



Item:	B-1
Minutes for:	1/15/2020
Adopted:	2/05/2020

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

**January 15, 2020  
6:00 p.m.**

**Council Chambers  
City Hall**

**CALL TO ORDER** – The meeting was called to order at 6:00 p.m. The special meeting of the Housing Authority scheduled for the same time was also called to order.

Roll Call: Roll was called for all agencies

**Present:** Mayor Andrew J. Medellin  
Mayor Pro Tem Santos Garcia, District 5  
Council Member Cece Foley Gallegos, District 1  
Council Member Jose Rodriguez, District 2  
Council Member Steve Montes, District 3  
Council Member Donald E. Holley, District 6

**Absent:** Council Member Derek O. Robinson Sr., District 4

Others present were City Manager Arnolando Rodriguez, City Attorney Hilda Cantu Montoy, City Clerk Alicia Gonzales, Police Chief Dino Lawson, Police Commander Gino Chiramonte, Battalion Chief James Forga, Assistant Fire Chief Matt Watson, Chief Building Official Steve Woodworth, Interim Parks Director John Scarborough, City Engineer Keith Helmuth, Grant Administrator Ivette Iraheta, Human Resources Director Wendy Silva, Information Services Manager Mark Souders, Assistant Planner Jesus Orozco, Interim Finance Director Vicki Crow, Interim Planning Manager Darrell Unruh, Finance Accountant Don Theisen, Housing Authority Interim Executive Director Sally Bompreszi, and Housing Authority Executive Secretary Maria Dominguez.

**INVOCATION:** Pastor Tim Echeverria, New Harvest Christian Fellowship

**PLEDGE OF ALLEGIANCE:** Mayor Medellin

**APPROVAL OF AGENDA:**

Staff requested to pull Item B-7 from the agenda. A late distribution item announcement was made by City Clerk Alicia Gonzales for Item D-2.

**ON MOTION BY COUNCIL MEMBER HOLLEY AND SECONDED BY COUNCIL MEMBER GALLEGOS, THE AGENDA WAS APPROVED BY A VOTE OF 6/0. AYES: MAYOR MEDELLIN, COUNCIL MEMBERS RODRIGUEZ, MONTES, AND GARCIA. NOES: NONE. ABSENT: COUNCIL MEMBERS ROBINSON. 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 voiced his concerns regarding CFD'S and the request for a traffic study in the area of Knox Street and Almond Avenue.

DJ Becker voiced her concerns regarding animal control and animal ordinances in the City of Madera.

Elizabeth Wisener, CAPMC discussed the 2020 Madera Homeless Point-In-Time Count that will be conducted at the end of January and they are seeking volunteers.

Eddie Block also discussed the 2020 Madera Homeless Point-In-Time-Count and requested volunteers.

April Molina voiced that the Point-In-Time-Count is a fabulous experience. She also voiced her concerns about animal control in the City and County.

**WRITTEN COMMUNICATIONS:** None.

**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 RODRIGUEZ, AND SECONDED BY COUNCIL MEMBER HOLLEY, THE CONSENT CALENDAR, WAS ADOPTED BY A VOTE OF 6/0. AYES: MAYOR MEDELLIN, COUNCIL MEMBERS MONTES, GALLEGOS, AND GARCIA. NOES: NONE. ABSENT: COUNCIL MEMBER ROBINSON. ABSTAIN: NONE.**

- B-1 Minutes – 11/20/19, 11/21/19s, 12/04/19, 12/11/19s, 12/18/19
- B-2 Information Report on Register of Audited Demands (Report by Don Thiesen)
- B-3 Informational Report on Personnel Activity (Report by Wendy Silva)
- B-4 Consideration of a Resolution Authorizing the Submittal of an Application (\$1 million) to the California State Department of Housing and Community Development for funding under the CalHome Program, and Authorizing the City Manager to sign any related Documents Necessary to Participate in the CalHome Program, to Provide Owner-Occupied Residential Rehabilitation Assistance to Qualifying City of Madera (City) Residents (Report by Ivette Iraheta)

**RES. NO. 20-01      A RESOLUTION OF THE CITY OF MADERA, CALIFORNIA, AUTHORIZING THE SUBMISSION OF AN APPLICATION (\$1 MILLION) TO THE CALIFORNIA STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR FUNDING UNDER THE CALHOME PROGRAM AND ANY RELATED DOCUMENTS NECESSARY TO PARTICIPATE IN THE CALHOME PROGRAM; AND AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE, TO SIGN THE APPLICATION, CERTIFICATIONS, FUND REQUESTS AND ANY RELATED GRANT DOCUMENTS**

- B-5 Consideration of a Minute Order Acceptance of the Construction, File Notice of Completion, and Release of Retention Funds for the 2018-19 City Street Resurfacing, Restoration, and Rehabilitation (3R) and American with Disabilities Act (ADA) Project, City Project No. R-70, State Project No. LPPSB1L-5157(116) (Report by Keith Helmuth)
- B-6 Consideration of a Minute Order Accepting the Sewer Main Installation at Various Locations, City Project No. S 16-02 (Report by Keith Helmuth)
- B-7 Actions Relating to Final Map for Linden Street Residential Complex (Tract No. 19-S-05)
  - 1) Consideration of a Resolution of the City of Madera Approving the Final Map for Linden Street Residential Complex Subdivision (Tract No. 19-S-05) 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 Linden Street Residential Complex Subdivision (Tract No. 19-S-05) into Zone of Benefit 4; Confirming the Diagram and Assessments for City Wide Landscape and Lighting Assessment District Zone of Benefit 4 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)

Staff requested to pull Item B-7 from the agenda

- B-8 Consideration of a Resolution Approving the Award for Olive Avenue Widening and Reconstruction Gateway Dr. to Knox St. Phase 1, Asbestos Removal & Building Demolition City Project No. R-000010, in the Amount of \$70,500 to CVE Contracting Group, Inc. dba Central Valley Environmental, and Authorizing the Mayor to Execute the Agreement (Report by Keith Helmuth)

**RES. NO. 20-02            A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA APPROVING THE AWARD FOR OLIVE AVENUE WIDENING AND RECONSTRUCTION - GATEWAY DR. TO KNOX ST. PHASE 1, ASBESTOS REMOVAL & BUILDING DEMOLITION CITY PROJECT NO. R- 000010, IN THE AMOUNT OF \$70,500 TO CVE CONTRACTING GROUP, INC. DBA CENTRAL VALLEY ENVIRONMENTAL, AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT**

**C.            PUBLIC HEARINGS**

C-1        Public Hearing and Consideration of:

- 1) 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.
- 2) A Resolution of the Council of the City, 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. 7 to Finance Police Protection Services, Fire Protection and Suppression Services, Park Maintenance, and Storm Drainage System Operation and Maintenance Within the District.

Jesus Orozco, Assistant Planner requested a continuance for Item C-1 to the February 5, 2020 City Council Meeting.

Conducting of:

- 3) A Special Election of the Qualified Electors of Annexation No. 7 of the City's CFD 2005-01 and Declaration and Certification of the Results Thereof

Consideration of:

- 4) 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. 7 to CFD 2005-01 (Report by Jesus Orozco)

Mayor Medellin opened the public hearing at 6:23 p.m.

With no comments given, Mayor Medellin closed the public hearing at 6:23 p.m.

**ON MOTION BY COUNCIL MEMBER RODRIGUEZ ITEM C-1 IS MOVED TO CONTINUE AT THE FEBRUARY 5, 2020 MEETING, AND SECONDED BY COUNCIL MEMBER MONTES, MOTION APPROVED BY A VOTE OF 6/0. AYES: MAYOR MEDELLIN, COUNCIL MEMBERS GALLEGOS, GARCIA, AND HOLLEY. NOES: NONE. ABSENT: COUNCIL MEMBER ROBINSON. ABSTAIN: NONE.**

C-2 Intent Meeting and Consideration of:

- 1) A Resolution Adopting a Boundary Map Showing the Territory Proposed for Annexation to City of Madera Community Facilities District No. 2005-01; and
- 2) A Resolution Declaring the City's Intention to Authorize the Annexation of Territory into City of Madera Community Facilities District No. 2005-01 (Report by Jesus Orozco)

City Attorney Hilda Cantu Montoy announced Item C-2 was related to Item C-1. The recommendation was to move Item C-2 to the February 5, 2020 City Council Meeting.

Mayor Medellin opened the public hearing at 6:24 p.m.

With no comments given, Mayor Medellin closed the public hearing at 6:24 p.m.

**ON MOTION BY COUNCIL MEMBER RODRIGUEZ ITEM C-2 IS MOVED TO CONTINUE AT THE FEBRUARY 5, 2020 MEETING, AND SECONDED BY COUNCIL MEMBER MONTES, MOTION APPROVED BY A VOTE OF 6/0. AYES: MAYOR MEDELLIN, COUNCIL MEMBERS GALLEGOS, GARCIA, AND HOLLEY. NOES: NONE. ABSENT: COUNCIL MEMBER ROBINSON. ABSTAIN: NONE.**

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

- D-1 Consideration of a Resolution Approving the Madera Subbasin Coordination Agreement (Agreement) and Designation of GSA Representative (Representative) and Alternate Representative (Alternate) to the Coordination Workgroup (Workgroup) (Report by Keith Helmuth)

Mayor Medellin opened the public hearing at 6:56 p.m.

With no comments given, Mayor Medellin closed the public hearing at 6:56 p.m.

**ON MOTION BY COUNCIL MEMBER RODRIGUEZ TO APPROVE ITEM D-1 SELECTING KEITH HELMUTH AS REPRESENTATIVE AND ALTERNATE DESIGNEE, AND SECONDED BY COUNCIL MEMBER MONTES, ITEM D-1, GSA RESOLUTION 20-01, WAS ADOPTED BY A VOTE OF 6/0. AYES: MAYOR MEDELLIN, COUNCIL MEMBERS GALLEGOS, GARCIA, AND RODRIGUEZ. NOES: NONE. ABSENT: COUNCIL MEMBER ROBINSON. ABSTAIN: NONE.**

**GSA RES. NO. 20-01 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA, APPROVING THE MADERA SUBBASIN COORDINATION AGREEMENT AND DESIGNATING REPRESENTATIVE AND ALTERNATE REPRESENTATIVE TO THE COORDINATION WORKGROUP**

D-2 Actions Related to Successor Agency Annual Budget Reporting to the Department of Finance:

- 1) Consideration of a Resolution Adopting the Recognized Obligation Payment Schedule (ROPS) Representing Period of July 1, 2020 to June 30, 2021, for the City of Madera as the Successor Agency of the Former Madera Redevelopment Agency of the City of Madera, and
- 2) Consideration of a Resolution Approving the Administrative Budget for the City of Madera as the Successor Agency of the Former Madera Redevelopment Agency of the City of Madera for the Period of July 1, 2020 – June 30, 2021 (Report by Arnaldo Rodriguez)

**ON MOTION BY COUNCIL MEMBER GALLEGOS, AND SECONDED BY COUNCIL MEMBER MONTES, ITEM D-2, WAS ADOPTED BY A VOTE OF 6/0. AYES: MAYOR MEDELLIN, COUNCIL MEMBERS RODRIGUEZ, GARCIA, AND HOLLEY. NOES: NONE. ABSENT: COUNCIL MEMBER ROBINSON. ABSTAIN: NONE.**

D-3 Consideration of Adopting a Resolution Approving an At-Will Employment Agreement with John Scarborough to Serve as Director of Parks and Community Services of the City of Madera (Report by Wendy Silva)

City Manager Arnaldo Rodriguez presented report.

**ON MOTION BY COUNCIL MEMBER GALLEGOS, AND SECONDED BY COUNCIL MEMBER GARCIA, ITEM D-3, RESOLUTION NUMBER 20-03, WAS ADOPTED BY A VOTE OF 6/0. AYES: MAYOR MEDELLIN, COUNCIL MEMBERS MONTES, RODRIGUEZ, AND HOLLEY. NOES: NONE. ABSENT: COUNCIL MEMBER ROBINSON. ABSTAIN: NONE.**

**RES. NO. 20-03 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA APPROVING AN AT-WILL EMPLOYMENT AGREEMENT WITH JOHN SCARBOROUGH TO SERVE AS DIRECTOR OF PARKS AND COMMUNITY SERVICES FOR THE CITY OF MADERA AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT**

- D-4 Consideration of Adopting a Resolution Approving an At-Will Employment Agreement with Rogelio Sanchez to Serve as Director of Financial Services of the City of Madera (Report by Wendy Silva)

City Manager Arnaldo Rodriguez presented report.

**ON MOTION BY COUNCIL MEMBER GALLEGOS, AND SECONDED BY COUNCIL MEMBER HOLLEY, ITEM D-4, RESOLUTION NUMBER 20-04, WAS ADOPTED BY A VOTE OF 6/0. AYES: MAYOR MEDELLIN, COUNCIL MEMBERS MONTES, RODRIGUEZ, AND GARCIA. NOES: NONE. ABSENT: COUNCIL MEMBER ROBINSON. ABSTAIN: NONE.**

**RES. NO. 20-04            A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA APPROVING AN AT-WILL EMPLOYMENT AGREEMENT WITH ROGELIO SANCHEZ TO SERVE AS DIRECTOR OF INANCIAL SERVICES FOR THE CITY OF MADERA AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT**

- D-5 Introduction of an Ordinance of the City Council of the City of Madera, California Amending Title VIII: Finance, Revenue and Taxation, Chapter 7: Municipal Utilities regarding discontinuance of service, delinquent accounts and noticing prior to termination of service and adoption of Resolution establishing the City of Madera Utility Service Policy for Delinquent Residential and Multi-Family Customers (Arnaldo Rodriguez)

Interim Finance Director Vicki Crow and Utility Billing Supervisor Ann Boeey presented report.

**ON MOTION BY COUNCIL MEMBER RODRIGUEZ, AND SECONDED BY COUNCIL MEMBER HOLLEY, ITEM D-5, RESOLUTION NUMBER 20-05, WAS ADOPTED BY A VOTE OF 6/0. AYES: MAYOR MEDELLIN, COUNCIL MEMBERS MONTES, GALLEGOS, AND GARCIA. NOES: NONE. ABSENT: COUNCIL MEMBER ROBINSON. ABSTAIN: NONE.**

**INTRO. ORDINANCE       AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA AMENDING TITLE VIII: FINANCE, REVENUE, AND TAXATION, CHAPTER 7: MUNICIPAL UTILITIES, SECTIONS 8-7.09, 8-710, AND 8-7.14 OF THE MADERA MUNICIPAL CODE RELATING TO DISCONTINUATION OF SERVICE, DELINQUENT ACCOUNTS, AND NOTICING PRIOR TO TERMINATION OF WATER SERVICE**

**RES. NO. 20-05            RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA ESTABLISHING A WRITTEN UTILITY SERVICE POLICY FOR DELINQUENT RESIDENTIAL AND MULTI-FAMILY RESIDENTIAL USERS**

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.*

Council Member Gallegos reported she had the pleasure of attending along with Mayor Medellin, City Manager and City Staff the groundbreaking event for Habitat for Humanity.

Mayor Pro Tem Garcia reported working with staff and members of the community to publicize the 2020 Census.

Council Member Holley reported a celebration will be held Sunday, January 19<sup>th</sup> at Martin Luther King Middle School at 2:00 p.m. and invited everyone to attend.

Council Member Rodriguez reported he attended the Commissioners Conference sponsored by Public Housing Authority Directors Association (PHADA) and thanked Sally Bomprezzi for encouraging him to attend also encouraging the Housing Authority Commission to attend.

Council Member Montes stated this is the first meeting of 2020 and wished everyone a Happy New Year.

Mayor Medellin stated the Point-In-Time Count is very important to the City and very safe partnering with other agencies and law enforcement.

Mayor Medellin stated the same importance of participating with the 2020 Census.

City Attorney Hilda Cantu Montoy requested the City Council add her six-month Performance Evaluation to the next meeting agenda.

Adjourned to the Housing Authority Meeting at 7:32 p.m.

**G. CLOSED SESSION**

G-1 Public Employee Performance Evaluation – Pursuant to Government Code Section 54957(b)(1)  
Title: City Manager

G-2 Liability Claims Pursuant to Government Code §54956.95  
Agency Claimed Against: City of Madera  
Claimants:  
1. Arellano, Jose  
2. Meza, Antonio

City Attorney Hilda Montoy Cantu made the Closed Session Announcement for both meetings.

Council adjourned to Closed Session at 8:33 p.m.

Council returned from Closed Session at 10:55 p.m. with Mayor Medellin and Council members Gallegos, Garcia, Montes, and Rodriguez present.

City Attorney Hilda Montoy Cantu reported that Council voted 5/1 to reject claim related to G-2 (Council Member Holley voted No and Council member Robinson Absent).



**ADJOURNMENT** - The meeting was adjourned at 10:56 p.m. Next regular meeting February 5, 2020.

**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