

**SPECIAL MEETING  
OF THE MADERA CITY COUNCIL**  
205 W. 4<sup>th</sup> Street, Madera, California 93637

**NOTICE AND AGENDA**

**Wednesday, January 17, 2018  
6:00 p.m.**

**Council Chambers  
City Hall**

**CALL TO ORDER**

**ROLL CALL:** Mayor Andrew J. Medellin  
Mayor Pro Tem Jose Rodriguez, District 2  
Council Member Cece Foley Gallegos, District 1  
Council Member William Oliver, District 3  
Council Member Derek O. Robinson Sr., District 4  
Council Member Charles F. Rigby, District 5  
Council Member Donald E. Holley, District 6

**INVOCATION:** Pastor John Pursell, Believers Church of Madera

**PLEDGE OF ALLEGIANCE:**

**PUBLIC COMMENT:**

The first fifteen 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 to identify themselves and state the subject of their comment. 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.

**PRESENTATIONS** – None.

**INTRODUCTIONS** – None.

**A. WORKSHOP**

There are no items for this section.

**B. CONSENT CALENDAR**

B-1 Consideration of a Minute Order Approving a Letter of Support to the Madera County Transportation Commission in Favor of a Grant Application for Funding of the State Route 99 Widening from 4 to 6 Lanes Between Avenue 12 and Avenue 17 Under the Trade Corridor Enhancement Program (Report by Keith Helmuth)

**C. HEARINGS, PETITIONS, BIDS, RESOLUTIONS, ORDINANCES, AND AGREEMENTS**

There are no items for this section.

**D. WRITTEN COMMUNICATIONS**

There are no items for this section.

**E. ADMINISTRATIVE REPORTS**

E-1 Discussion and Direction Regarding Preferred Annexation Strategies (Report by Chris Boyle)

**F. COUNCIL REPORTS**

**G. CLOSED SESSION**

There are no items for this section.

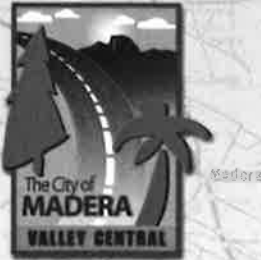
**ADJOURNMENT** – Next regular meeting February 7, 2018

*[continued on next page]*

- 
- 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 1<sup>st</sup> and 3<sup>rd</sup> Wednesday of each month at 6:00 p.m. in the Council Chambers at City Hall.
  - Any writing related to an agenda item for the open session of this meeting distributed to the City Council less than 72 hours before this meeting is available for inspection at the City of Madera Office of the City Clerk, 205 W. 4<sup>th</sup> Street, Madera, California 93637 during normal business hours.
  - The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Request for additional accommodations for the disabled, signers, assistive listening devices, or translators needed to assist participation in this public meeting should be made at least seventy two (72) hours prior to the meeting. Please call the Human Resources Office at (559) 661-5401. Those who are hearing impaired may call 711 or 1-800-735-2929 for TTY Relay Service.
  - 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, Sonia Alvarez, City Clerk for the City of Madera, declare under penalty of perjury that I posted the above agenda for the special meeting of the Madera City Council for January 17, 2018, near the front entrances of City Hall at 4:30 p.m. on January 16, 2018.

  
\_\_\_\_\_  
Sonia Alvarez, City Clerk



## REPORT TO CITY COUNCIL

Approved By:

Council Meeting of January 17, 2018

Department Director

Agenda Item Number B-1

City Administrator

**SUBJECT:** MINUTE ORDER – CONSIDERATION OF LETTER OF SUPPORT TO THE MADERA COUNTY TRANSPORTATION COMMISSION IN FAVOR OF A GRANT APPLICATION FOR FUNDING OF THE STATE ROUTE 99 WIDENING FROM 4 TO 6 LANES BETWEEN AVENUE 12 AND AVENUE 17 UNDER THE TRADE CORRIDOR ENHANCEMENT PROGRAM

**RECOMMENDATION:**

City Council approve Minute Order approving:

1. The Letter of Support for funding for the State Route 99 Widening from Avenue 12 to Avenue 17 under the Trade Corridor Enhancement Program Grant.
2. Authorizing the Mayor to sign on behalf of the City of Madera

**SUMMARY:**

The City received a request for a letter of support from the Madera County Transportation Commission for a grant application for funding the State Route 99 Widening from Avenue 12 to Avenue 17 under the Trade Corridor Enhancement Program. Secure funding for widening this segment of SR99 has been delayed for many years due to shortfalls in State Transportation Improvement Program revenues.

**SITUATION:**

The Madera County Transportation Commission (MCTC) is proposing to submit a grant application for funding under the Trade Corridor Enhancement Program. The grant application request is for funding the construction phase of the State Route 99 widening from 4 lanes to 6 lanes from Avenue 12 to Avenue 17, a seven mile stretch, along the City of Madera.

**Engineering**

205 W. Fourth Street • Madera, CA 93637 • TEL (559) 661-5418 • FAX (559) 675-6605

**[www.cityofmadera.ca.gov](http://www.cityofmadera.ca.gov)**

**BACKGROUND:**

The objective of the Trade Corridor Enhancement Program is to fund infrastructure improvements on federally designated Trade Corridors of National and Regional Significance, on the Primary Freight Network, as identified in the California Freight Mobility Plan, and along other corridors that have a high volume of freight movement as determined by the Commission. The Trade Corridor Enhancement Program will also support the goals of the National Highway Freight Program, the California Freight Mobility Plan, and the guiding principles in the California Sustainable Freight. Without a doubt, the most significant project in our region is the expansion of SR99. SR99 is not only a major thoroughfare through our county, it is also the backbone of the Central Valley's agriculture economy.

**FINANCIAL IMPACT:**

Approval of this item will not have an impact on the City's General Fund.

**CONSISTENCY WITH THE VISION MADERA 2025 PLAN**

**Strategy 121 - Multi-modal transportation: Develop a city-wide multi-modal transportation plan to ensure safe, affordable and convenient transportation modes for residents and businesses within Madera**



January 17, 2018

Patricia Taylor  
Executive Director  
Madera County Transportation Commission  
2001 Howard Road, Suite 201  
Madera, CA 93637

RE: Support for the Madera County Transportation Commission Trade Corridor Enhancement Program Grant Application

Dear Ms. Taylor:

On behalf of the City of Madera, we are writing to express support for the regionally significant project in Madera County currently under consideration for the Trade Corridor Enhancement Program.

The City of Madera fully supports the Trade Corridor Enhancement Program grant application for the State Route (SR) 99 Widening Project from Avenue 12 to Avenue 17. State funding for this project will assist in enhancing a vital freight corridor through California.

SR 99 is a critical stretch of highway in the San Joaquin Valley that cuts through Madera County and helps drive the region's \$35 billion export-oriented agriculture industry to market in California and throughout the Nation. Beyond its trade benefits, agribusiness in California is a considerable source of employment in the San Joaquin Valley, accounting for 29.9% of total employment in Madera County alone.

To help facilitate the free flow of goods and business to and from the San Joaquin Valley, the City of Madera seeks support from the Trade Corridor Enhancement Program to widen a 7.6 mile stretch of SR 99 from Avenue 12 to Avenue 17, an area of major growth and development in the real estate and higher education sectors in Madera County. This project would yield a number of positive outcomes for Madera County, including increased connectivity to agribusiness manufacturing and processing facilities because of improved highway safety and reduced congestion. Currently, Madera County operates at grade D on the California Department of Transportation's Level of Service (LOS) scale, which means that speed and ability to maneuver is severely restricted given the increasing density of vehicles and traffic. Widening SR 99 would help Madera County exceed their LOS status by 2025. The approval of this project would provide the necessary catalyst for regional and local generation of approximately 1,000 construction jobs over a two-year period.

We recommend that the California Transportation Commission fund the application pursuant to all existing rules and regulations. It is critical that our California provide local, state and regional

**Engineering**

205 W. Fourth Street • Madera, CA 93637 • TEL (559) 661-5418 • FAX (559) 675-6605

**[www.cityofmadera.ca.gov](http://www.cityofmadera.ca.gov)**

Patricia Taylor  
January 17, 2018  
Page 2

partners with the necessary support to facilitate safe, efficient, and reliable goods movement well into the future.

Furthermore, the widening of SR 99 between Avenue 12 and Avenue 17 is consistent with the goals and intents of the Regional Transportation Plan for Madera County.

Thank for your consideration of this project application for the Trade Corridor Enhancement Program funding. We appreciate the opportunity to support the Madera County Transportation Commission in their efforts to complete this project.

Sincerely,

Andrew J. Medellin  
Mayor  
City of Madera

# REPORT TO THE CITY COUNCIL

COUNCIL MEETING OF:  
January 17, 2018

AGENDA ITEM NUMBER:  
E-1

Approved By:

  
\_\_\_\_\_  
PLANNING MANAGER

  
\_\_\_\_\_  
CITY ADMINISTRATOR

**SUBJECT:** Discussion and Direction Regarding Preferred Annexation Strategies.

**RECOMMENDATION:** Staff recommends that the City Council consider the information within the report and provide direction to staff on preferred annexation strategies for key growth areas, including all or part of the area in proximity to the Avenue 12 and Highway 99 interchange that lies within the City's Sphere of Influence.

## DISCUSSION

In June of 2017, the City and County of Madera entered into a Tax Sharing Agreement (TSA). One of the recitals included in the TSA was/is that "Annexation to CITY of areas within its Sphere of Influence benefit CITY and COUNTY and are key to economic development for CITY and COUNTY and without which there will be, in effect, a reduction of the ability of CITY and COUNTY to serve their citizens." Currently, consistent with the TSA, the City has filed a request with the Local Agency Formation Commission (LAFCO) to amend its Sphere of Influence and complete a Municipal Services Review (MSR), in accordance with the policies of LAFCO. That process is ongoing

Notwithstanding the sphere of influence expansion process which is currently underway, the City is not limited in its ability to pursue annexations within its current sphere of influence. The City does not have a defined annexation strategy. However, with only a few exceptions, the City has traditionally limited its pursuit of annexations to those necessary to accommodate specific development proposals. These primarily come from development proponents who know from the outset they want to develop in the City. To a lesser extent, annexations are initiated as a result of the formal project referral process specified in the TSA, wherein development projects within the Sphere of Influence are referred to the City for review, comment and potential consideration for annexation.

The Council may choose to define and employ a proactive annexation strategy. In such a strategy, projects proposed within key City growth areas could automatically (or conditionally) trigger annexation. Taking the proactive strategy a step further, focus areas can be identified and the City may elect to pursue annexation in anticipation of development rather than in response to it. Such a strategy can help to minimize land use and



infrastructure conflicts which can occur when “by right” development occurs in the County, which is not subject to the referral process described in the TSA. Proactively pursuing annexation can also allow the City to streamline the development process and even begin investing in infrastructure in these areas if it wishes to guide development there.

One example of a key growth area within the City's current Sphere of Influence is the area north of Avenue 12 surrounding the interchange at Avenue 12 and Highway 99. As a result of the recently completed substantial improvements to the interchange by Caltrans, there are current and anticipated development proposals seeking to capitalize on the improvements. For instance, Klein's Truck Stop is currently in the development process at the County for construction on 9.6 acres located at the northwest corner of the interchange. Other potential or conceptual projects focused around the interchange that have been described to City staff include automotive dealerships, a farm equipment dealership, and other highway services.

For projects near the Avenue 12 interchange that are subject to the referral policy under the current TSA, a special “meet and confirm” component requires that the City and County collaborate to determine if a mutually accepted outcome is possible (See Exhibit C-2). For these projects, the current TSA provides a pathway toward annexation and the City can simply follow that pathway if it chooses. However, for “by-right” projects which are not subject to referral, and Kleins is one of these, there is no built in trigger for annexation and the City would have to move proactively to annex that area. Recent legislation addressing stand-alone water systems may also provide the City with a tool to encourage annexation in some instances. This legislation specifies that connection to existing community water systems is a priority over the development of new stand alone systems. Where connection to City water is available or feasible, the City may have the ability to require connection, potentially in conjunction with an annexation agreement.

In summary, Staff recommends that the Council discuss the merits of defining a general annexation strategy, including the potential of proactively engaging in the annexation of areas which are important to the City's long term economic and land use future. Due to pending development activity, the area around the Avenue 12 interchange is a natural focus. If the Council determines that it doesn't make sense to define an overall strategy at this point, the Council would not be limited in pursuing individual annexation projects as it deems appropriate. Staff will also continue to implement the provisions of tax sharing agreement wherein eligible projects are referred to the City and a determination is made as to whether annexation is appropriate.

#### **CONSISTENCY WITH THE VISION MADERA 2025 PLAN:**

Though an annexation strategy is not specifically addressed in the vision or action plans, any direction from Council will support the visioning statement of “A Well-Planned City,” providing direction “with the physical aspects of Madera's growth,” while “providing efficient services . . . for a rapidly growing community.”

#### **FISCAL IMPACTS**

The fiscal impacts associated with defining and implementing an annexation strategy are speculative and have not been estimated. However, it is likely that the City experiences a reduction in potential property and sales tax revenue generation that would occur from properties once they develop in the County and then become more difficult to annex.



Meet and Confer Rental Area  
Avenue 12 & Highway

Source: Aerial Imagery, Google Earth, and other sources. Parcel boundaries are shown in red. Parcel numbers are shown in the grid below.



047-050-007	047-050-060	047-060-040	047-100-041	047-101-008	047-101-014
047-050-017	047-060-025	047-060-041	047-100-042	047-101-009	047-101-015
047-050-021	047-060-031	047-100-004	047-101-002	047-101-010	047-110-014
047-050-049	047-060-032	047-100-016	047-101-003	047-101-011	047-110-016
047-050-050	047-060-038	047-100-017	047-101-004	047-101-012	047-110-017
047-050-059	047-060-039	047-100-023	047-101-007	047-101-013	

