-6 Consideration of Resolution Approving Financing Conveyance for Habitat for Humanity in Accordance with Section 414 of Disposition and Development Agreement (DDA) for 307, 209, 311, 313, and 315 Malone Street in Madera, California. -- Action by City Council as Successor Agency (Report by Arnoldo Rodriguez)

City Manager Arnoldo Rodriguez presented report.

**ON MOTION BY COUNCIL MEMBER GALLEGOS, AND SECONDED BY COUNCIL MEMBER HOLLEY, ITEM C-6, RES NO. SA 19-08, WAS ADOPTED WITH ADDRESS CORRECTION FROM 209 MALONE STREET TO 309 MALONE STREET, BY A VOTE OF 7/0. AYES: MAYOR MEDELLIN, COUNCIL MEMBERS MONTES, GALLEGOS, RODRIGUEZ, ROBINSON, GARCIA, AND HOLLEY. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE.**

**RES. NO. SA 19-08      A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA AS THE SUCCESSOR HOUSING AGENCY OF THE FORMER MADERA REDEVELOPMENT AGENCY APPROVING FINANCING CONVEYANCE FOR HABITAT FOR HUMANITY IN ACCORDANCE WITH SECTION 414 OF DISPOSITION AND DEVELOPMENT AGREEMENT (DDA) FOR 307, 309, 311, 313, AND 315 MALONE STREET IN MADERA, CALIFORNIA**

C-7      Consideration of a Resolution Authorizing the Submission of an Application in the Amount of \$31,223 to the Edward Byrne Memorial Justice Assistance Grant Program Fiscal Year 2019 Local Solicitation (Report by Ivette Iraheta)

Grant Administrator Ivette Iraheta presented report.

**ON MOTION BY COUNCIL MEMBER MONTES, AND SECONDED BY COUNCIL MEMBER GALLEGOS, ITEM C-7, RES NO. 19-140, WAS ADOPTED BY A VOTE OF 7/0. AYES: MAYOR MEDELLIN, COUNCIL MEMBERS MONTES, GALLEGOS, RODRIGUEZ, ROBINSON, GARCIA, AND HOLLEY. NOES: NONE. ABSENT: NONE. ABSTAIN: NONE.**

**RES. NO. 19-140      A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA, AUTHORIZING THE CHIEF OF POLICE TO MAKE AN APPLICATION FOR AWARD TO THE EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT PROGRAM**

**D.      WRITTEN COMMUNICATIONS: None.**

**E.      ADMINISTRATIVE REPORTS:**

E-1      CFD 2006-01 Follow-up from Workshop held on 06/19/2019 (Report by Susan O'Haro)

**Item E-1 was pulled from agenda.**

**F.      COUNCIL REPORTS**

F-1      Project Labor Agreement (PLA) (Report by Councilmember Santos Garcia)

**Item F-1 was pulled from agenda.**

Council Member Robinson attended Madera Chamber of Commerce's Lifetime Achievement Awards.

Mayor Pro-Tem Montes would like an Amtrak Station workshop. City Manager Arnoldo Rodriguez responded he will reach out to Dan Leavitt to schedule.

Mayor Medellin stated we have quite a few workshops for the city and they are all important. But he would like to prioritize the workshops. He believes everything revolves around Development Impact Fees (DIF) and it needs to be added to the top of the list of workshops. He would like to see it as the next workshop moving forward.

Council Member Rodriguez asked City Attorney if we can add a future agenda items section of the agenda to Hilda Montoy Cantu responded yes.

No other reports were given.

**G. CLOSED SESSION**

G-1 Closed Session Announcement – City Attorney

Council adjourned to Closed Session at 8:36 p.m.

G-2 Conference with Labor Negotiators pursuant to Government Code §54957.6  
Agency Designated Representatives: Arnolando Rodriguez, Wendy Silva, & Che Johnson  
Employee Organizations: General Bargaining Unit  
Madera Police Officers' Association  
Mid-Management Employee Group  
Law Enforcement Mid-Management Group

G-3 Closed Session Report – City Attorney

Council returned from closed session at 9:47 p.m. with all members present.

Interim City Attorney Hilda Montoy Cantu stated that there was no reportable action taken.

**ADJOURNMENT** – The meeting was adjourned at 9:48 p.m. Next regular meeting September 4, 2019

**CONSISTENCY WITH THE VISION MADERA 2025 PLAN**

Approval of the minutes is not addressed in the vision or action plans; the requested action is also not in conflict with any of the actions or goals contained in that plan.

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ALICIA GONZALES, City Clerk

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ANDREW J. MEDELLIN, Mayor

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Prepared by:  
Claudia Mendoza, Deputy City Clerk