

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

205 W. 4th Street, Madera, California 93637

JOINT MEETING NOTICE AND AGENDA

**Wednesday, January 15, 2025
6:00 p.m.**

**Council Chambers
City Hall**

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. 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: 845 3705 6298 #. Comments will also be accepted via email at citycouncilpubliccomment@madera.gov or by regular mail at 205 W. 4th Street, Madera, CA 93637.



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CALL TO ORDER:

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

INVOCATION: Fr. John Shearer, St. Joachim Church

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 Consideration of applications for a General Plan Amendment (GPA 2024-01) and Prezone (REZ 2024-02) pertaining to ±19.90 acres of land, comprised of 11 parcels, bounded by Adell and Fairview Streets on the south and west and the Madera Irrigation District Canal (Lat. 24.2) on the north and east, in the County of Madera (APN[s]: 038-060-017, 028, 032 & 033 and 038-110-016, 017, 018, 019, 020, 021 & 022)

Recommendation:

1. Adopt a Resolution of the City Council of the City of Madera approving GPA 2024-01 and amending the General Plan to change the land use designation for ±6.93 acres of land from the Low Density Residential (2.1-7 dwelling units per acre) designation to the Medium Density Residential (7.1-15 dwelling units per acre) designation; and
2. Waive full reading and introduce by title only an Ordinance of the City Council of the City of Madera approving REZ 2024-02 and amending the official City of Madera Zoning Map to prezone ±6.93 acres of land to the PD-3000 (Planned Development, one unit for each 3,000 square feet of site area) zone district and ±12.97 acres of land to the R-1 (Residential, one unit for each 6,000 square feet of site area) zone district to facilitate annexation to the City of Madera (ANX 2024-01) (Report by Will Tackett)

A-2 Consideration of Ordinance Text Amendment (OTA) 2024-01, a proposed amendment to Section 6-5.40 (Operating requirements for store front/retail facilities) of Chapter 5 (Cannabis Businesses) of Title VI of the City Municipal Code (CMC) to allow for curbside delivery at licensed cannabis business store front/retail facilities

Recommendation: Staff recommends the City Council conduct a public hearing and take action as follows:

1. Waive full reading and introduce by title only an Ordinance of the City Council of the City of Madera determining the project is exempt pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines and amending City Municipal Code (CMC) Section 6-5.40 to allow for curbside delivery for cannabis business store front/retail operations (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 – December 18, 2024

Recommendation: Approve the City Council Minutes of December 18, 2024 (Report by Alicia Gonzales)

B-2 Informational Report on Register of Audited Demands

Recommendation: Review Register of Audited Demands Report for December 7, 2024 to January 3, 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 Janitorial Services Agreement with CCS Facility Services – Fresno, Inc.

Recommendation: Adopt a resolution approving an agreement with CCS Facility Services – Fresno, Inc. to provide professional janitorial services for City facilities (Report by Arnolando Rodriguez)

B-5 Extension of Advanced Metering Infrastructure Agreement with Sensus USA Inc.

Recommendation: Adopt a resolution ratifying the previous agreement extension and providing authority to the City Manager to sign all documents necessary to effectuate extensions of the Sensus USA Inc. Advanced Metering Infrastructure Agreement (Report by Arnolando Rodriguez)

B-6 Acceptance of a Donation to the Police Department

Recommendation: Adopt a Minute Order accepting a donation of \$1,500 from various local business owners (Report by Giachino Chiamonte)

B-7 Purchasing Agent Agreement with the County of Madera Relating to the CalFresh Healthy Living

Recommendation:

1. Adopt a Resolution Approving a Purchasing Agent Agreement with the County of Madera in the amount of \$27,000 relating to CalFresh Healthy Living Program and ending September 30, 2025; and
2. Adopt a Resolution Amending the City's Fiscal Year (FY) 2024/25 Budget approving related revenue and expenditure line items

relating to the execution of the CalFresh Healthy Living Program
(Report by Joseph Hebert)

B-8 Acceptance and Reimbursement of Off-Site Improvements for EZ Trip Fueling Station

Recommendation: 1. Adopt a Resolution Accepting off-site improvements for the EZ Trip Fueling Station and Authorize the filing of the Notice of Acceptance for said off-site improvements; and
2. Adopt a Resolution approving a budget amendment increase of \$700,000 for the purpose of reimbursing for improvements completed in connection with the EZ Trip Fueling Station Reimbursement Agreement (Report by Keith Helmuth)

B-9 Change Order to Piggyback Purchase Agreement for Fleet Division-Related Purchase

Recommendation: Adopt a Resolution Approving changing the vendor on the Sourcewell piggyback agreement for the purchase of the all-electric utility truck from PB Loader to TerriCorp, Inc. dba Kingsburg Truck Center (Report by Michael Lima)

B-10 Second Reading and Adoption of Ordinance Text Amendment (OTA) 2024-02, for the Amendment of Chapter 3 of Title X: Planning and Zoning of the City Municipal Code

Recommendation: The Planning Commission and staff recommend the City Council conduct a public hearing and take action as follows:
1. Waive full reading and adopt an Ordinance of the City Council of the City of Madera determining the project is exempt pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines and amending Chapter 3 of Title X: Planning and Zoning of the City Municipal Code regarding housing-related definitions, procedures, and regulated uses in zone districts that allow housing (Report by Will Tackett)

B-11 Appointment to the Americans with Disabilities Act (ADA) Advisory Council

Recommendation: Adopt a Resolution Appointing Sipho Munyaradzi to the ADA Advisory Council (Report by Wendy Silva)

B-12 Reallocation of Community Development Block Grant (CDBG) Program Funds from Program Years 2020 - 2023 in the Amount of \$225,936.54

Recommendation: Adopt Resolutions to:
1. Approve the reallocation of \$65,172.23 to the 2023/24 Frank Bergon Senior Center Improvement Project; and
2. Approve the reallocation of \$160,764.31 to the 2023/24 Clinton Street Sewer and Water Improvement Project; and
3. Approve the amendment of the 2023/24 CDBG Annual Action Plan to increase the allocations for the Frank Bergon Senior Center Improvement Project and the Clinton Street Sewer and Water Improvement Project (Report by Michael Lima)

C. WORKSHOP: None

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

D-1 Disposal of Fresno-Madera Area Agency on Aging (FMAAA) Equipment from the Millview Community Center Kitchen

Recommendation: Adopt a Resolution approving the disposal of equipment at the Millview Community Center, originally provided by the FMAAA for services under Title III C1 & C2 (Report by Joseph Hebert)

D-2 Adopt Resolutions Approving the ROPS and Administrative Budget for the period of July 1, 2025 to June 30, 2026 and Authorize the City Manager to present the ROPS to the Countywide Oversight Board for its consideration and approval (*Action on this item by the Successor Agency*)

Recommendation: Actions Related to Successor Agency Annual Budget Reporting to the Department of Finance:

1. Adopt a Resolution Adopting the Recognized Obligation Payment Schedule (ROPS) Representing Period of July 1, 2025 to June 30, 2026, for the City of Madera as the Successor Agency of the Former Madera Redevelopment Agency of the City of Madera; and
2. Adopt 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, 2025 – June 30, 2026 (Report by Michael Lima)

D-3 Joint Groundwater Sustainability Plan 2025 Plan Amendment (*Action on this item by the Groundwater Sustainability Agency*)

Recommendation: Approve Resolution Adopting the Joint Groundwater Sustainability Plan 2025 Plan Amendment and thereby also approving related Second Amendment to the Madera Subbasin Coordination Agreement, Memorandum of Understanding Establishing an Interconnected Surface Water Working Group and Madera Subbasin Groundwater Sustainability Plan Periodic Evaluation (Report by Keith Helmuth)

D-4 City Council Appointment to Fill Vacancy in Council District 1

Recommendation: It is recommended that the City Council:

1. Consider the applications for the City Council District 1 seat and, after deliberation, adopt a Resolution appointing a candidate to fill the vacancy; or
2. Direct staff to prepare a Resolution calling for a special election to fill the vacancy and return the same to the City Council no later than Sunday, February 2, 2025, as required by applicable law (Report by Alicia Gonzales)

E. ADMINISTRATIVE REPORTS:

E-1 2025 List of Annual Proclamations

Recommendation: Provide Direction and Adopt a Minute Order Approving the 2025 List of Annual Proclamations from the Protocols Guidebook section concerning Ceremonial Documents (Report by Alicia Gonzales)

E-2 Landscape Maintenance District (LMD) Future Assessments and Funding Methodologies

Recommendation: This report is submitted for discussion and direction regarding potential changes in LMD assessments and funding methodologies (Report by Keith Helmuth)

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

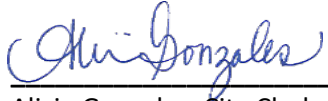
UPCOMING MEETING DATES:

- Wednesday, February 5, 2025
- Wednesday, February 19, 2025

ADJOURNMENT:

- 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. 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 detail 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.
- The services of a translator can be made available. Please contact the City Clerk's Office at (559) 661-5405 or emailing cityclerkinfo@madera.gov to request translation services for this meeting. Those who are hearing impaired may call 711 or 1-800-735-2929 for TTY Relay Service. Requests should be submitted in advance of the meeting to allow the City sufficient time to provide or arrange for the requested services. At least seventy-two (72) hours' notice prior to the meeting is requested but not required.
- 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. 4th Street, Madera, CA 93637 and on the City website at 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.

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 January 15, 2025, near the front entrances of City Hall and on the City's website www.madera.gov at 1:15 p.m. on January 10, 2025.



Alicia Gonzales, City Clerk