



Minutes
Regular Joint City Council/ * Redevelopment Agency Meeting
130 S Second St., Civic Center Plaza, Chowchilla
March 8, 2010

CALL TO ORDER 6:00 pm

ROLL CALL:

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

City staff and contract employees present at the meeting: Acting City Administrator/Police Chief Jay Varney, Acting City Clerk Rebekah Barr, Assistant City Administrator/Finance Director Wayne Padilla, Interim Deputy Director of Public Works/Fire Chief Harry Turner, Contract Attorney Neal Costanzo, Contract Engineer Mike Giersch, and Contract Planner Tom Skinner

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.

PUBLIC ADDRESS – CLOSED SESSION ITEMS

Attorney Costanzo noted that an item needed to be added to the Closed Session schedule. This item was one item under Conference with Legal Counsel, Gov. Code Section 54956.9 (b) Number of Cases: 1.

Motion by Mayor Pro Tem Alexander, seconded by Council Member White, to add the item to the Closed Session as it came to the attention of the Council after the agenda was posted and there was a need to address this item immediately. Motion carried unanimously by voice vote.

6:00 pm CLOSED SESSION

1: Conference with Real Property Negotiators, Gov. Code Section 54956.8
Property: 26 W Robertson Blvd.

7:00 pm OPEN SESSION

INVOCATION: Acting City Administrator Varney

PLEDGE OF ALLEGIANCE: Council Member Haworth

CLOSED SESSION REPORT: Attorney Costanzo reported the following:

- o **Meeting of 2/22/2010** – No reportable action.

CEREMONIAL/PRESENTATIONS

PUBLIC ADDRESS

Lori Frontella, Chowchilla CA, thanked Assistant City Administrator Padilla for his presentation of the proposed water and sewer rates. She noted if the City hasn't yet visited other like-cities who are going through the same economic crisis, it should to try to join together and go to the legislature, asking to extend the water meter mandates. She also suggested purchasing meters for the homes that need them.

Tom DuBose, 164 Spanish Bay West, inquired what the status was of the RDA program hiatus. Staff noted that there would be a proposed plan brought back to the Council at either the next meeting or the first meeting in April.

Christopher Smith, 116 Kites Way, and Steve White, 164 Kites Way, addressed the City Council regarding their concern and desire that the Council not move forward with the Shasta Court project. Much discussion ensued.

Ryan Jones, 605 N 8th Street, addressed Council regarding community blight. He suggested to include a list of local licensed contractors with all of the weed abatement notices.

Mike Afferino, 321 Molly Avenue, would like to know how Council voted on the 2008 parcel change and why, how many other similar projects are west of Highway 99 and if another high school will be built on the east side.

COUNCIL AND STAFF REPORTS – Section 2

2.1: COUNCIL REPORTS: Legislative Items:
Oral / Written Reports:

Council Member White attended a Madera County RMA meeting where there was discussion regarding a possible new AMTRAK station between Chowchilla and Madera. He attended the Madera Coalition meeting with Assistant City Administrator Padilla, the Chowchilla Ducks Unlimited dinner, Redfins fundraising breakfast and a meeting with neighbors of the Shasta Villa Apartments.

Mayor Pro Tem Alexander attended multiple High Speed Rail meetings and other sport affiliate meetings.

Mayor Kopshever attended meetings regarding High Speed Rail, including funding options.

2.2: AD HOC/COMMITTEE UPDATES: Oral / Written Reports:

2.3: STAFF REPORTS: Written/Oral Reports:

Assistant City Administrator Padilla reported on the Greenhill's and Community Facilities Assessment District Bonds. None of the bonds are in default.

Mayor Pro Tem Alexander asked staff to continue to monitor the low water pressure reports coming out of the Shasta Villa residential areas.

CONSENT CALENDAR - Section 3

3.1: Consideration of Minutes of the Regular Joint Council/Redevelopment Agency Meeting of February 22, 2010 (Barr)

3.2: Consideration of General Payments and Payroll for the Months of January and February 2010 (Padilla)

3.3: Consideration of Acceptance of Notice of Completion for Design-Build Services for Compressed Natural Gas "CNG" Slow-Fill Fueling Facility and Transit Vehicle Shelter (Turner)

- 3.4: Consideration of Resolution #14-10 Approving the Inclusion of the City Standard W-28 Fire Service Assembly with Detector Check Valve Option 1 and Option 2 into the City Standard Specifications (Turner)**
- 3.5: Consideration of Resolution #15-10 Appointing Cynthia Black as Acting City Clerk effective March 13, 2010 (Varney)**
- 3.6 Consideration of Resolution #16-10 Approving the Application for 2010 California ABC Grant Assistance Program (GAP) Grant Funding**

Motion by Council Member White, seconded by Mayor Pro Tem Alexander, to approve the Consent Calendar as presented, including Resolutions #14-10, 15-10 and 16-10. Motion carried unanimously by roll call vote.

PUBLIC HEARINGS – Section 4

None

DEFERRED BUSINESS – Section 5

None

NEW BUSINESS – Section 6

- 6.1: Consideration of Resolution #17-10 Approving Madera County Economic Development Commission 2010/2011 Annual Basic Service Level Budget (MCEDC-Bobby Kahn, Executive Director)**

Motion by Council Member White, seconded by Mayor Pro Tem Alexander, to approve Resolution #17-09, Approving Madera County Economic Development Commission 2010/2011 Annual Basic Service Level Budget. Motion carried unanimously by roll call vote.

- 6.2: Consideration of Request for Collaboration with MCEDC to Propose a List of Incentives Pertaining to the Proposed Enterprise Zone (MCEDC-Bobby Kahn, Executive Director)**

Ryan Jones, 605 N 8th Street, inquired where the boundaries of the Enterprise Zone are. Director Kahn replied that most areas that are zoned "Commercial" (C-1 or C-2) or any area that carries an industrial zone are included.

Motion by Mayor Pro Tem Alexander, seconded by Council Member White, to direct staff to work with MCEDC on the Enterprise Zone. Motion carried unanimously by voice vote.

- 6.3: Consideration of Resolution # 18-10 Approving Agreement with ADP, Inc. for Automated Payroll Processing Services (Padilla)**

Motion by Council Member White, seconded by Mayor Pro Tem Alexander, to approve Resolution #18-09 Agreement with ADP, Inc. for Automated Payroll Processing Services. Motion carried unanimously by roll call vote.

- 6.4: Consideration of Setting the Date for Shasta Villas TPM Public Hearing (Costanzo)**

Attorney Costanzo noted that this was item that does not have much to consider, but a formality to set very firm deadlines in accordance to the Subdivision Map Act. By March 24, Council has to decide either approving with

conditions or rejecting the parcel split application. If Council fails to take action by the deadline, the application is deemed approved by law. A Public Hearing must be on the March 22, 2010 Council meeting. Notices have been prepared for mailing upon approval of this item. Discussion ensued.

Mike Scott, 120 Phillip Way, thanked Council Members White and Chavez for attending the residential meeting regarding Shasta Villas.

David Rogers, 23860 Road 16, inquired what the funding source is for the project. Planner Skinner responded it is funded by Tax Credit funds through the state.

Lori Frontella, Chowchilla CA, inquired if the project is a low-income project. Planner Skinner noted there are several tiers: very low, low, moderate, etc. income people. She inquired if the City has already met the Regional Housing Allocation requirements. Planner Skinner responded no, but this project will get the City close to the requirement.

Motion by Council Member White, seconded by Mayor Pro Tem Alexander, to direct staff to set the Public Hearing to March 22, 2010. Motion carried unanimously by roll call vote.

ANNOUNCEMENTS – Section 7

- Mar 10 Chowchilla District Chamber of Commerce Board Meeting, Civic Center, 12:00PM
- Mar 13 Little League Opening Ceremonies, RC Wisener Community Park, Little League Complex
- Mar 15 Airport Advisory Committee Meeting, Civic Center Plaza, 4:00PM
- Mar 17 MCEDC State of the County Luncheon, Madera Municipal Golf Course, 11:30AM
- Planning Commission Meeting, Civic Center Plaza, 7:00PM
- Mar 19 Furlough Friday, City Offices Closed
- Mar 20 Chowchilla Girls Softball Opening Day, Sports & Leisure Park
- Mar 22 Council/RDA Meeting, Civic Center, 6PM Closed, 7PM Open Session

CLOSED SESSION – Continued if Necessary

- 1: **Conference with Real Property Negotiators, Gov. Code Section 54956.8**
Property: 26 W Robertson Blvd.

ADJOURNMENT

Meeting adjourned in honor of the late Robert Acree, Sr.

ATTEST:

APPROVED:

Cindy Black, Acting City Clerk

Jim Kopshever, Mayor