



LOCAL AGENCY FORMATION COMMISSION

Dave Braun, Executive Officer

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MEETING MINUTES

Madera County Government Center
Board of Supervisors' Chamber
200 West 4th Street, 1st Floor
Madera, California 93637

LAFCO Meeting
Wednesday, February 21, 2024
11:00 A.M.

1. CALL TO ORDER

Chair Robert Poythress called the meeting to order at 11:00 a.m.

Roll Call

Roll call given by LAFCO Clerk Joann Zuniga.

Commissioners Present: Robert Poythress, County Member
Laura Young, Public Member At-Large
Waseem Ahmed, City Member (Chowchilla)
Jose Rodriguez, City Member (Madera)
Mark Stamas, Alternate Public Member At-Large

Commissioners Absent: Robert Macaulay, County Member

Others Present: Dave Braun, Executive Officer
Joann Zuniga, LAFCO Clerk
Laurie Avedisian-Favini, Attorney at Law, LAFCO Legal Counsel
Wallace Nishimoto, Senior Business Systems Information Analyst

Pledge of Allegiance

Recitation of the Pledge of Allegiance was led by Robert Poythress.

2. SELECTION OF CHAIR AND CHAIR PRO TEM

Chair Robert Poythress commented on his role as the Commission Chair for the past year; called for nomination of the Chair for 2024.

The nomination of Commissioner Laura Young (Public Member At-Large representative) as the Chair for calendar year 2024 was moved by Commissioner Ahmed, seconded by Commissioner Rodriguez; motion carried by a vote of 4 to 0, 1 absent.

Vote: Yes - Ahmed, Rodriguez, Poythress, Young
 No - None
 Absent - Macaulay
 Abstain - None

Commissioner Laura Young assumed the Chair position and proceeded to conduct the remainder of the meeting; called for nomination of the Chair Pro Tem for 2024.

The nomination of Commissioner Jose Rodriguez (City representative) as Chair Pro Tem for calendar year 2024 was moved by Commissioner Poythress, seconded by Commissioner Ahmed; motion carried by a vote of 4 to 0, 1 absent.

Vote: Yes - Poythress, Ahmed, Young, Rodriguez
 No - None
 Absent - Macaulay
 Abstain - None

Commissioner Jose Rodriguez assumed the position of Chair Pro Tem.

3. PUBLIC COMMENT PERIOD

Chair Laura Young called for public comment. There was none. The Chair closed the public comment period.

4. CONSENT CALENDAR

Review and Approval of Meeting Minutes of June 7, 2023.

Commissioner Poythress moved to approve the June 7, 2023, meeting minutes, seconded by Commissioner Rodriguez; motion carried by a vote of 4 to 0, 1 absent.

Vote: Yes - Poythress, Rodriguez, Ahmed, Young
 No - None
 Absent - Macaulay
 Abstain - None

The Consent Calendar was approved. The June 7, 2023, meeting minutes were approved and filed as presented.

5. ACTION ITEMS

2024 Commission Meeting Schedule

Commissioner Poythress moved to approve the 2024 Commission meeting schedule as outlined in the staff report, motion seconded by Commissioner Ahmed; motion carried by a vote of 4 to 0, 1 absent.

Vote: Yes - Poythress, Ahmed, Rodriguez, Young
 No - None
 Absent - Macaulay
 Abstain - None

The 2024 meeting schedule was approved.

6. PUBLIC HEARING

Country Club Drive (Road 26) – Martin Street Annexation (File No. 2023-001) (ARC Annexation)

Staff Presentation

Dave Braun showed a map depicting the boundary of the proposed annexation of 245 acres and 53 parcels; stated the proposed annexation was bounded by North D Street to the east, Martin Street to the north, the United States Bureau of Reclamation (USBR) canal and Country Club Drive (Road 26) to the west, and Adell and Ellis Streets to the south; stated the annexation included public street rights-of-way, the USBR canal, and the Madera Unified School District High School/Middle School/Elementary School Campus along Martin Street.

Dave Braun stated the City of Madera initiated the annexation application, rezoned the properties within the annexation boundary, and issued a Negative Declaration for the project; stated the Negative Declaration will also be used for the annexation.

Dave Braun stated ARC Fresno/Madera Counties, a nonprofit organization, applied to the City of Madera approximately two years ago to develop an intellectual and development disability center on 2.1 acres on Martin Street. Braun stated the City of Madera approved the development entitlements on May 17, 2023, which initiated the annexation process to bring the property into the boundary of the city; stated for the ARC 2.1-acre property to be annexed, a larger area needed to be included to provide a logical boundary that would bring City of Madera services to the area. Dave Braun stated the City of Madera and LAFCO discussed the boundary, which was comprised of rural residential and commercial uses, vacant parcels, two churches, two charter schools, and the Madera Unified School District campus; stated some of the parcels within the proposed annexation area, including Madera

Unified School District campus along Martin Street at the north end of the proposed annexation area, were currently receiving City of Madera water and sewer services by an out-of-area service agreement.

Dave Braun showed an aerial map of the annexation area and stated the southwest portion was undeveloped; stated the annexation could stimulate development of many vacant parcels in the area; stated a benefit of annexation was that the City of Madera had already extended sewer and water lines into the area to provide services to the Madera Unified School District campus; stated the annexation would bring the City of Madera boundary closer to other adjacent properties and make annexations more feasible.

Dave Braun recommended the Commission approve the annexation subject to the conditions listed in the staff report; stated LAFCO sent notices to property owners and registered voters in the area; stated in the notice it explained protest rights; stated if there were any protests, LAFCO would need to hold a protest hearing on the annexation; stated if there were no protests, the protest hearing and election proceedings would be waived and the annexation approved.

Commissioner Ahmed asked if the Madera Unified School District High School/Middle School/Elementary School Campus was within the boundary of the City of Madera. Dave Braun replied that currently the school district was not, but it would be with this annexation. Commissioner Ahmed asked if any comments had been received from the Madera Unified School District. Dave Braun responded no.

Commissioner Rodriguez asked if annexed properties were subject to connecting to City water and/or sewer services. Dave Braun replied no but they could connect to City services if they chose to do so. Commissioner Rodriguez asked about the feasibility of annexing properties at the southwest corner of Avenue 17 and Road 26. Dave Braun replied the area was within "Madera Acres" and could be annexed but infrastructure improvements would be necessary, which could be costly and would require negotiations between the City and County.

Public Comments

Chair Young called for public comment.

Tamica Hill, Executive Director of ARC Fresno/Madera Counties, stated her support for the proposed annexation; stated there were a number of participants from ARC at this hearing who were also in support of the annexation; stated ARC was celebrating its 70th anniversary; stated her support of the ARC project and that the new facility would have modern interior and exterior amenities; stated she was proud that the new facility would continue to be in Madera, which for 60 years had been located on D Street in Madera.

There were no other speakers. Chair Young closed the public hearing.

Commission Action

Commissioner Poythress moved to approve the annexation subject to the findings and conditions as outlined in the staff report; waived the protest hearing; motion was seconded by Commissioner Ahmed; motion carried by a vote of 4 to 0, 1 absent.

Vote: Yes - Poythress, Ahmed, Rodriguez, Young
 No - None
 Absent - Macaulay
 Abstain - None

The motion carried. The Country Club Drive-Martin Street Annexation No. 2023-001 was approved by LAFCO Resolution No. 2024-01.

COMMISSIONERS REPORTS

No reports were given.

6. EXECUTIVE OFFICER REPORTS

None.

7. ADJOURNMENT

Chair Laura Young adjourned the meeting at 11:24 a.m.

Submitted by:



LAFCO Executive Officer David E. Braun

Approval Date: March 27, 2024