



Item:	B-1
Minutes for:	10/16/19
MPFA Adopted:	12/18/19
Adopted:	12/18/19

**MINUTES OF A REGULAR MEETING OF THE MADERA CITY COUNCIL AND  
REGULAR MEETING OF MADERA PUBLIC FINANCING AUTHORITY BOARD**

**October 16, 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

**Absent:** Council Member Derek O. Robinson Sr., District 4  
Council Member Santos Garcia, District 5  
Council Member Donald E. Holley, District 6

Others present were Chief of Police Dino Lawson (filling in for City Manager), City Clerk Alicia Gonzales, Assistant Fire Chief Matt Watson, City Engineer Keith Helmuth, Interim Finance Director Susan O’Haro, Grant Administrator Ivette Iraheta, Human Resources Director Wendy Silva, Information Services Manager Mark Souders, Acting Planning Manager Chris Boyle, Attorney Shannon Chaffin (filling in for City Attorney), and Housing Authority Executive Secretary Maria Dominguez.

**INVOCATION:** Pastor Josh Blair, Central Valley Church

**PLEDGE OF ALLEGIANCE:** Mayor Medellin

**APPROVAL OF AGENDA**

Mayor Medellin called for any amendments to the agenda or items to be pulled.

No items were pulled or amended.

**ON MOTION BY COUNCIL MEMBER MONTES AND SECONDED BY COUNCIL MEMBER GALLEGOS, THE AGENDA WAS APPROVED UNANIMOUSLY BY A VOTE OF 4/0. AYES: MAYOR MEDELLIN, COUNCIL MEMBERS MONTES, GALLEGOS, AND RODRIGUEZ. NOES: NONE. ABSENT: COUNCIL MEMBERS ROBINSON, GARCIA, AND HOLLEY. 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.

Ms. Christianson with Pershing Elementary School and students with the Robotics Team asked some questions to the City Council regarding building a new City Hall.

No other comments given.

**PRESENTATIONS:** None.

**INTRODUCTIONS:** None.

**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.

**ON MOTION BY COUNCIL MEMBER GALLEGOS, AND SECONDED BY COUNCIL MEMBER RODRIGUEZ, THE CONSENT CALENDAR, WAS ADOPTED UNANIMOUSLY BY A VOTE OF 4/0. AYES: MAYOR MEDELLIN, COUNCIL MEMBERS MONTES, GALLEGOS, AND RODRIGUEZ. NOES: NONE. ABSENT: COUNCIL MEMBERS ROBINSON, GARCIA, AND HOLLEY. ABSTAIN: NONE.**

- B-1 Minutes –5/16/18, 6/5/18, 10/3/18, 10/17/18, 10/17/18s
- B-2 Informational Report on Register of Audited Demands (Report by Susan O’Haro)
- B-3 Informational Report on Contract City Attorney Service Expenditures (Report by Wendy Silva)
- B-4 Water Conservation Report for 8/19/19 – 9/22/19 (Report by John Scarborough)
- B-5 Consideration of a Minute Order of the Madera City Council Authorizing the Lease of a National Insurance Crime Bureau Vehicle to the Madera Police Department and Authorizing the Chief of Police to Execute the Vehicle Use Agreement (Report by Dino Lawson)
- B-6 Consideration of a Joint Resolution of the City of Madera and the Madera Public Financing Authority Authorizing the City Manager or Director of Financial Services to Engage Hilltop Securities as Placement Agent/Underwriter and Kronick, Moskovitz, Tiedemann & Girard as Bond Counsel/Disclosure Council for Professional Services Required to Complete the Financing of the Water Revenue Bonds Series 2019 (Report by Susan O’Haro)

**RES. NO. 19-175 & A JOINT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA AND THE**

**MPFA RES NO 19-07 MADERA PUBLIC FINANCING AUTHORITY AUTHORIZING THE CITY MANAGER OR DIRECTOR OF FINANCIAL SERVICES TO ENGAGE HILLTOP SECURITIES AS PLACEMENT AGENT/UNDERWRITER AND KRONICK, MOSKOVITZ, TIEDEMANN & GIRARD AS BOND COUNSEL/DISCLOSURE COUNCIL FOR PROFESSIONAL SERVICES REQUIRED TO COMPLETE THE FINANCING OF THE WATER REVENUE BONDS SERIES 2019**

B-7 Actions Relating to Final Map for La Spezia II Subdivision (Tract No. 19-S-01)

Consideration of a Resolution of the City of Madera Approving the Final Map for the La Spezia II Subdivision (Tract No. 19-S-01) and Authorizing Execution of Subdivision Agreement and Authorizing the Mayor to Execute the Agreement on Behalf of the City (Report by Keith Helmuth)

**RES. NO. 19-176 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA, APPROVING THE FINAL MAP FOR THE LA SPEZIA II SUBDIVISION (TRACT NO. 19-S-01) AND IMPROVEMENT AGREEMENT (AGREEMENT) AFFECTING LAND DEVELOPMENT AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENTS ON BEHALF OF THE CITY**

Consideration of a Resolution of the City of Madera Approving Annexation of the La Spezia II Subdivision (Tract No. 19-S-01) into Zone of Benefit 29; Confirming the Diagram and Assessments for City Wide Landscape and Lighting Assessment District Zone of Benefit 29 For Fiscal Year (FY) 2019/2020; And Authorizing the City Clerk to File the Diagram and Assessment with the Madera County Auditor (Report by Keith Helmuth)

**RES. NO. 19-177 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA, APPROVING ANNEXATION OF LA SPEZIA II SUBDIVISION (TRACT NO. 19-S-01) INTO ZONE OF BENEFIT 29; CONFIRMING THE DIAGRAM AND ASSESSMENT FOR CITY WIDE LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT ZONE OF BENEFIT 29 FOR FISCAL YEAR (FY) 2020/2021; AUTHORIZING THE MAYOR TO EXECUTE THE COVENANT ON BEHALF OF THE CITY AND AUTHORIZING THE CITY CLERK TO FILE THE DIAGRAM AND ASSESSMENT WITH THE MADERA COUNTY AUDITOR**

B-8 Actions Relating to Final Map for La Spezia III Subdivision (Tract No. 19-S-02)

Consideration of a Resolution of the City of Madera Approving the Final Map for the La Spezia III Subdivision (Tract No. 19-S-02) and Authorizing Execution of Subdivision Agreement and Authorizing the Mayor to Execute the Agreement on Behalf of the City (Report by Keith Helmuth)

**RES. NO. 19-178 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA, APPROVING THE FINAL MAP FOR THE LA SPEZIA III SUBDIVISION (TRACT NO. 19-S-02) AND IMPROVEMENT AGREEMENT (AGREEMENT) AFFECTING LAND DEVELOPMENT AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENTS ON BEHALF OF THE CITY**

Consideration of a Resolution of the City of Madera Approving Annexation of the La Spezia III Subdivision (Tract No. 19-S-02) into Zone of Benefit 29; Confirming the Diagram and Assessments for City Wide Landscape and Lighting Assessment District Zone of Benefit 29 For Fiscal Year (FY) 2019/2020; And Authorizing the City Clerk to File the Diagram and Assessment with the Madera County Auditor (Report by Keith Helmuth)

**RES. NO. 19-179      A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA, APPROVING ANNEXATION OF LA SPEZIA III SUBDIVISION (TRACT NO. 19-S-02) INTO ZONE OF BENEFIT 29; CONFIRMING THE DIAGRAM AND ASSESSMENT FOR CITY WIDE LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT ZONE OF BENEFIT 29 FOR FISCAL YEAR (FY) 2020/2021; AUTHORIZING THE MAYOR TO EXECUTE THE COVENANT ON BEHALF OF THE CITY AND AUTHORIZING THE CITY CLERK TO FILE THE DIAGRAM AND ASSESSMENT WITH THE MADERA COUNTY AUDITOR**

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

**C-1      PUBLIC HEARING ON REZONE AND GENERAL PLAN AMENDMENT**

Public Hearing and Consideration of:

- 1) Consideration of Adoption of a Resolution Amending the General Plan Land Use Designation for the Six Parcels, Reclassing them from the HD (High Density) to the P&SP (Public and Semi-Public) General Plan Land Use Designation and Adopting a Negative Declaration and

Acting Planning Manager Chris Boyle presented report.

Mayor Medellin opened Public Hearing at 6:17 p.m.

Zeke Rubio asked what is the process once it is adopted by the City Council. Mr. Boyle responded since the properties are the possession of the County, the land use preparations are done as a collaborative effort. The City will prepare land with correct zoning, and any development of the site would be processed/facilitated through the County.

Zeke Rubio also asked what is the timeline of the process? Mr. Boyle responded that he does not have the exact timeline. But the County has met and collaborated with City Planning and Engineering staff on some conceptual designs, but they have not shared their construction timeline to date.

Discussion followed.

Mayor Medellin closed Public Hearing at 6:21 p.m.

**ON MOTION BY COUNCIL MEMBER MONTES, AND SECONDED BY COUNCIL MEMBER GALLEGOS, ITEM C-1(1), RES NO. 19-180, WAS ADOPTED UNANIMOUSLY BY A VOTE OF 4/0. AYES: MAYOR MEDELLIN, COUNCIL MEMBERS MONTES, GALLEGOS, AND RODRIGUEZ. NOES: NONE. ABSENT: COUNCIL MEMBERS ROBINSON, GARCIA, AND HOLLEY. ABSTAIN: NONE.**

**RES. NO. 19-180      RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA APPROVING AN AMENDMENT OF THE GENERAL PLAN CHANGING THE LAND USE DESIGNATION**

**OF SIX PARCELS ENCOMPASSING 1.5 ACRES LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF WEST 7TH STREET AND SOUTH G STREET FROM THE HD (HIGH DENSITY) LAND USE DESIGNATION TO THE P&SP (PUBLIC AND SEMI-PUBLIC) LAND USE DESIGNATION (APNS: 010-162-001, 002, AND 009-012) AND ADOPTING A NEGATIVE DECLARATION**

- 2) Consideration of Introduction of an Ordinance Rezoning Six Parcels Encompassing 1.5 Acres Located on the Southwest Corner of the Intersection of West 7th Street and South G Street from the R3 (High Density) to the PF (Public Facilities) Zone District (Report by Chris Boyle)

**ON MOTION BY COUNCIL MEMBER MONTES, AND SECONDED BY COUNCIL MEMBER GALLEGOS, ITEM C-1(2), INTRODUCTION OF ORDINANCE WAS ADOPTED UNANIMOUSLY BY A VOTE OF 4/0. AYES: MAYOR MEDELLIN, COUNCIL MEMBERS MONTES, GALLEGOS, AND RODRIGUEZ. NOES: NONE. ABSENT: COUNCIL MEMBERS ROBINSON, GARCIA, AND HOLLEY. ABSTAIN: NONE.**

**INTRO ORD. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MADERA AMENDING THE OFFICIAL CITY OF MADERA ZONING MAP REZONING SIX PARCELS ENCOMPASSING APPROXIMATELY 1.5 ACRES LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF WEST 7TH STREET AND SOUTH G STREET FROM THE R3 (HIGH DENSITY) ZONE DISTRICT TO THE PF (PUBLIC FACILITY) ZONE DISTRICT AS IDENTIFIED WITHIN EXHIBIT "A"**

**C-2 ACTIONS RELATING TO ANNEXATION OF TERRITORY TO CFD 2005-01**

Public Hearing and Consideration of:

- 1) Public Hearing and Consideration of a Resolution of the City Council (Council) of the City of Madera, California (City), Authorizing the Annexation of Territory to Community Facilities District No. (CFD) 2005-01 and Authorizing the Levy of a Special Tax and Submitting the Levy of Tax to the Qualified Electors.

Acting Planning Manager Chris Boyle presented report.

The report was presented by Planning Manager Chris Boyle.

Mayor Medellin opened the public hearing at 6:37 p.m., no speakers came forward.

**ON MOTION BY COUNCIL MEMBER GALLEGOS, AND SECONDED BY COUNCIL MEMBER MONTES, ITEM C-2(1), RES NO. 19-181 WAS ADOPTED UNANIMOUSLY BY A VOTE OF 4/0. AYES: MAYOR MEDELLIN, COUNCIL MEMBERS MONTES, GALLEGOS, AND RODRIGUEZ. NOES: NONE. ABSENT: COUNCIL MEMBERS ROBINSON, GARCIA, AND HOLLEY. ABSTAIN: NONE.**

**RES. NO. 19-181 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA, AUTHORIZING THE ANNEXATION OF TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2005-01 AND AUTHORIZING THE LEVY OF A SPECIAL TAX AND SUBMITTING THE LEVY OF TAX TO THE QUALIFIED ELECTORS**

- 2) Consideration of a Resolution of the City Council (Council) of the City of Madera Calling a Special Election and Submitting to the Voters of Annexation No. 6 of the City's CFD 2005-01 Propositions Regarding the Annual Levy of Special Taxes within Annexation No. 6 to Finance Police Protection Services, Fire Protection and Suppression Services, Park Maintenance, and Storm Drainage System Operation and Maintenance Within the District

**ON MOTION BY COUNCIL MEMBER GALLEGOS, AND SECONDED BY COUNCIL MEMBER RODRIGUEZ, ITEM C-2(2), RES NO. 19-182, WAS ADOPTED UNANIMOUSLY BY A VOTE UNANIMOUSLY BY A VOTE OF 4/0. AYES: MAYOR MEDELLIN, COUNCIL MEMBERS MONTES, GALLEGOS, AND RODRIGUEZ. NOES: NONE. ABSENT: COUNCIL MEMBERS ROBINSON, GARCIA, AND HOLLEY. ABSTAIN: NONE.**

**RES. NO. 19-182 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA, CALLING A SPECIAL ELECTION AND SUBMITTING TO THE VOTERS OF ANNEXATION NO. 6 OF CITY OF MADERA COMMUNITY FACILITIES DISTRICT NO. 2005-01 THE PROPOSITION REGARDING THE ANNUAL LEVY OF SPECIAL TAXES WITHIN ANNEXATION NO. 6 TO FINANCE POLICE PROTECTION SERVICES, FIRE PROTECTION AND SUPPRESSION SERVICES, PARK MAINTENANCE, AND STORM DRAINAGE SYSTEM OPERATION AND MAINTENANCE WITHIN THE DISTRICT**

Conducting of:

- 3) Conduct A Special Election of the Qualified Electors of Annexation No. 6 of the City's CFD 2005-01 and Declaration and Certification of the Results Thereof

Mayor Medellin opened the public hearing at 6:39 p.m. and no speakers came forward.

City Clerk Alicia Gonzales declared the Notice of Public Hearing was published on October 2, 2019

Mayor Medellin opened the meeting for public comment at 6:39 p.m. and no speakers came forward.

City Clerk Alicia Gonzales declared:

- No written protests were received.
- There are less than twelve registered voters within the Communities Facilities District.
- Written consents to hold the Community Facilities District elections today have been received from all land owners within the proposed Annexation No. 6.
- Concur with holding of the special election for the Annexation No. 6.

Mayor Medellin closed public hearing at 6:40 p.m. and turned the meeting back to City Clerk.

City Clerk Alicia Gonzales requested the City Council consider adoption of the resolution as noted on the Agenda.

Mayor Medellin called for the special election.

City Clerk Alicia Gonzales announced she received one ballot; the number of votes for one ballot is a total of 46 votes; it is a yes vote.

City Clerk Alicia Gonzales declared proposition passed unanimously.

City Clerk Alicia Gonzales requested the City Council consider adoption of the resolution declaring the election results.

Consideration of:

- 4) Consideration of A Resolution of the Council of the City, Making Certain Findings, Certifying the Results of an Election and Adding the Territory Identified as Annexation No. 6 to CFD 2005-01 (Report by Chris Boyle)

**ON MOTION BY COUNCIL MEMBER RODRIGUEZ, AND SECONDED BY COUNCIL MEMBER MONTES, ITEM C-2(4), RES. NO. 19-183 WAS ADOPTED UNANIMOUSLY BY A VOTE OF 4/0. AYES: MAYOR MEDELLIN, COUNCIL MEMBERS MONTES, GALLEGOS, AND RODRIGUEZ. NOES: NONE. ABSENT: COUNCIL MEMBERS ROBINSON, GARCIA, AND HOLLEY. ABSTAIN: NONE.**

**RES. NO. 19-183 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA, MAKING CERTAIN FINDINGS, CERTIFYING THE RESULTS OF A SPECIAL ELECTION AND ADDING THE TERRITORY IDENTIFIED AS ANNEXATION NO. 6 TO COMMUNITY FACILITIES DISTRICT NO. 2005-01**

**D. WRITTEN COMMUNICATIONS: None.**

**E. ADMINISTRATIVE REPORTS: None.**

**F. COUNCIL REPORTS**

**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.**

Mayor Pro-Tem Montes thanked staff for helping organizing the Madera County Centro Binacional Health Fair event at Pan Am Center.

Mayor Medellin reported that there is discussion regarding the possibility of the loss of funding for the widening of Highway 99 from Avenue 12 to south of Avenue 7. He requested that Council support a letter addressed to the Governor not to divert the funding. If we can all reach out to our local legislators to let them know how important to not change those funds.

No other reports were given.

**G. CLOSED SESSION: None.**

**ADJOURNMENT** – The meeting was adjourned at 6:45 p.m. Next regular meeting October 2, 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.

---

ALICIA GONZALES, City Clerk

---

ANDREW J. MEDELLIN, Mayor

---

Prepared by:  
Claudia Mendoza, Deputy City Clerk