

Item:	B-1
Minutes for:	09/02/2026
Adopted:	09/16/2026

Minutes of a Regular Meeting of the Madera City Council

Wednesday, September 2, 2026
6:00 p.m.

Council Chambers
City Hall

The Madera City Council meetings are open to the public. The meeting was available for public viewing and participation through Zoom. Members of the public were able to observe the live-streamed meeting on the City's website and were able to comment on agenda items at the meeting, remotely through an electronic meeting via phone, via email and by regular mail.

CALL TO ORDER: Meeting was called to order at 6:00 p.m.

ROLL CALL:

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

Others present were City Manager Arnoldo Rodriguez, City Clerk Alicia Gonzales, City Attorney Shannon L. Chaffin, City Engineer Keith Helmuth, Director of Financial Services Michael Lima, Division Fire Chief Larry Pendarvis, Director of Human Resources Wendy Silva, Director of Information Technology Gary Price, Director of Parks and Community Services Joseph Hebert, Planning Manager David Brletic, Public Works Director Harpiar Gandhi, Administrative Analyst I (Engineering) Nicole Say and Deputy City Engineer Eric Frampton.

INVOCATION: Pastor Tim Echevarria

PLEDGE OF ALLEGIANCE: Mayor Pro Tem Zacharia

APPROVAL OF AGENDA:

City Clerk Alicia Gonzales announced there were typographical errors in the staff reports for Items B-6 and D-2; their resolutions are correct. City Attorney Shannon Chaffin announced that updated maps for Item B-5 have also been provided to Council and those in attendance.

ON MOTION BY COUNCILMEMBER EVANS AND SECONDED BY COUNCILMEMBER RODRIGUEZ, THE AGENDA WAS APPROVED UNANIMOUSLY BY A 7/0 VOTE.

PRESENTATIONS:

1. Proclamation Recognizing Upstander's Day

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. 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.

Mike Pistoresi, a member of the community advocated a salary increase for the Code Enforcement Department to address staffing shortages.

Hortencia Mata Klien, who lives near Alpha School, mentioned a current Code Enforcement staffing shortage and suggested that enforcing fines for vehicles parked on streets during designated street-sweeping days could generate the revenue needed to fund additional positions.

No further Public Comment was presented. Public Comment was closed.

A. PUBLIC HEARINGS: None

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.

ON MOTION BY COUNCILMEMBER VILLEGAS AND SECONDED BY COUNCILMEMBER MEJIA, THE CONSENT CALENDAR WAS APPROVED UNANIMOUSLY BY A 7/0 VOTE.

B-1 Minutes – August 19, 2026, August 20, 2026

Recommendation: Approve the City Council Minutes of August 19, 2026 and August 20, 2026 (Report by Alicia Gonzales)

B-2 Informational Report on Register of Audited Demands

Recommendation: Review Register of Audited Demands Report for August 8 to August 21, 2026 (Report by Michael Lima)

B-3 Adoption of Updated Conflict of Interest Code

Recommendation: Adopt a Resolution Adopting the Conflict of Interest Code and Rescinding Resolution No. 24-132 (Report by Alicia Gonzales)

RES 26-152 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA ADOPTING THE CONFLICT OF INTEREST CODE FOR THE CITY OF MADERA AND RESCINDING RESOLUTION NO. 24-132

B-4 Budget Amendment for Information Technology (IT) services

Recommendation: Adopt a Resolution Approving a Budget Amendment in the amount of \$50,000 for IT Services (Report by Gary Price)

RES 26-153 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA APPROPRIATING \$50,000 TO THE CITY OF MADERA'S FISCAL YEAR 2026-27 ADOPTED BUDGET FOR INFORMATION TECHNOLOGY SERVICES

B-5 Vineyard Estates Phase III-B Subdivision (Tract No. 21-S-03) Final Map and Improvement Agreement and Initiation of Annexation Proceedings into Landscape Maintenance District Zone of Benefit 27B

Recommendation: 1. Adopt Resolution:

- a. Approving the Final Map for the Vineyard Estates Phase III-B Subdivision (Tract No. 21-S-03); and
- b. Approving Agreement for the Vineyard Estates Phase III-B Subdivision (Agreement); and
- c. Authorizing Staff to Record the Final Map and Agreement; and
- d. Accepting the Dedication of Land for Public Use.

2. Adopt Resolution Initiating Proceedings Pursuant to the Landscaping and Lighting Act of 1972 for the Annexation of Property into City of Madera Landscape Maintenance District Zone of Benefit 27B, to Review the Improvements and Assessments for Fiscal year 2027/28, and Setting a Public Hearing (Report by Keith Helmuth)

RES 26-154 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA, APPROVING THE FINAL MAP FOR THE VINEYARD ESTATES PHASE III-B SUBDIVISION (TRACT NO. 21-S-03) AND IMPROVEMENT AGREEMENT (AGREEMENT) AND ACCEPTING DEDICATIONS FOR PUBLIC USE

RES 26-155 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA INITIATING PROCEEDINGS PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972 FOR THE ANNEXATION OF PROPERTY INTO CITY OF MADERA LANDSCAPE MAINTENANCE DISTRICT ZONE OF BENEFIT 27B, TO REVIEW THE IMPROVEMENTS AND ASSESSMENTS FOR FISCAL YEAR 2027-2028, AND SETTING A PUBLIC HEARING

B-6 Local Partnership Agreement with Social Vocational Services (SVS)

Recommendation: Adopt a Resolution Approving a Local Partnership Agreement with Social Vocational Services (Report by Joseph Hebert)

RES 26-156 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA APPROVING A LOCAL PARTNERSHIP AGREEMENT WITH SOCIAL VOCATIONAL SERVICES

B-7 Amendment No. 1 to the Contractor Services Agreement with Elite Maintenance & Tree Service, Inc. for Professional Landscape Maintenance Services

Recommendation: Adopt a Resolution Approving Amendment No. 1 to the Contractor Services Agreement with Elite Maintenance & Tree Service, Inc. (Report by Joseph Hebert)

RES 26-157 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA APPROVING AMENDMENT NO. 1 TO THE CONTRACTOR SERVICES AGREEMENT WITH ELITE MAINTENANCE & TREE SERVICE, INC.

B-8 2026 Old Timers Day Parade and Booths in the Park event entries

Recommendation: Approve a Minute Order Authorizing the City Manager to Execute Documents Necessary for any City Entries in the Old Timers Day Parade and Related Booths in the Park Event Scheduled September 26, 2026 (Report by Alicia Gonzales)

B-9 Porsche Club of America Special Activity Permit for Autocross Events at the Airport

Recommendation: Adopt a Resolution Approving a Special Activity Permit for the use of Designated Areas of the Madera Municipal Airport for Porsche Club of America Autocross Events for Fiscal Year 2026/27 (Report by Harpiar Gandhi)

RES 26-158 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA, APPROVING A SPECIAL ACTIVITY PERMIT FOR THE USE OF DESIGNATED AREAS OF THE MADERA MUNICIPAL AIRPORT FOR THE 2026-2027 PORSCHE CLUB OF AMERICA AUTOCROSS EVENTS

B-10 Budget Amendment for the Airport Apron A2 and Hangar Taxilane Rehabilitation Project

Recommendation: Adopt a Resolution Approving a Budget Amendment for the Apron A2 and Hangar Taxilane Rehabilitation Project, Appropriating \$2,478,005. This amount is Comprised of \$2,275,567 in Confirmed Federal Aviation Administration (FAA) and Caltrans Aeronautics Grant Funding and a \$202,438 Local Airport Fund Contribution (Report by Harpiar Gandhi)

RES 26-159 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA AMENDING THE CITY'S FY 2026/27 ADOPTED BUDGET, APPROPRIATING FEDERAL AVIATION ADMINISTRATION (FAA) AIRPORT INFRASTRUCTURE GRANT AND AIRPORT IMPROVEMENT PROGRAM FUNDS, AND ASSOCIATED CALTRANS AERONAUTICS GRANT FUNDS, FOR THE APRON A2 AND HANGAR TAXILANE REHABILITATION PROJECT

C. WORKSHOP: None

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

D-1 Project Status Update and Reimbursement Agreement with Union Pacific Railroad Company for the Rail Corridor Improvement Study

Recommendation: Adopt a Resolution Approving a Reimbursement Agreement with the Union Pacific Railroad Company (Report by Keith Helmuth)

ON MOTION BY COUNCILMEMBER EVANS AND SECONDED BY MAYOR PRO TEM ZACHARIA, ITEM D-1 WAS APPROVED UNANIMOUSLY BY A 7/0 VOTE.

RES 26-160 A RESOLUTION OF THE COUNCIL OF THE CITY OF MADERA, CALIFORNIA APPROVING A REIMBURSEMENT AGREEMENT BETWEEN UNION PACIFIC RAILROAD COMPANY AND THE CITY OF MADERA FOR THE CITY OF MADERA RAIL CORRIDOR IMPROVEMENT STUDY PROJECT

D-2 Central Valley Salinity Coalition (CVSC) Agreement for Participation in the Prioritization and Optimization Study for the Alternative Salinity Permitting Approach

Recommendation: Adopt a Resolution Approving Entering the Agreement for Permittees Selecting Participation in the Prioritization and Optimization Study for Alternative Salinity Permitting Approach with the Central Valley Salinity Coalition (Report by Harpiar Gandhi)

ON MOTION BY COUNCILMEMBER MONTES AND SECONDED BY COUNCILMEMBER VILLEGAS, ITEM D-1 WAS APPROVED UNANIMOUSLY BY A 7/0 VOTE.

RES 26-161 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA, APPROVING ENTERING THE CENTRAL VALLEY SALINITY COALITION AGREEMENT FOR PERMITTEES SELECTING PARTICIPATION IN THE PRIORITIZATION AND OPTIMIZATION STUDY FOR ALTERNATIVE SALINITY PERMITTING APPROACH

E. ADMINISTRATIVE REPORTS:

E-1 Select Recipient for the Proclamation Recognizing Old Timers Day Annual Parade

Recommendation: Request for Councils selection of a recipient for the Proclamation Recognizing Old Timers Day Annual Parade (Report by Alicia Gonzales)

ON MOTION BY COUNCILMEMBER RODRIGUEZ AND SECONDED BY COUNCILMEMBER EVANS, ITEM D-2 SELECTING DENNIS SMITH AS THE RECIPIENT OF THE PROCLAMATION WAS APPROVED UNANIMOUSLY BY A 7/0 VOTE.

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.

Councilmember Evans had nothing to report.

Mayor Pro Tem Zacharia had nothing to report.

Councilmember Montes had nothing to report.

Councilmember Mejia had nothing to report.

Councilmember Rodriguez requested a future agenda item to discuss the City's partnership and collaboration with Madera Unified School District, including the possibility of allowing public access to school facilities, such as tennis courts, during the off-season.

Councilmember Villegas had nothing to report.

Mayor Gallegos welcomed the City's Fire Chiefs back to Madera following their assistance in other communities.

G. CLOSED SESSION:

G-1 Threat to Public Services or Facilities (Government Code §54957(a))

Consultation with: City Manager and City Attorney

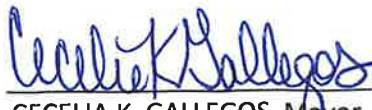
City Attorney Shannon Chaffin made the closed session announcement at 6:34 p.m. Mr. Chaffin and Council returned from Closed Session at 6:46 p.m. Mr. Chaffin stated there was no reportable action.

FUTURE MEETING DATES:

- Wednesday, September 16, 2026
- Wednesday, October 7, 2026

ADJOURNMENT: Meeting was adjourned at 6:46 p.m.


ALICIA GONZALES, City Clerk


CECELIA K. GALLEGOS, Mayor


MINUTES PREPARED BY
ZELDA LEÓN, Deputy City Clerk

