



**Agenda**  
**Regular Joint City Council/ \* Redevelopment Agency Meeting**  
**130 S Second St., Civic Center Plaza, Chowchilla**  
**April 26, 2010**  
**6:00 PM Closed Session - 7:00 PM Open Session**

**CALL TO ORDER**

**ROLL CALL:**

Mayor/Chairman: Kopshever  
Mayor Pro Tem/Vice Chair: Alexander  
Council/Board Members: Chavez, Haworth, White

City staff and contract employees present at the meeting will be noted in the minutes.

**PUBLIC ADDRESS – CLOSED SESSION ITEMS**

The City Council will call the meeting to order and conduct the roll call. Council will immediately convene into closed session after hearing any public comment on Closed Session. Any outstanding items at 7:00pm the Council will recess into Open Session and then resume Closed Session at the end of the meeting.

**6:00 pm CLOSED SESSION**

- 1: **Conference with Real Property Negotiators, Gov. Code Section 54956.8**  
Property: 26 W Robt. Blvd
- 2: **Conference with Legal Counsel, Gov. Code Section 54956 (a)**  
Name of Case: Robinson
- 3: **Conference with Legal Counsel – Anticipated Litigation, Gov. Code Section 54956.9 (b)**  
Number of Cases: 2
- 4: **Public Employee Evaluation, Gov. Code Section 54957**  
Position: All Public Employees, Police Chief
- 5: **Conference with Real Property Negotiators, Gov. Code Section 54956.8**  
Property: So. Chowchilla Blvd & Ave 24 ½,

**7:00 pm OPEN SESSION**

**INVOCATION:**

**PLEDGE OF ALLEGIANCE:**

**CLOSED SESSION REPORT:** Meeting of 04/12/2010:

**CEREMONIAL/PRESENTATIONS**

**PUBLIC ADDRESS**

This time is reserved for members of the audience to address the City Council/Agency Board on items of interest that are not on the Agenda and are within the subject matter jurisdiction of the Council/Agency Board. It is recommended that speakers limit their comments between 3 to 5 minutes each and it is requested that no comments be made during this period on items on the Agenda. Members of the public wishing to address the Council/Agency Board on items on the Agenda should notify the Mayor/Chairman when that Agenda item is called. The Council/Agency Board 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/Agency Board does not respond to public comment at this

time. Speakers are asked to please use the microphone, and provide their name and address. Prior to addressing Council/Agency Board, any handouts to be provided to City Clerk/Board Clerk who will distribute to Council/Agency Board and appropriate staff.

## COUNCIL AND STAFF REPORTS – Section 2

- 2.1: **COUNCIL REPORTS:** Legislative Items:  
Oral / Written Reports:
- 2.2: **AD HOC/COMMITTEE UPDATES:** Oral / Written Reports:
- 2.3: **STAFF REPORTS:** Written/Oral Reports:

*Items denoted with an \* are RDA items and will be acted upon by the Redevelopment Agency Board. Agendas for all City Council/RDA meetings are posted at least 72 hours prior to the meeting at the Civic Center, 130 S. Second St., Written communications from the public for the agenda must be received by Administrative Services no less than seven (7) days prior to the meeting date. The City of Chowchilla complies with the Americans with Disabilities Act (ADA of 1990). The Council Chambers is accessible to the physically disabled. If you need special assistance, please call (559) 665-8615, ext. 105 at least 4 days prior to the meeting.*

## CONSENT CALENDAR - Section 3

- 3.1: Consideration of Minutes of the Regular Joint Council/Redevelopment Agency Meeting of April 12, 2010 (Black)
- 3.2: Consideration to Award Bid to Steve's Chevrolet for Purchase of Replacement 1 Ton, Compressed Natural Gas Powered Truck With Service Body (Turner)
- 3.3: Consideration Proclaiming the Month of May 2010 as "Water Safety Month" (Black)
- 3.4: Consideration of Approving a Memorandum of Understanding between the City of Chowchilla and the Chowchilla Area Chamber of Commerce (Varney)
- 3.5: Consideration of Resolution # -10 Approving a Resolution Supporting the High Speed Rail Authority Route Designated "A1" (Varney)

## DEFERRED BUSINESS – Section 4

- 4.1 Consideration of Adoption of the City Council RDA Resolution # -10 of the City Council of the City of Chowchilla Authorizing Conveyance of 26 West Robertson Blvd from City of Chowchilla to Redevelopment Agency of City of Chowchilla (Costanzo)
- \*4.2 Consideration of Adoption of the City Council RDA Resolution # -10 of the City Council of the City of Chowchilla Authorizing Conveyance of 26 West Robertson Blvd from City of Chowchilla to Redevelopment Agency of City of Chowchilla (Costanzo)

## PUBLIC HEARINGS – Section 5

- \*5.1: Continued Public Hearing, to Consider a Resolution # -10 Approving the Sale of Real Property Commonly known as 26 West Robertson Blvd to the Halferty Development Company, LLC by Chowchilla Redevelopment Agency Board (Costanzo)

### NEW BUSINESS – Section 6

- 6.1 Consider Acceptance of Chowchilla Airport Apron Reconstruction and Phase 1 Drainage Improvements. FAA AIP PROJECT NO. 03-06-0043-06 & 03-06-0043-07**
- 6.2 Consideration of the Approval of the Resolution Adopting the New Forecast as the revised Budget for the Affected Funds**
- 6.3 Authorize the Release of the City Attorney Request for Qualifications Document**

### ANNOUNCEMENTS – Section 7

May 4	Annual Mayor's Prayer Luncheon, Faith Hall, corner of Robertson Blvd. and Seventh Street
May 10	Council/RDA Meeting, Civic Center, 6PM Closed, 7PM Open Session
May 15	Furlough Day, City Offices Closed
May 19	Planning Commission Meeting, Civic Center, 7PM
May 24	Council/RDA Meeting, Civic Center, 6PM Closed, 7PM Open Session
May 28	Furlough Friday, City Offices Closed
May 31	Memorial Day, City Offices Closed

### CLOSED SESSION – Continued if Necessary

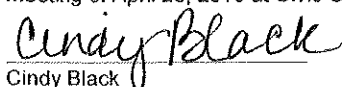
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Number of Cases: 2
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Position: All Public Employees, Police Chief
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Property: So. Chowchilla Blvd & Ave 24 ½,

### ADJOURNMENT

*NOTICE: Pursuant to Government Code §54954.3(a), public comments may be directed to the legislative body concerning any item contained on the agenda for this meeting before or during consideration of the item. Those wishing to address Council on an item shall be limited to between 3-5 minutes and if a large group, the Mayor may request that individuals provide only new information not presented by another person.*

### PUBLIC NOTIFICATION

I, Cindy Black, Acting City Clerk for the City of Chowchilla, declare under penalty of perjury that I posted the above City Council/RDA Agenda for the meeting of April 26, 2010 at Civic Center, 130 S Second St., Civic Center Plaza, on April 23, 2010 at 5:00 pm.

  
Cindy Black



**Fact Sheet**  
**Regular Joint City Council/ \* Redevelopment Agency Meeting**  
**130 S Second St., Civic Center Plaza, Chowchilla**  
**April 26, 2010**  
**6:00 PM Closed Session - 7:00 PM Open Session**

**CALL TO ORDER**

**ROLL CALL:**

Mayor/Chairman: Kopshever  
Mayor Pro Tem/Vice Chair: Alexander  
Council/Board Members: Chavez, Haworth, White

City staff and contract employees present at the meeting will be noted in the minutes.

**PUBLIC ADDRESS – CLOSED SESSION ITEMS**

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**7:00 pm OPEN SESSION**

**INVOCATION:**

**PLEDGE OF ALLEGIANCE:**

**CLOSED SESSION REPORT:** Meeting of 04/12/2010:

**COUNCIL AND STAFF REPORTS – Section 2**

- 2.1: **COUNCIL REPORTS:** Legislative Items:  
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**CONSENT CALENDAR - Section 3**

- 3.1: **Consideration of Minutes of the Regular Joint Council/Redevelopment Agency Meeting of April 12, 2010 (Black) page 1**

**3.2: Consideration to Award Bid to Steve's Chevrolet for Purchase of Replacement 1 Ton, Compressed Natural Gas Powered Truck With Service Body (Turner) Page 5**

Staff recommends awarding the bid to Steve's Chevrolet and authorize City Administrator to execute necessary documents.

**3.3: Consideration Proclaiming the Month of May 2010 as "Water Safety Month" (Black) Page 8****3.4: Consideration of Approving a Memorandum of Understanding between the City of Chowchilla and the Chowchilla Area Chamber of Commerce (Varney) Page 9**

Staff recommends that Council authorize staff to execute the attached MOU. City Clerk to facilitate signatures, filing of original copy with the City and forwarding a copy of the signed MOU to the Chamber.

**3.5: Consideration of Resolution # -10 Approving a Resolution Supporting the High Speed Rail Authority Route Designated "A1" (Varney) Page 12**

The City of Chowchilla has been actively involved in the proposed High Speed Rail project since early 2009. Recent decisions by the High Speed Rail Authority Board have led to the elimination of all but 2 north/south routes for consideration. Staff is forwarding this resolution to Council for consideration and adoption.

**DEFERRED BUSINESS – Section 4**
**4.1 Consideration of Adoption of the City Council RDA Resolution # -10 of the City Council of the City of Chowchilla Authorizing Conveyance of 26 West Robertson Blvd from City of Chowchilla to Redevelopment Agency of City of Chowchilla (Costanzo) Page 15**

Approve resolution authorizing execution of Grant Deed conveying real property located at 26 Robertson Boulevard from the City of Chowchilla to the Redevelopment Agency of the City of Chowchilla.

**\*4.2 Consideration of Adoption of the City Council RDA Resolution # -10 of the City Council of the City of Chowchilla Authorizing Conveyance of 26 West Robertson Blvd from City of Chowchilla to Redevelopment Agency of City of Chowchilla (Costanzo)**

Approve resolution authorizing execution of Grant Deed conveying real property located at 26 Robertson Boulevard from the City of Chowchilla to the Redevelopment Agency of the City of Chowchilla.

**PUBLIC HEARINGS – Section 5**
**\*5.1: Continued Public Hearing, to Consider a Resolution # -10 Approving the Sale of Real Property Commonly known as 26 West Robertson Blvd to the Halferty Development Company, LLC by Chowchilla Redevelopment Agency Board (Costanzo) Page 26**

The City has received a proposal from Halferty Development, LLC for the purchase of the property known as 26 W. Robertson Blvd. If the proposed sale is approved, a Disposition and Development Agreement will be negotiated and brought back to the Agency Board for approval. The Disposition and Development Agreement will more formally acknowledge the terms and conditions spelled out in the purchase offer and will also establish conditions under which the proposed future development will address the requirements of property development in accordance with the Redevelopment Plan.

Enclosures: Staff Report, Public Hearing Notice, Resolution and Proposal.

Recommendation:

1. Mayor to open the Public Hearing and take comments on item. Any written comments are read into the record.
2. Mayor requests motion to close the Public Hearing. Motion voted on by voice vote.
3. Mayor brings the item back to the Council for discussion.
4. Mayor requests motion on Item 4.1. Motion to be voted on by roll call vote.

The Acting City Clerk will file with the County Clerk, the documents necessary to complete the sale to Halferty Development Company, LLC.

### NEW BUSINESS – Section 6

**6.1 Consider Acceptance of Chowchilla Airport Apron Reconstruction and Phase 1 Drainage Improvements. FAA AIP PROJECT NO. 03-06-0043-06 & 03-06-0043-07 Page 38**

Staff recommends that Council accept the completed improvements and authorize the City Engineer to record the Notice of Completion.

**6.2 Consideration of the Approval of the Resolution Adopting the New Forecast as the revised Budget for the Affected Funds Page 41**

Staff recommends approval of the resolution adopting the new forecast as the revised budget for the affected funds.

**6.3 Authorize the Release of the City Attorney Request for Qualifications Document Page 43**

Staff has prepared a Request for Qualifications for City Attorney's services. The item has been placed on the agenda to allow the City Council to consider any changes that it might wish to make to the document before it is released.

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