

Item:	B-1
Minutes for:	09/16/2026
Adopted:	10/07/2026

Minutes of a Regular Meeting of the Madera City Council

Wednesday, September 16, 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 Anita Evans, District 4
Councilmember Elsa Mejia, District 5
Councilmember Artemio Villegas, District 6

Absent: Councilmember Jose Rodriguez, District 2
Councilmember Steve Montes, District 3

Others present were City Manager Arnoldo Rodriguez, City Clerk Alicia Gonzales, City Attorney Shannon L. Chaffin, Community Development Director Will Tackett, Director of Financial Services Michael Lima, Division Fire Chief Larry Pendarvis, Grants Administrator Marcela Zuniga, Director of Information Technology Gary Price, Director of Parks and Community Services Joseph Hebert, Planning Manager David Brletic, Chief of Police Giachino Chiaramonte, Police Commander Josiah Arnold, Public Works Director Harpiar Gandhi, Deputy City Engineer Ellen Bitter, Deputy City Engineer Eric Frampton, Senior Civil Engineer Steve Bettencourt, Assistant Engineer Alexis Raymundo and Administrative Analyst (HR) Eric Battles.

INVOCATION: Pastor Tim Echevarria, Remnant Church

PLEDGE OF ALLEGIANCE: Mayor Pro Tem Zacharia

APPROVAL OF AGENDA:

ON MOTION BY MAYOR PRO TEM ZACHARIA AND SECONDED BY COUNCILMEMBER MEJIA, THE AGENDA WITH ITEM A-3 CONTINUED TO THE OCTOBER 21, 2026 MEETING WAS APPROVED BY A 5/0 VOTE. ABSENT: COUNCILMEMBERS RODRIGUEZ AND MONTES.

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. 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.

Founder of Project Run Madera Alisha Brown, invited the City Council to partner with their organization for its inaugural Project RUN event, featuring a two-mile fun run/walk and a 10K race.

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

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 Chiaramonte)

ON MOTION BY COUNCILMEMBER EVANS AND SECONDED BY COUNCILMEMBER VILLEGAS, ITEM A-1 WAS APPROVED BY A 5/0 VOTE. ABSENT: COUNCILMEMBERS RODRIGUEZ AND MONTES.

INTRO ORD AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MADERA REPEALING AND REPLACING CHAPTER 12 OF TITLE IX OF THE MADERA MUNICIPAL CODE REGARDING VACANT BUILDINGS

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)

ON MOTION BY COUNCILMEMBER EVANS AND SECONDED BY COUNCILMEMBER MEJIA, ITEM A-2 WAS APPROVED BY A 5/0 VOTE. ABSENT: COUNCILMEMBERS RODRIGUEZ AND MONTES.

RES 26-162 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA APPROVING THE PROGRAM YEAR (PY) 2025/26 COMMUNITY DEVELOPMENT BLOCK GRANT CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT AND FINANCIAL SUMMARY

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)

At agenda approval, this item was continued to a future meeting.

B. CONSENT CALENDAR:

Matters listed under the Consent Calendar are considered routine and will be enacted by one motion and one vote.

ON MOTION BY MAYOR PRO TEM ZACHARIA AND SECONDED BY COUNCILMEMBER VILLEGAS, THE CONSENT CALENDAR WAS APPROVED BY A 5/0 VOTE. ABSENT: COUNCILMEMBERS RODRIGUEZ AND MONTES.

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)

RES 26-163 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

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)

RES 26-164 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA, AUTHORIZING THE SUBMISSION OF AN APPLICATION FORWARD TO THE EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT PROGRAM

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)

RES 26-165 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA, APPROVING AGREEMENT FOR OUTSIDE CITY LIMITS WATER CONNECTION FOR 16454 N. LAKE STREET (APN 038-081-052)

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)

ON MOTION BY COUNCILMEMBER EVANS AND SECONDED BY COUNCILMEMBER VILLEGAS, ITEM D-1 WAS APPROVED BY A 5/0 VOTE. ABSENT: COUNCILMEMBERS RODRIGUEZ AND MONTES.

RES 26-166 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA APPROVING THE AWARD OF A CONTRACT CHANGE ORDER FOR THE WASTEWATER TREATMENT PLANT (WWTP) FACILITY IMPROVEMENT PROJECT IN THE AMOUNT OF \$3,300,000 FOR CONSTRUCTING AN INFLUENT PUMP STATION WET WELL INCLUDING CONTINGENCIES OF UP TO \$225,000 AS APPROVED BY THE CITY ENGINEER

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)

ON MOTION BY MAYOR PRO TEM ZACHARIA AND SECONDED BY COUNCILMEMBER VILLEGAS, ITEM D-2 WAS APPROVED UNANIMOUSLY BY A 7/0 VOTE. ABSENT: COUNCILMEMBERS RODRIGUEZ AND MONTES.

RES 26-167 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA, AWARDED INVITATION FOR BID (IFB) NO. 202627-03 TO WITBRO, INC. DBA SEAL RITE PAVING AND GRADING FOR FISCAL YEAR 2026/2027 ASPHALT/CONCRETE PATCHING ON-CALL SERVICES

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 Categorically Exempt Pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA) (Report by Harpiar Gandhi)

ON MOTION BY COUNCILMEMBER EVANS AND SECONDED BY COUNCILMEMBER VILLEGAS, ITEM D-3 WAS APPROVED BY A 5/0 VOTE. ABSENT: COUNCILMEMBERS RODRIGUEZ AND MONTES.

RES 26-168 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA, AWARDED INVITATION FOR BID (IFB) NO. 202627-05 TO AVISON CONSTRUCTION, INC. FOR ROAD REHABILITATION VARIOUS LOCATIONS AND AUTHORIZING CONTRACT CONTINGENCIES RELATED TO THE CONTRACT

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 Categorically Exempt Pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA) (Report by Keith Helmuth)

ON MOTION BY MAYOR PRO TEM ZACHARIA AND SECONDED BY COUNCILMEMBER MEJIA, ITEM D-4 WAS APPROVED BY A 5/0 VOTE. ABSENT: COUNCILMEMBERS RODRIGUEZ AND MONTES.

RES 26-169 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA APPROVING THE CONTRACT AWARD FOR MADERA 2026 ROAD REHAB BID PACKAGE 1, CITY PROJECT R-80, 98, 104, 108, & 109, IN THE AMOUNT OF \$1,213,906.85 TO CONSOLIDATED ENGINEERING INC AND AUTHORIZING CONSTRUCTION CONTINGENCIES RELATING TO THE CONTRACT

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 Categorically Exempt Pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA) (Report by Keith Helmuth)

Mayor Gallegos briefly left the Council Chambers.

ON MOTION BY COUNCILMEMBER EVANS AND SECONDED BY COUNCILMEMBER MEJIA, ITEM D-5 WAS APPROVED BY A 4/0 VOTE. ABSENT: MAYOR GALLEGOS AND COUNCILMEMBERS RODRIGUEZ AND MONTES.

RES 26-170 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA 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, IN THE AMOUNT OF \$3,059,391.50 TO AVISON CONSTRUCTION, INC. AND AUTHORIZING CONSTRUCTION CONTINGENCIES RELATING TO THE CONTRACT

Mayor Gallegos returned to the Council Chambers and resumed her seat.

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)

ON MOTION BY MAYOR PRO TEM ZACHARIA AND SECONDED BY COUNCILMEMBER VILLEGAS, ITEM D-6 WAS APPROVED BY A 5/0 VOTE. ABSENT: COUNCILMEMBERS RODRIGUEZ AND MONTES.

RES 26-171 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA APPROVING A PURCHASE AGREEMENT FOR A ROSENBAUER CUSTOM TYPE 1 FIRE ENGINE A SOURCEWELL PURCHASE CONTRACT #082025-RSD; AUTHORIZING EXECUTION BY CITY MANAGER; AND AMENDING THE 2025/26 ADOPTED BUDGET APPROPRIATING \$1,263,012 FOR THE PURCHASE IN THE MEASURE K FIRE BUDGET FOR THE PURCHASE OF EQUIPMENT

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)

ON MOTION BY COUNCILMEMBER MEJIA AND SECONDED BY COUNCILMEMBER VILLEGAS, ITEM D-7 WAS APPROVED BY A 5/0 VOTE. ABSENT: COUNCILMEMBERS RODRIGUEZ AND MONTES.

RES 26-172 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA APPROVING A SEVENTH AMENDMENT TO THE CITY CLERK AT-WILL EMPLOYMENT AGREEMENT

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)

Carolyn Williams was selected as the recipient of the Breast Cancer Awareness Month proclamation. Porfirio Hernandez of Comunidad de San Martin Itunyoso was selected as the recipient of the Indigenous People's Day proclamation and CAPMC was selected as the recipient of the Domestic Violence Awareness Month proclamation.

ON MOTION BY COUNCILMEMBER EVANS AND SECONDED BY COUNCILMEMBER MEJIA, ITEM E-1 WAS APPROVED AS DISCUSSED ABOVE BY A 5/0 VOTE. ABSENT: COUNCILMEMBERS RODRIGUEZ AND MONTES.

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.

Councilmember Villegas had nothing to report.

Councilmember Mejia shared that she enjoyed attending the fair and thanked Mayor Pro Tem Zacharia for hosting the Robotics program. She wished everyone a Happy Mexican Independence Day, recognized Hispanic Heritage Month, and invited the community to attend the Guelaguetza event at the fairgrounds on October 11th from 2:00 p.m. – 7:00 p.m.

Councilmember Evans requested and received consensus to place discussion of the Project RUN event on a future agenda. She mentioned that she attended the fair and had a great time. She shared that she attended the 9/11 event, and the presentation of a ceremonial check from Congressman Gray. She received 30 backpacks from United Way that she will be giving out two (2) a month to James Monroe Elementary students during her "Crunch with the Councilwoman" meet ups.

Mayor Pro Tem Zacharia shared that he received positive feedback regarding the fair and thanked everyone who was able to participate with the children at the fair.

Mayor Gallegos thanked City Manager Arnoldo Rodriguez for his forward-thinking plans for replacement of fire engines, equipment, and for planning Madera's future. She thanked City Clerk Alicia Gonzales for streamlining the meetings. The Mayor mentioned that anyone who would like additional information on the roads, etc. can access the staff reports on the City's website. She also thanked the janitorial staff, administrative support staff, and all City employees for their hard work.

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

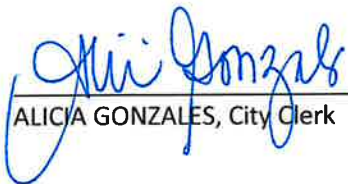
Under Negotiation: Price and Terms of an Easement

City Attorney Shannon Chaffin made the closed session announcement at 7:33 p.m. Mr. Chaffin and Council returned from Closed Session at 7:49 p.m. Mr. Chaffin stated there was no reportable action.

FUTURE MEETING DATES:

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

ADJOURNMENT: Meeting was adjourned at 7:49 p.m.


ALICIA GONZALES, City Clerk


CECELIA K. GALLEGOS, Mayor


MINUTES PREPARED BY
ZELDA LEÓN, Deputy City Clerk

