



## MINUTES

### City Council / Redevelopment Successor Agency Joint Meeting

Council Chambers, Chowchilla City Hall - 130 S. Second Street,  
Chowchilla, CA 93610

**Tuesday, January 14, 2020 - 7:00 p.m.**

★ Denotes Redevelopment Successor Agency Items

#### CALL TO ORDER/ROLL CALL:

Mayor/Chair: Waseem Ahmed

Mayor Pro Tem/Vice Chair: Diana Palmer

Council/Board Members: Ray Barragan, John Chavez, Dennis Haworth

**City staff and contract employees present:** Interim City Administrator/Finance Director Rod Pruett, City Attorney Mary Lerner, Assistant City Attorney Jessica Mejorado, Police Chief David A. Riviere, Jr., Fire Chief Harry Turner, Public Works Director Jason Rogers, Community & Economic Development Director Mark Hamilton, Planner Annalisa Perea, Recreation & Community Engagement Director Marty Piepenbrok, City Clerk Joann McClendon

#### CONSIDERATION OF APPROVAL OF AGENDA

Additions and/or Deletions:

**Motion by Council Member Haworth, Seconded by Mayor Pro Tem Palmer to Approve the Agenda as Presented. Motion passed unanimously by voice vote.**

#### PUBLIC ADDRESS – CLOSED SESSION

No one present.

#### CLOSED SESSION – 6:02 PM

- ★ 1. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS - Government Code Section 54956.8**  
**Property:** APN 002-250-053; 26.28-acre parcel located at Hwy. 99 and Chowchilla Boulevard Agency  
**Negotiators:** City/Successor Agency Attorney, Interim City Administrator  
**Negotiating Parties:** Madera Industrial Development Partnership (Robert Sullivan and Steve Sagouspe), Greenhills Holdings, LLP (C.K. Kwon), and Amon World  
**Under Negotiation:** Price and Terms of Payment
- ★ 2. **CONFERENCE WITH LEGAL COUNSEL – POTENTIAL LITIGATION – Significant Exposure to Litigation - Government Code Section 54956.9 (d)(2)**  
Number of Potential Cases: 1
- ★ 3. **CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION – Government Code Section 54956.9 (d)(4)**  
Number of Potential Cases: 1
4. **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION - Government Code Section 54956.9(d)(1)**

Name of Case: Jeffrey W. Ramsey, Trustee of the 1983 Ramsey Revocable Trust v. The City of Chowchilla; Madera Superior Court Case No. MCV082800

**5. PUBLIC EMPLOYEE APPOINTMENT - Government Code Section 54957**

Title: City Administrator

**OPEN SESSION – 7:02 PM**

**PLEDGE OF ALLEGIANCE:**

**INVOCATION:** Elder Alfred Hansen

**CLOSED SESSION REPORT:** For Closed Session items 1-3 regarding APN number 002-250-053, the Council has unanimously voted to initiate foreclosure proceedings on behalf of the City and the Redevelopment Successor Agency.

**PRESENTATIONS/WORKSHOP - Section 1**

**PUBLIC ADDRESS**

Elizabeth Wisener, Citizen Action Partnership Madera County, reported that the annual homeless count survey will be held towards the end of January.

**COUNCIL AND STAFF REPORTS – Section 2**

**2.1 COUNCIL REPORTS**

Legislative, Collaborative Agency, Ad Hoc Oral / Written Reports

Council Member Barragan attended the Annual Stampede Dinner in which he was selected as the Grand Marshall for 2020 Stampede.

Council Member Chavez attended the Stampede dinner and participated in a Valley Children's Hospital tour.

Mayor Pro Tem Palmer also participated in the Valley Children's Hospital tour, attended the Employee Service Awards Annual Luncheon, Cornerstone Church Living Nativity, Madera County Economic Development Commission luncheon, Sea Container ad hoc mtg; Stampede Dinner; and several Berenda Reservoir ad hoc meetings.

Council Member Haworth participated in the Toys for Kids collection, and reported on an upcoming Civics Program with local Boy Scouts troop.

Mayor Ahmed attended a ribbon cutting at Rodriguez Financial, Stampede dinner; Employee Service Awards Luncheon, Madera County Economic Development Commission luncheon and Board meeting.

**2.2 STAFF REPORTS**

Oral / Written Reports

Interim City Administrator Pruettt attended a California High Speed Rail meeting in Sacramento with some City and County staff and supervisors to discuss mitigation issues; Fairmead grant

update; Valley Children's Hospital tour; Waste Water Treatment Plant and Shipping Container ad hoc meetings; MCEDC Summit luncheon.

City Clerk McClendon: after several emails and phone calls, no response from the PC applicant who would have filled a one-year unfinished term; will bring back the item on the next agenda for discussion on how to proceed.

Compensation and Classification update: phone interviews with employees being conducted this week for single-person classifications to obtain a clearer picture of their responsibilities and if they align with their current job description.

Streets & Construction Worker position has been filled by a current employee from the Parks Department; will open recruitment for Parks & Facilities Worker to fill newly vacated position. The Specialized Service Maintenance Worker interviews completed and selection forthcoming. Interviews completed for the Information Technology Systems Administrator; selection forthcoming. Recruitment will soon open for Finance Director and Fire Chief. Account Clerk II recruitment closes January 30.

Public Works Director Rogers: attended ad hocs for WWTP privatization request from CalWater, Berenda Reservoir, Fairmead consolidation study. He reported on a water main break last week. Over the holidays there were a couple of water leaks but staff were able to fix quickly and limit impacts to our residents. Update on Fairmead Consolidation project, that QK is working on the environmental and rate study so that we can apply for grant funding

Community & Economic Development Director Hamilton reported on future Commercial business (O Reilly Auto Parts) had submitted their building permit, Councilmember Palmer and I would be attend the San Joaquin Valley Housing Meeting this coming Friday (January 17<sup>th</sup>), and that Coy Stark was going to have a soft grand opening for the new Single-Family Homes being constructed within Green Hills.

Police Chief Riviere reported on graffiti uptick in the downtown area; RV in the slough has vacated the area; lights that illuminated Chowchilla sign located near Highway 99 were stolen.

### **CONSENT CALENDAR – Section 3**

**3.1 Approval of the December 12, 2019 Regular City Council Meeting Minutes (McClendon)**

**3.2 Review of Monthly Check Register for December 2019 (Pruett)**

**Motion by Council Member Haworth, Seconded by Mayor Pro Tem Palmer to approve the Consent Calendar as Presented. Motion passed unanimously by roll call vote.**

### **PUBLIC HEARINGS – Section 4**

### **DEFERRED BUSINESS – Section 5**

### **NEW BUSINESS – Section 6**

Item 6.5 was moved out of order as Item 6.0

**6.0 Seeking Direction Regarding Jet Boat Races at the Berenda Reservoir (Pruett)**

Spoke: Spoke:  
Dave Myron  
Joe Shelfo NJBA  
Norman Kuhr  
Kevin Pettit

It was the consensus of the City Council to move forward with the Berenda ad hoc to pursue the possibility of holding the jet boat races at Berenda Reservoir.

**6.1 Informational Item Regarding General Plan Amendment No. 19-0019: 2016 – 2024 Housing Element Update – Revised for 2020 - 2024 (Hamilton)****6.2 A City Council Resolution Approving Submittal of an Application to the California Department of Housing and Community Development for Funding Under the HOME Investment Partnership Program; and, if Selected, the Execution of a Standard Agreement, Any Amendments Thereto, and of any Related Documents Necessary to Participate in the Program (Hamilton)**

Motion by Council Member Haworth, Seconded by Mayor Pro Tem Palmer, to Approve Council Resolution # 01-20, Approving Submittal of an Application to the California Department of Housing and Community Development for Funding Under the HOME Investment Partnership Program; and, if Selected, the Execution of a Standard Agreement, Any Amendments Thereto, and of any Related Documents Necessary to Participate in the Program. Motion passed unanimously by roll call vote.

**6.3 A City Council Resolution Authorizing the Submittal of an Application to the California State Department of Housing and Community Development for Funding Under the CalHOME Program; the Execution of a Standard Agreement if Selected for Such Funding and Any Amendments Thereto; and any Related Documents Necessary to Participate in the CalHOME Program (Hamilton)**

Motion by Council Member Haworth, Seconded by Council Member Barragan to Approve Council Resolution # 02-20, Authorizing the Submittal of an Application to the California State Department of Housing and Community Development for Funding Under the CalHOME Program; the Execution of a Standard Agreement if Selected for Such Funding and Any Amendments Thereto; and any Related Documents Necessary to Participate in the CalHOME Program. Motion passed unanimously by roll call vote.

**6.4 Consideration to Cease Production of the Monthly City Spotlight Newsletter (Piepenbrok)**

Motion by Council Member Chavez, Seconded by Council Member Barragan to Approve Council Resolution # 03-20, To Cease Production of the Monthly City Spotlight Newsletter. Motion passed by roll call vote with Mayor Pro Tem Palmer voting no.

**6.5 Seeking Direction Regarding Jet Boat Races at the Berenda Reservoir (Pruett)  
(See Item 6.0)****6.6 Consideration and Approval of the Resolution Approving an Agreement with Rod Pruett for City Administrator Services; Approval of City Administrator Agreement (Lerner)**

Motion by Council Member Chavez, Seconded by Mayor Pro Tem Palmer to Approve Council Resolution # 04-20, Approving an Agreement with Rod Pruett for City Administrator Services; Approval of City Administrator Agreement. Motion passed unanimously by roll call vote.

**6.7 Council Member Appointments Made by the Mayor to Collaborative Agencies (McClendon)**

The Council agreed with Mayor Ahmed's decision to keep the Council Members on the same collaborative seats from 2019. Mayor Pro Tem Palmer will be the backup to the Alternate for MCEDC.

**ANNOUNCEMENTS – Section 7**

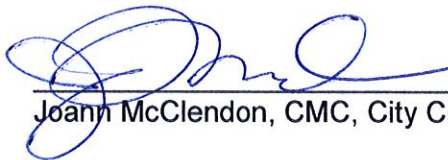
- JAN 15 REGULAR PLANNING COMMISSION MEETING CANCELLED
- JAN 18 CHOWCHILLA CHAMBER OF COMMERCE COMMUNITY AWARDS DINNER, EASTMAN HALL, FAIRGROUNDS, 6PM
- JAN 20 MARTIN LUTHER KING HOLIDAY, CITY OFFICES CLOSED
- JAN 21 COFFEE WITH A COP, McDONALDS, 8AM
- JAN 22 SPECIAL PLANNING COMMISSION MEETING, CITY HALL, 7PM
- JAN 28 CITY COUNCIL MEETING, CITY HALL, 7PM

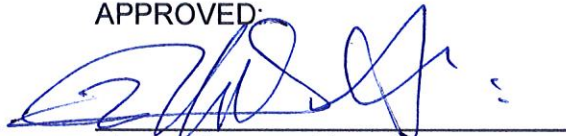
**ADJOURNMENT**

Motion by Council Member Barragan, Seconded by Council Member Haworth to Adjourn the City Council / Redevelopment Successor Agency Joint Meeting at 9:24 p.m. Motion passed unanimously by voice vote.

ATTEST:

APPROVED:

  
Joann McClendon, CMC, City Clerk

  
Mayor Waseem Ahmed