



REGULAR MEETING OF THE MADERA CITY COUNCIL

205 W. 4th Street, Madera, California 93637

NOTICE AND AGENDA

Wednesday, September 16, 2026
6:00 p.m.

Council Chambers
City Hall

The City Council meetings are open to the public. The meeting may also be viewed and accessed remotely at www.zoom.us/jc/88916040566. Members of the public may provide comments on agenda items in person, through Zoom, or by phone at (669) 900-6833 using meeting ID: 889 1604 0566 followed by the # key, or by email at citycouncilpubliccomment@madera.gov. To comment by phone, press *9 to raise your hand and *6 to unmute when called upon. Written comments may also be submitted by mail to 205 W. 4th Street, Madera, CA 93637.

A recording of the meeting will be posted on the City's YouTube channel at www.youtube.com/c/cityofmaderatv as soon as practicable following the conclusion of the meeting.



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CALL TO ORDER:

ROLL CALL: 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

INVOCATION: Pastor Tim Echevarria, Remnant Church

PLEDGE OF ALLEGIANCE:

APPROVAL OF AGENDA:

PRESENTATIONS:

1. Proclamation Recognizing the Retirement of Officer Wayson Juarez
2. Proclamation Recognizing Old Timers Day – Grand Marshal Dennis Smith

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. Speakers shall be limited to three minutes. Speakers will be asked, but are not required, to identify themselves and state the subject of their comments. If the subject is an item on the Agenda, the Mayor has the option of asking the speaker to hold the comment until that item is called. Comments on items listed as a Public Hearing on the Agenda should be held until the hearing is opened. 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.

A. PUBLIC HEARINGS:

A-1 Consideration of an Ordinance Updating the Madera Municipal Code Regarding Vacant Buildings

Recommendation: Waive the First Reading and Introduce by Title Only an Ordinance of the City Council of the City of Madera Amending Chapter 12 of Title IX of the Madera Municipal Code Regarding Vacant Buildings (Report by Giachino Chiamonte)

A-2 Public Hearing Regarding the Program Year 2025/26 Community Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report (CAPER) and Financial Summary

Recommendation: Conduct a Public Hearing, Invite Public Input, and Adopt a Resolution Approving the City's Program Year 2025/26 CAPER and Financial Summary (Report by Michael Lima)

A-3 Ordinance Text Amendment (OTA 2026-03) for the Amendment of Chapter 3 of Title X: Planning and Zoning of the City Municipal Code

Recommendation: Staff Recommends the City Council Act as Follows: Move to Continue the Public Hearing to the Regular Meeting of the City Council Scheduled to be held on October 21, 2026 (Report by Will Tackett)

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.

B-1 Minutes – September 2, 2026

Recommendation: Approve the City Council Minutes of September 2, 2026 (Report by Alicia Gonzales)

B-2 Informational Report on Register of Audited Demands

Recommendation: Review Register of Audited Demands Report for August 22 to September 4, 2026 (Report by Michael Lima)

B-3 Informational Report on Personnel Activity

Recommendation: This report is submitted for informational purposes only and there is no action requested from the City Council (Council) (Report by Wendy Silva)

B-4 Amendment to Resolution 26-135 for Fleet Division-related Purchases

Recommendation: Adopt a Resolution Approving Amendment to Resolution 26-135 using Sourcewell Piggyback Agreement with National Auto Fleet Group Adding Sales Tax for the Purchase of Two Replacement Pickups (Report by Michael Lima)

B-5 Edward Byrne Memorial Justice Assistance Grant (JAG) Program FY26 Grant

Recommendation: Adopt a Resolution Authorizing Submission of an Application to the Edward Byrne Memorial Justice Assistance Grant Program for Fiscal Year 2026, and Authorizing the City Manager (or designee) to Execute All Related Application Documents (Report by Giachino Chiamonte)

B-6 Request by Bernardo Osuna and Martha Garcia for Connection to the City's Water System

Recommendation: Adopt a Resolution Approving an Agreement for Outside City Limits Water Connection for 16454 North Lake Street (APN 038-081-052) (Report by Keith Helmuth)

B-7 Water Main Replacement Project City Project W-43

Recommendation: Adopt a Minute Order Approving:

1. Acceptance of the Water Main Replacement Project City Project W-43; and
2. Recording of Notice of Completion; and
3. Release of Retention 35 days after the Recording of the Notice of Completion (Report by Keith Helmuth)

C. WORKSHOP: None

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

D-1 Change Order for the 2024 Wastewater Treatment Plant Improvement Project WWTP 24-01 for Construction of a New Influent Pump Station (IPS) Wet Well

Recommendation: Adopt a Resolution:

1. Approving the Award of a Contract Change Order to Gateway Pacific Contractors, Inc. for the Wastewater Treatment Plant (WWTP) Improvement Project to Construct a New Influent Pump Station Wet Well for \$3,300,000 including contingencies of up to \$225,000 as approved by the City Engineer; and
2. Authorizing an Amendment to the Fiscal Year (FY) 2026/27 Sewer Fund Capital Projects Organization's Adopted Budget Appropriating \$363,000 of fund balance for the Project (Report by Keith Helmuth)

D-2 Award of Bid for Invitation for Bid (IFB) No. 202627-03, Fiscal Year 2026/2027 Asphalt/Concrete Patching On-Call Services

Recommendation: Adopt a Resolution Approving an On-Call Agreement to Witbro, Inc. dba Seal Rite Paving and Grading for Asphalt/Concrete Patching On-Call Services (Report by Harpiar Gandhi)

D-3 Award of Bid for Invitation (IFB) No. 202627-05, Road Rehabilitation Various Locations

Recommendation: Adopt a Resolution:

1. Approving a Construction Agreement with Avison Construction, Inc. for the Road Rehabilitation Various Locations project, IFB No. 202627-05; and
2. Determining the Project is Categorical Exempt Pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA) (Report by Harpiar Gandhi)

D-4 Madera 2026 Road Rehab Bid Package 1, City Project R-80, 98, 104, 108, & 109

Recommendation: Adopt a Resolution:

1. Approving the Contract Award for Madera 2026 Road Rehab Bid Package 1, City Project R-80, 98, 104, 108, & 109 to Consolidated Engineering Inc.; and
2. Determining the Project is Categorical Exempt Pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA) (Report by Keith Helmuth)

D-5 FY 2024 Street Rehab and Reconstruction Project, City Project No. R-99 & 2021-22 SB-1 (RMRA) Seals and Overlays, City Project No. R-79

Recommendation: Adopt a Resolution:

1. Approving the Contract Award for FY 2024 Street Rehab and Reconstruction Project, City Project No. R-99 & 2021-22 SB-1 (RMRA) Seals and Overlays, City Project No. R-79 to Avison Construction, Inc.; and
2. Determining the Project is Categorical Exempt Pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA) (Report by Keith Helmuth)

D-6 Purchase of Rosenbauer Type-1 Custom Fire Engine and Related Budget Amendment

Recommendation: Adopt a Resolution Approving a Purchase Agreement for a Rosenbauer Type-1 Fire Engine from Rosenbauer South Dakota, LLC under Sourcewell Cooperative Purchase Contract #082025- RSD and an Amendment to the Fiscal Year 2025/26 Adopted Budget Appropriating \$1,263,012 for the Purchase in the Measure K Fire Budget (Report by Larry Pendarvis)

D-7 Seventh Amendment to the City Clerk At-Will Employment Agreement

Recommendation: This report has been prepared at the direction of the City Council (Council), therefore there is no staff recommendation provided. Council is asked to consider and determine whether to adopt the Resolution approving a Seventh Amendment to the City Clerk At-Will Employment Agreement (Report by Wendy Silva)

E. ADMINISTRATIVE REPORTS:

E-1 Selecting Recipients for October Proclamations

Recommendation: Request for Council's Selection of Recipients for the following Proclamations: Breast Cancer Awareness Month, Indigenous People's Day, Domestic Violence Awareness Month (Report by Alicia Gonzales)

E-2 Caltrans Highway Capital Preventive Maintenance (CAPM) Project 06-0Y180 on State Route 145 (Project) Construction Update

Recommendation: This report has been prepared at the direction of the City Council (Council), therefore there is no staff recommendation provided. Council is asked to consider the information and direction at its discretion. (Report by Keith Helmuth)

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 agendaized and which meet other requirements for action.

G. CLOSED SESSION:

G-1 Conference with Real Property Negotiators Pursuant to Government Code Section §54956.8

Property: 2883 Sharon Boulevard, Madera, CA 93638 (APN 013-280-002)

Agency Negotiator: City Manager

Negotiating Parties: Edward J. McIntyre and Gail Hanhart McIntyre

Under Negotiation: Price and Terms of an Easement

FUTURE MEETING DATES:

- Wednesday, October 7, 2026
- Wednesday, October 21, 2026

ADJOURNMENT:

- The meeting room is accessible to the physically disabled. Requests for accommodations for persons with disabilities such as signing services, assistive listening devices, or alternative format agendas and reports needed to assist participation in this public meeting may be made by calling the City Clerk's Office at (559) 661-5405 or emailing cityclerkinfo@madera.gov . Those who are hearing impaired may call 711 or 1-800-735-2929 for TTY Relay Service. Requests should be made as soon as practicable as additional time may be required for the City to arrange or provide the requested accommodation. Requests may also be delivered/mailed to: City of Madera, Attn: City Clerk, 205 W. 4th Street, Madera, CA 93637. At least seventy-two (72) hours' notice prior to the meeting is requested but not required. When making a request, please provide sufficient details that the City may evaluate the nature of the request and available accommodations to support meeting participation. Please also provide appropriate contact information should the City need to engage in an interactive discussion regarding the requested accommodation.
- Please silence or turn off cell phones and electronic devices while the meeting is in session.
- Regular meetings of the Madera City Council are held the 1st and 3rd Wednesday of each month at 6:00 p.m. in the Council Chambers at City Hall.
- Any writings or documents provided to a majority of the City Council within 72 hours of the meeting regarding any item on this agenda will be made available for public inspection at the City Clerk's office located at 205 W. 4th Street, Madera, CA 93637 and on the City website at www.madera.gov
- Questions regarding the meeting agenda or conduct of the meeting, please contact the City Clerk's Office at (559) 661-5405.
- Para asistencia en español sobre este aviso, por favor llame al (559) 661-5405.

I, Alicia Gonzales, City Clerk for the City of Madera, declare under penalty of perjury that I posted the above agenda for the Regular Meeting of the Madera City Council for September 16, 2026, near the front entrances of City Hall and on the City's website www.madera.gov at 6:00 p.m. on September 11, 2026.



Alicia Gonzales, City Clerk