

MINUTES
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: Acting City Administrator/Police Chief Jay Varney, Assistant City Administrator/Finance Director Wayne Padilla, Interim Deputy Director of Public Works/Fire Chief Harry Turner, Deputy City Clerk Janene Hicks, Contract Attorney Neal Costanzo, Contract Engineer Mike Giersch

PUBLIC ADDRESS – CLOSED SESSION ITEMS

Mayor Kopshever announced Call to Order at 6:00 p.m. and covered into Closed Session with Councilman White arriving at 6:10 p.m. and Mayor Pro Tem Alexander arriving at 6:15 p.m.

6:00 pm CLOSED SESSION

- 1: **Conference with Real Property Negotiators, Gov. Code Section 54956.8**
Property: 26 W Robertson 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: Acting City Administrator Varney
PLEDGE OF ALLEGIANCE: Mayor Pro Tem Alexander
CLOSED SESSION REPORT: Meeting of 04/12/2010: No reportable Closed Session items.

CEREMONIAL/PRESENTATIONS

None

PUBLIC ADDRESS

COUNCIL AND STAFF REPORTS – Section 2

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

Councilman White attended a Madera County Economic Development Commission Board meeting and the SFA Festa.

Mayor Pro Tem Alexander attended multiple High Speed Rail (HSR) meetings, an Arbor Day event at the Chowchilla Fairgrounds and a Tenaya Guild fundraiser for Children's Hospital.

Councilman Haworth attended an Arbor Day event at the Chowchilla Fairgrounds and a local TEA Party rally as a citizen (not as a Council Member representing the City).

Mayor Kopshever attended multiple HSR meetings as well as the Madera County Transportation Committee meeting.

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

2.3: STAFF REPORTS: Written/Oral Reports:

Acting City Administrator Varney brought handouts regarding Redevelopment Agency Loan Underwriting Guidelines in draft form for review.

Interim Deputy Director of Public Services Turner alleyway project has been delayed due to weather, and will begin Thursday.

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 of Resolution #26-10, 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)**~~

Consent Item Numbers 3.4 and 3.5 were hereby moved under the New Business/Section 6 as Item Numbers 6.4 and 6.5, correspondingly.

Mayor Pro Tem Alexander inquired about funds provided for the 1-Ton Compressed Natural Gas (CNG) vehicle. He also wanted to know if the local Ford dealership was included in the bid process. Interim Deputy Director of Public Services Turner replied that Bob Silva Ford was contacted about the bid but declined to submit one.

Motion by Mayor Pro Tem Alexander, seconded by Councilman White, to approve the Consent Calendar as amended, including Resolution #26-10. Motion passed unanimously by roll call vote.

DEFERRED BUSINESS – Section 4**4.1 Consideration of Adoption of the City Council RDA Resolution #28-10 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)**

A housekeeping item, a motion to approve would transfer the title to the Chowchilla Redevelopment Agency.

Motion by Mayor Pro Tem Alexander, seconded by Councilman Chavez, to approve City Council Resolution 28-10, Authorizing Conveyance of 26 Robertson Blvd. from the City of Chowchilla to the Chowchilla RDA. Motion passed unanimously by roll call vote.

***4.2 Consideration of Adoption of the City Council RDA Resolution #04-10 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)**

Motion by Vice Chairman Alexander, seconded by Board Member Haworth, to approve RDA Resolution #04-10 Authorizing Conveyance of 26 Robertson Blvd. from the City of Chowchilla to the Chowchilla RDA. Motion passed unanimously by roll call vote.

PUBLIC HEARINGS – Section 5***5.1: Continued Public Hearing, to Consider a Resolution #05-10 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)**

Board Member White expressed concern over this item since the City had made prior commitments to financial donors for the original purpose of the property, which was to utilize the property and building as a Welcome Center. He feels it will disrupt the City's credibility for going back on what was originally planned.

Board Member Chavez expressed concern that the downtown area needs to be revitalized. Business, his in particular, has been cut down to 50%. Doing nothing to the vacant property would kill the Downtown area.

Vice Chairman Alexander agreed with councilmember Chavez. He doesn't agree in breaking promises, but at this point something needs to happen to the property. The Chowchilla District Chamber of Commerce has already been provided a location, provided by the City. The City needs to generate tax dollars at this point.

Board Member Haworth commented about being tired of cleaning up messes of the past. Having a vacant lot for over eight years is a problem. He noted the City needed to give more support to the Chamber of Commerce. Although he also does not like the idea of going back on the City's word on building a Welcome Center on the property, as originally planned, he does side with the comments made by both Board Member Chavez and Vice Chairman Alexander.

Chairman Kopshever opened the Public Hearing.

Jim Halferty, Halferty Development, 199 South Los Robles Avenue, Pasadena, proposed developers of this project, have made a promise and commitment to memorialize the landscape strip and existing established trees to allow for a "Welcome to Chowchilla" sign. His project will create new tax revenue and revitalization to the downtown area.

Chairman Kopshever asked for clarification regarding an item not mentioned in the agreement. There is no mention of a deposit to place in escrow, which is a standard practice, of 10%. He inquired if it will be an issue to the developer to add that to the agreement. Mr. Halferty noted it would not be a problem and agreed to the escrow.

Dan Flanagan, 1500 Robertson, while in favor of the project, wants to make sure the green space stays green. He urged to keep a good contract.

Board Member White explained that he is not against the project; just the fact that prior promises were made and broken did not sit well with him.

Chairman Kopshever closed the Public Hearing and brought the item back to the Board for a vote.

Motion by Vice Chairman Alexander, seconded by Board Member Chavez, to approve RDA Resolution #05-10, Approving the Sale of Real Property Commonly Known as 26 West Robertson Blvd. to the Halferty Development Company, LLC by the Chowchilla Redevelopment Agency Board. Motion passed by roll call vote with Board Member White voting "No".

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

This project will help to correct the drainage problem with the north end of the runway, not the south end of the runway.

Motion by Councilman White, seconded by Councilman Haworth, to accept the Chowchilla Airport Apron Reconstruction and Phase 1 Drainage Improvements, FAA AIP Project No. 03-06-0043-06 and 03-06-0043-07. Motion passed unanimously by roll call vote.

6.2 Consideration of the Approval of the Resolution Adopting the New Forecast as the revised Budget for the Affected Funds (Padilla)

Council accepted the report and continued this item to the May 10, 2010 Joint Council/RDA Meeting to allow Council to review the handouts provided by Finance Director Padilla.

6.3 Authorize the Release of the City Attorney Request for Qualifications Document

Motion by Council to authorize the release of the City Attorney Request for Qualifications document passed unanimously by voice vote.

6.4 Consideration of Approving a Memorandum of Understanding between the City of Chowchilla and the Chowchilla Area Chamber of Commerce (Varney)

Larry Pistoresi, 420 Ventura, thanked Council for their consideration.

Motion by Councilman White, seconded by Mayor Pro Tem Alexander to approve a Memorandum of Understanding between the City of Chowchilla and the Chowchilla Area Chamber of Commerce. Motion passed unanimously by voice vote.

6.5 Consideration of Resolution #27-10 Approving a Resolution Supporting the High Speed Rail Authority Route Designated "A1" (Varney)

The A1 route follows the Santa Fe Rail line and is the best route as far as minimizing any negative impact to the City. The high speed train tracks, different from railroad tracks, will not disrupt traffic. They are designed to be elevated as they intersect roads. The Madera County Economic Development Commission and the Madera Chamber of Commerce supports the A1 route, also.

Councilman White thanked the Mayor and Mayor Pro Tem for all their time and effort they have put into the HSR project. He has personally become wary of the HSR project as a whole. He believes the project is more of a liability than a benefit to the Central Valley; it is more of a benefit for Southern California and the Bay Area. He stated that his support for this resolution is to choose the better route, no that he likes the entire HSR idea.

Mayor Pro Tem Alexander thanked Tom Skinner, Valley Planning, for his expertise and input on the HSR project.

Jackie Flanagan, 7400 Avenue 18 ½ and Manager of the Chowchilla District Chamber of Commerce addressed Council. The Chamber Board will be reviewing the resolution to give their support at their next meeting in May. She added that there would be two public HSR meetings this week, one in Merced and another at the Madera County fairgrounds to allow residents and business owners to give their personal opinions to the HSR board.

Larry Pistoresi congratulated the Council Members for their dedication to this project.

Motion by Mayor Pro Tem Alexander, seconded by Councilman White to approve Resolution #27-10, Supporting the High Speed Rail Authority Route Designated "A1". Motion passed unanimously by roll call vote.

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 13-16	Madera-Chowchilla County Fair, Fairgrounds
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
	Chamber of Commerce Annual Golf Tournament, Pheasant Run Gold Course, 1PM
May 31	Memorial Day, City Offices Closed

CLOSED SESSION – Continued if Necessary

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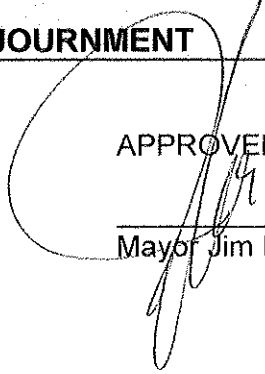
ADJOURNMENT

ATTEST:



Cindy Black, Acting City Clerk

APPROVED:



Mayor Jim Kopshever