

MINUTES OF MENDOTA REGULAR CITY COUNCIL MEETING

Regular Meeting

January 22, 2019

Meeting called to order by Mayor Silva at 5:58 p.m.

Roll Call

Council Members Present: Mayor Robert Silva, Mayor Pro Tem Rolando Castro, Councilors Victor Martinez, Jesse Mendoza, and Oscar Rosales

Council Members Absent: None

Flag salute led by Mayor Silva

FINALIZE THE AGENDA

1. Adjustments to Agenda.
2. Adoption of final Agenda.

City Manager Gonzalez requested that Consent Calendar item 5 be pulled from the agenda and considered at a future meeting.

A motion was made by Councilor Mendoza to adopt the agenda as requested by staff, seconded by Councilor Rosales; unanimously approved (5 ayes).

PRESENTATION

1. Public Works Superintendent Bautista to present the Mendota Public Works Department's 2018 Employee of the Year award to Armando Sandoval.

Public Works Superintendent Bautista presented the Mendota Public Works Department's 2018 Employee of the Year award to Armando Sandoval.

The Council congratulated Mr. Sandoval.

Mr. Sandoval thanked the staff and Council.

2. Chief of Police Andreotti to present the Mendota Police Department's 2018 Employee of the Year award to Lieutenant Kevin Smith.

Chief of Police Andreotti presented the Mendota Police Department's 2018 Employee of the Year award to Lieutenant Kevin Smith and read the commendation into the record.

The Council congratulated Lt. Smith; thanked both Mr. Sandoval and Lt. Smith for their work; and inquired on the possibility of provided both award recipients a gift on behalf of the City.

Lt. Smith thanked the staff and Council.

CITIZENS ORAL AND WRITTEN PRESENTATIONS

None offered.

APPROVAL OF MINUTES AND NOTICE OF WAIVING OF READING

1. Minutes of the regular City Council meeting of January 9, 2019.
2. Notice of waiving of the reading of all resolutions and/or ordinances introduced and/or adopted under this agenda.

A motion was made by Councilor Rosales to approve items 1 and 2, seconded by Councilor Mendoza; unanimously approved (5 ayes).

CONSENT CALENDAR

1. DECEMBER 27, 2018 THROUGH JANUARY 16, 2019
WARRANT LIST CHECKS NO. 44833 THRU 44908
TOTAL FOR COUNCIL APPROVAL = \$503,473.45
2. Proposed adoption of **Resolution No. 19-03**, authorizing contracting with Provost & Pritchard Consulting Group for final design and construction services related to the reconstruction of the Mowry Bridge.
3. Proposed adoption of **Resolution No. 19-04**, approving and accepting the public improvements constructed for Tract No. 6111 and Tract No. 6146 of the Las Palmas Estates subdivision.
4. Proposed adoption of **Resolution No. 19-05**, authorizing contracting with Provost & Pritchard Consulting Group for design and construction of City Well No. 10 and the extension of the raw water transmission main.

5. *Proposed adoption of an agreement with KSA Homes, Inc. authorizing the sale of real property located at 607 De La Cruz Street.
(Tabled to a future meeting)*

Discussion was held on warrant 44879 of item 1 of the Consent Calendar.

A motion was made by Councilor Martinez to adopt items 1 through 4 of the Consent Calendar, seconded by Councilor Rosales; unanimously approved (5 ayes).

BUSINESS

1. Appointment of Mendota residents to the Mendota Recreation and Planning Commissions.

Mayor Silva introduced the item and Deputy City Clerk Cabrera-Garcia summarized the report including the process to appoint commission members; the current vacancies, terms of offices, and residents that submitted applications for the Planning Commission; the two delegated positions on the Recreation Commission for representatives of the City Council and Planning Commission; the vacancies that will remain open until filled on the Recreation Commission; and the staff recommendation to appoint members to the commissions.

Discussion was held on the current vacant positions on the Planning Commission.

Mayor Silva requested to appoint Jose Gutierrez and Juan Luna to the Planning Commission.

Jose Gutierrez (647 Perez Street) – stated that he would like to continue to serve as a Planning Commissioner.

A motion was made by Councilor Martinez to approve the mayoral appointment of Jose Gutierrez and Juan Luna to the Planning Commission, seconded by Councilor Mendoza; unanimously approved (5 ayes).

Discussion was held on appointing a member of the City Council and a member of the Planning Commission to serve as representatives on the Recreation Commission; and Mr. Silva's current involvement with the Recreation Commission.

A motion was made by Councilor Rosales to appoint Mayor Silva and Planning Commissioner Alonso to the Recreation Commission, seconded by Councilor Martinez; unanimously approved (5 ayes).

Discussion was held on appointing an alternate Planning Commissioner.

A motion was made by Councilor Mendoza to appoint Jose Alonso as the alternate Planning Commissioner, seconded by Councilor Rosales; unanimously approved (5 ayes).

2. Council discussion and consideration of the proposals received in response to the Request for Proposals for the sale and potential development of City Surplus Real Property.

Mayor Silva introduced the item and City Manager Gonzalez summarized the report including the background of the Request for Proposals (RFP) that was issued; that staff reviewed and scored each proposal that was received; staff's recommendation for the Council authorize staff to commence negotiations with the Axiom Group; and invited all RFP respondents to provide a presentation.

Michael Muhawi with Higher Plane Cultivation summarized the goals of the company including developing the property for cannabis cultivation and distribution; hiring local residents for its labor workforce; the amount of revenue that the City would receive; and assured the company's commitment is to have a lasting positive impact on the community.

Discussion was held on ways that the City can request that the chosen business must commit to hire local residents as part of its workforce; the amount of residents that Higher Plane Cultivation is committed to hiring for its workforce; working with local organizations to promote employment opportunities; the types of operations that the business proposes to conduct; the company's timeline of developing the property; ways that business will contribute to the community; ensuring that the business makes a long-term commitment to the community; the amount of the property that the business wants to develop; and the amount of jobs that the business will create (at 6:33 p.m. Councilor Martinez left the Council Chambers).

George Boyadjian with Mendota Development Corporation provided a history of the subsidiary 420 College, Inc.; the vision of the proposed corporation being to bring a stable business to the community for long term success; the proposal to develop the entire property for cannabis cultivation, manufacturing, and distribution operations; the timeline of developing the various phases of the project; the qualifications of the company; (at 6:39 p.m. Councilor Martinez returned to the Council Chambers); the project's security plan; the company's commitment to job creation and hiring local individuals; and the company's goal to support community endeavors.

Discussion was held on the company's timeline for developing the property; the various issues that influence the timeline, including acquiring entitlements and permits; the company's ability to work with other cultivators, manufacturers, and distributors throughout the state; and the company's commitment to provide a positive, long-lasting impact to the community.

Jared Ficker with Axiom Group provided the background of the group; summarized the proposals to purchase the property; the amount of annual revenue that the City would receive from the business; the group's commitment to acquire a local workforce and promote management from within; the amount of jobs that will be created; the importance of security measures and transparency; the proposed plan to develop the property; the timeline of the development; and the operations that will be housed on the property.

Discussion was held on how the City would receive the revenue; and the letters of recommendation that were submitted on behalf of the Axiom Group; the home building operations that the Axiom Group conducts; the letters of recommendation that were submitted on behalf of the group; the group's commitment to support non-profit organizations; and the "signing bonus" that the group is offering upon close of sale.

City Manager Gonzalez reported on the criteria that was considered when reviewing the proposals.

City Attorney Kinsey commended all of the respondents for their work in preparing and submitting the proposals; and that the Council's motion would consist of delegating staff to commence negotiations with the selected RFP; and requested that the Council take staff's recommendation when making their decision.

Discussion was held on accepting public comment.

Joseph Amador (1890 7th Street) – inquired on the property's full appraised value; commented on the importance of respondents being prepared for their presentations; and the importance of security for these projects.

Sergio Valdez (325 Pucheu Street) – commented on the need for businesses to take into consideration the amount of water consumption that the operations will require; the need for a water recycling mechanism; the importance of a complete security plan; and the timeline for promoting job opportunities.

Discussion was held on the need for the businesses to have a comprehensive water recycling plan; and the timeline of promoting job opportunities.

Gabriel Llanos (605 Lozano Street) – inquired as to whether individuals who have been convicted of a crime will be eligible for a job within these types of businesses.

Discussion was held on the required background checks for employees; and working with local workforce agencies;

Jose Barajas (261 Pucheu Street) - spoke on the importance of company recognition and recommended that the Council select the Mendota Development Corporation.

Discussion was held on the importance of hiring local residents; and requiring that the selected RFP conduct a water supply assessment.

City Manager Gonzalez reported that upon reviewing and scoring all proposals, staff's recommended that the Council select to commence negotiations with Axiom Group.

Councilor Rosales requested that the item be tabled for the next meeting so that the Council may review the proposals thoroughly.

Discussion was held on tabling the item to the February 12th City Council meeting.

A motion was made by Mayor Silva to table the item to the February 12th City Council meeting, seconded by Councilor Rosales; unanimously approved (5 ayes).

At 7:23 p.m. Mayor Pro Tem Castro left the Council Chambers.

PUBLIC HEARING

1. Council hold a public hearing to consider **Resolution No. 19-07**, adopting the Community Development Block Grant Program Income Reuse Agreement.

Mayor Silva introduced the item and City Manager Gonzalez summarized the report including that the City of Mendota previously received program income funds from activities funded by the CDBG Program; the City wishing to use these funds to supplement the construction of an expansion of Rojas-Pierce Park facilities; such an action requiring a public hearing; and the timeframe in which the Program Income waiver will be considered.

Discussion was held on the need to extend Smoot Street and Amador Street.

At 7:28 p.m. Mayor Silva opened the hearing to the public and, seeing no one present willing to comment, closed it in that same minute.

A motion was made by Councilor Martinez to adopt Resolution No. 19-07, seconded by Councilor Mendoza; unanimously approved (5 ayes).

Discussion was held on the timeline for the Rojas-Pierce Park expansion project.

DEPARTMENT REPORTS AND INFORMATIONAL ITEMS

1. Administrative Services
 - a) Monthly Report

Director of Administrative Services Lekumberry summarized her report including recruitment efforts; a dog bite hearing that took place in December; the average number of Senior Center attendees; and special projects.

2. City Attorney
 - a) Update

City Attorney Kinsey reported on the upcoming Ethics (AB1234) and Sexual harassment trainings.

3. City Manager

City Manager Gonzalez reported on the upcoming Mowry Bridge reconstruction project kick-off meeting that will be held on January 30th; provided an update on the pilot training project; and stated that staff is working on setting a date for the joint meeting with the Mendota Unified School District Board of Trustees.

Discussion was held on the status of the AMOR project; and an update on the efforts in attracting a pharmacy to the City.

MAYOR AND COUNCIL REPORTS AND INFORMATIONAL ITEMS

1. Council Member(s)

Councilor Martinez thanked staff for their work.

Councilor Mendoza thanked the staff, fire department, and the public for their work and attendance; and expressed his hope for upcoming projects to come to fruition.

Councilor Rosales thanked the staff for their work and the public for their attendance; and reported that he has received complaints from residents regarding their vehicles being towed.

2. Mayor

Mayor Silva requested that the Council consider appointing a community representative to the Public Safety Sub-Committee; and reported on the Cresco job fair that was held recently.


ADJOURNMENT

With no more business to be brought before the Council, a motion for adjournment was made at 7:43 p.m. by Councilor Rosales, seconded by Councilor Martinez; unanimously approved (5 ayes).



Robert Silva, Mayor

ATTEST:


Matt Flood, City Clerk

