

REGULAR MEETING OF THE MADERA CITY COUNCIL AND SPECIAL MEETING OF THE MADERA CITY COUNCIL AS THE GROUNDWATER SUSTAINABILITY AGENCY

205 W. 4th Street, Madera, California 93637

NOTICE AND AGENDA

**Wednesday, October 7, 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/87002784359. Members of the public may provide comments on agenda items in person, through Zoom, or by phone at (669) 900-6833 using meeting ID: 870 0278 4359 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.



“Wordly” can translate into 25+ different languages. To access written translation during the meeting, please scan the QR Code or click this link: <https://attend.wordly.ai/join/FTZJ-3396>

“Wordly” puede traducir a más de 25 idiomas diferentes. Para acceder a la traducción durante la reunión, por favor escanee el código QR o haga clic en el enlace: <https://attend.wordly.ai/join/FTZJ-3396>

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 Daniel Martinez, 4th Street Church

PLEDGE OF ALLEGIANCE:

APPROVAL OF AGENDA:

PRESENTATIONS:

1. Proclamation Recognizing Indigenous Peoples' Day
2. Proclamation Recognizing Disability Awareness Month
3. Assemblymember Esmeralda Soria Legislative Update

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 Ordinance Text Amendment (OTA) 2026-04 to Amend the Provisions of Chapter 3 of Title X: Planning and Zoning of the City Municipal Code Pertaining to Exterior Colors in Commercial Zone Districts

Recommendation: Waive full reading and introduce by title only an Ordinance of the City Council of the City of Madera determining the project is exempt pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines and amending Chapter 3 of Title X: Planning and Zoning of the City Municipal Code (CMC) pertaining to Exterior Colors in Commercial Zone Districts (CMC § 10-3.419) (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 16, 2026

Recommendation: Approve the City Council Minutes of September 16, 2026 (Report by Alicia Gonzales)

B-2 Informational Report on Register of Audited Demands

Recommendation: Review Register of Audited Demands Report for September 5, 2026 to September 25, 2026 (Report by Michael Lima)

B-3 Memorandum of Understanding with Madera Unified School District (MUSD) for the Expanded Learning Opportunities Program Winter Camp 2027

Recommendation:

1. Adopt a Resolution Approving a Memorandum of Understanding (MOU) with MUSD for the Expanded Learning Opportunities Program (ELOP) Winter Camp 2027, not to exceed \$23,181; and
2. Adopt a Resolution Amending the Fiscal Year 2026/27 Operating Budget, Approving Related Line Items for the Execution of said MOU (Report by Joseph Hebert)

B-4 Madera Elks Lodge Fee Waiver Request for the Madera Elks Hoop Shoot Event

Recommendation: Adopt a Resolution Waiving the rental fees of the John Wells Youth Center (JWYC) on October 17, 2026, related to a Hoop Shoot Contest Hosted by the Madera Elks Lodge #1918, at an Anticipated Rental Fee of \$425 (Report by Joseph Hebert)

B-5 Madera Coalition for Community Justice Fee Waiver Request for the Don't Ghost Your Vote Event

Recommendation: Adopt a Resolution Waiving the Rental Fees of the Pan-American Community Center (PACC) on October 24, 2026, related to the Don't Ghost Your Vote Event Hosted by Madera Coalition for Community Justice, at an Anticipated Rental Fee of \$1,030 (Report by Joseph Hebert)

B-6 Second Reading and Adoption of an Ordinance Amending the City's Municipal Code Relating to Vacant Buildings

Recommendation: Waive Full Reading and Adopt by Title Only an Ordinance of the City Council of the City of Madera Repealing Chapter 12 of Title IX, and Adopting a New Chapter 12 of Title IX entitled "Vacant Buildings" (Report by Giachino Chiaramonte)

B-7 Request to Waive City Fees Relating to Madera High School's Homecoming Parade

Recommendation: Adopt a Resolution to Ratify Waiving the Fees to Cover the Costs of City Services Relating to the Madera High School Homecoming Parade in the amount of \$2,136 (Report by Giachino Chiaramonte)

B-8 Raymond Road Street Improvements Rebid, City Project R-37, CMAQ 5157(094), Shoulder Paving and RMRA Street Rehab

Recommendation: Adopt a Minute Order Approving:

1. Acceptance of Raymond Road Street Improvements Rebid, City Project R-37, CMAQ 5157(094), Shoulder Paving and RMRA Street Rehab; 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)

B-9 Storey Road Shoulder Paving, City Project R-60, CMAQ 5157(114)

Adopt a Minute Order Approving:

1. Acceptance of Storey Road Shoulder Paving, City Project R-60, CMAQ 5157(114); 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)

B-10 Westberry Bridge, City Project B-02

Recommendation: Adopt a Resolution Approving Amendment No. 1 to the Agreement with Cornerstone Structural Engineering Group (Cornerstone), Inc. for \$99,825 for Additional Design and Permitting Services for the Westberry Bridge, City Project B-02 (Report by Keith Helmuth)

B-11 Amendment No. 2 to Agreement with Stantec Consulting Services, Inc. Additional Engineering Services for the Ongoing Projects at the Wastewater Treatment Plant

Recommendation: Adopt a Resolution Approving Amendment No. 2 to the Agreement with Stantec Consulting Services, Inc. for the Wastewater Treatment Plant (WWTP) Improvements Project, Authorizing Additional Construction-Phase Engineering Support through Completion of the new IPS Wet Well, for a Total Not-to-Exceed Amount of \$113,000 (Report by Harpiar Gandhi)

B-12 Two Easement Deeds for Sidewalk Improvements at Various Locations City Project R-94 Bid Package 3 Phase 1 AHSC Agreement No. 19-AHSC-12761

Recommendation: Adopt a Resolution Approving an Agreement for Purchase of Easements at 944 East Yosemite Avenue, Madera, CA 93638 (APN 008-012-007) and 932 East Yosemite Avenue, Madera, CA 93638 (APN 008-012-006) (Report by Keith Helmuth)

B-13 Amendment to Engagement Agreement with Baker, Donelson, Bearman, Caldwell, & Berkowitz, PC (Baker Donelson) for Specialty Legal Services Relating to Disaster Recovery

Recommendation: Adopt a Resolution Approving an Amendment to the Engagement Agreement with Baker Donelson for Limited Engagement as Legal Counsel in Support of the City's Application for Disaster Relief Funds for the January 2023 Winter Storms Event (Report by Wendy Silva)

B-14 Certificate of Recognition Honoring Madera Unified School District's 60th Anniversary Celebration

Recommendation: Adopt a Minute Order Approving a Certificate of Recognition Honoring Madera Unified School District's 60th Anniversary Celebration (Report by Alicia Gonzales)

B-15 Memorandum of Understanding with Respect to the Cost Sharing for Water Years 2026-2028 Madera Subbasin Groundwater Sustainability Plan (GSP) Annual Reports *(Action on this Item by the Groundwater Sustainability Agency (GSA))*

Recommendation: Approve a Resolution Approving Memorandum of Understanding with Respect to the Cost Sharing for Water Year 2026-2028 Madera Subbasin GSP Annual Reports (MOU) (Report by Keith Helmuth)

C. WORKSHOP:

C-1 Half Marathon Event Information

Recommendation: This report was prepared at the direction of the City Council (Council) for informational purposes. Council to provide direction, if desired (Report by Joseph Hebert)

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

D-1 Award of a Professional Services Agreement to The Code Group, Inc. dba VCA Code for the REAP 2.0 Downtown Mixed-Use Housing Implementation Strategy and Development Readiness Project

Recommendation: Adopt a Resolution Determining the Project is exempt from the Provisions of the California Environmental Quality Act (CEQA) Pursuant to Sections 15262 and 15061(b)(3) of the CEQA Guidelines and Approving a Professional Services Agreement with The Code Group, Inc. (dba VCA Code) for the REAP 2.0 Downtown Mixed-Use Housing Implementation Strategy and Development Readiness Project in an Amount Not to Exceed \$375,545 (Report by Will Tackett)

D-2 Application for Financial Assistance for the 2.5 million-gallon Water Storage

Recommendation: Adopt a Resolution Declaring the City's intent to Reimburse Project Costs from Future Financing Proceeds for Eligible Project Expenditures Incurred Prior to Execution of the Final Financing Agreement for the 2.5 million-gallon (MG) Water Tank in Northeast Madera, City Project No. WT-0001 (Report by Keith Helmuth)

D-3 Mayor's Christmas Concert

Recommendation: This report has been prepared at the request of the Mayor, therefore there is no staff recommendation provided. Council is asked to consider and determine whether to adopt the Resolution approving a facility use permit with Madera Unified School District and ratifying the application for PG&E grant funds (Report by Wendy Silva)

E. ADMINISTRATIVE REPORTS:

E-1 City Partnerships and Programs with Madera Unified School Districts

Recommendation: This item is informational only; therefore, no Council action is required (Report by Arnolando Rodriguez)

E-2 Selecting Recipients for November Proclamations

Recommendation: Request for Council's Selection of Recipients for the following Proclamations: Veterans Day and Small Business Saturday (Report by Alicia Gonzales)

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.

G. CLOSED SESSION: None

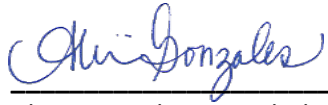
FUTURE MEETING DATES:

- Wednesday, October 21, 2026
- Wednesday, November 18, 2026

ADJOURNMENT:

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- 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.
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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 October 7, 2026, near the front entrances of City Hall and on the City's website www.madera.gov at 7:30 p.m. on October 1, 2026.



Alicia Gonzales, City Clerk