

MINUTES OF MENDOTA REGULAR CITY COUNCIL MEETING

Regular Meeting

January 26, 2021

Meeting called to order by Mayor Castro at 6:06 p.m.

Roll Call

Council Members Present: Mayor Rolando Castro, Mayor Pro Tem Jesus Mendoza, Councilors Jose Alonso, Joseph Riofrio, and Oscar Rosales

Council Members Absent: None

Flag salute led by Councilor Alonso

FINALIZE THE AGENDA

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

A motion was made by Councilor Rosales to adopt the agenda, seconded by Mayor Pro Tem Mendoza; unanimously approved (5 ayes).

PRESENTATIONS

1. Public Works Superintendent Banuelos to present the Public Works Department's 2020 Employee of the Year award to Maintenance Worker I Maria Alvarez.

Public Works Superintendent Banuelos presented the Public Works Department's 2020 Employee of the Year award to Maintenance Worker I Maria Alvarez.

The Council congratulated Ms. Alvarez.

At 6:11p.m. Mayor Castro announced that there would be a recess.

At 6:13 p.m. the Council reconvened the meeting.

2. Chief of Police Smith to present the Police Department's 2020 Employee of the Year award to Police Officer Gerardo Galaviz.

Chief of Police Smith requested that the item be moved to a future meeting agenda.

3. City Manager Gonzalez to present the City Administration Department's 2020 Employee of the Year award to Director of Administrative Services Jennifer Lekumberry.

City Manager Gonzalez presented the City Administration Department's 2020 Employee of the Year award to Director of Administrative Services Jennifer Lekumberry.

Council congratulated Ms. Lekumberry.

Ms. Lekumberry made a statement.

At 6:22 p.m. Mayor Castro announced that there would be a recess.

At 6:25 p.m. the Council reconvened the meeting.

CITIZENS ORAL AND WRITTEN PRESENTATIONS

Joyce Dale (Office of Senator Anna Caballero) – congratulated the Employees of the Year.

Discussion was held on Senator Caballero meeting with Council and staff, and the Senator's efforts for supporting Mendota.

Bethany Matos (West Hills College Firebaugh) – introduced herself.

Discussion was held on different classes that the college is providing; and the college's efforts in promoting college enrollment.

Liberty Lopez – congratulated the Employees of the Year; and commented on education options that West Hills college offers.

APPROVAL OF MINUTES AND NOTICE OF WAIVING OF READING

1. Minutes of the regular City Council meeting of January 12, 2021.
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 Riofrio to approve items 1 and 2, seconded by Councilor Rosales; unanimously approved (5 ayes).

CONSENT CALENDAR

1. JANUARY 6, 2021 THROUGH JANUARY 19, 2021
WARRANT LIST CHECK NOS. 47715 THROUGH 47765
TOTAL FOR COUNCIL APPROVAL = \$1,295,208.84
2. Proposed adoption of **Resolution No. 21-08**, approving the Police Service Dog Contract with Top Dog Training Center.

A request was made to pull item 2 for discussion.

A motion was made by Councilor Riofrio to approve item 1 of the Consent Calendar, seconded by Councilor Alonso; unanimously approved (5 ayes).

2. Proposed adoption of **Resolution No. 21-08**, approving the Police Service Dog Contract with Top Dog Training Center.

Discussion was held on public safety efforts and the new police canine that was acquired.

A motion was made by Councilor Rosales to approve item 2 of the Consent Calendar, seconded by Mayor Pro Tem Mendoza; unanimously approved (5 ayes).

BUSINESS

1. Council discussion and consideration of **Resolution No. 21-09**, acknowledging receipt of the annual audit of City funds.

Mayor Castro introduced the item and Finance Officer Diaz stated that Josh Giosa with Price, Paige & Company would present the City's Financial Statements for the year ended on June 30, 2020.

Josh Giosa with Price, Paige, & Company presented the City's Financial Statements.

Discussion was held on the work of the Finance Department and on the City's financial statements.

A motion was made by Councilor Rosales to adopt Resolution No. 21-09, seconded by Mayor Pro Tem Mendoza; unanimously approved (5 ayes).

2. Council discussion and appointment of residents to the Mendota Recreation and Planning Commissions.

Mayor Castro introduced the item and City Clerk Cabrera-Garcia summarized the report.

Discussion was held on the applications submitted for the Planning Commission.

Jonathan Leiva – stated the reasons as to why he would like to serve on the Planning Commission.

Libertad Lopez – stated the reasons as to why she would like to serve on the Planning Commission.

Joshua Perez – stated the reasons as to why he would like to serve on the Planning Commission.

Mayor Castro appointed Joshua Perez, Libertad Lopez, Jessica Sanchez to serve as regular members on the Planning Commission, and Jonathan Leiva as the alternate member.

A motion was made by Councilor Riofrio to approve Mayor Castro's appointments to the Planning Commission, seconded by Councilor Rosales; unanimously approved (5 ayes).

Discussion was held on the appointments to the Recreation Commission.

Antonio Pizano – stated the reasons as to why he would like to serve on the Recreation Commission.

A motion was made by Councilor Rosales to appoint Antonio Pizano, Jessica Sanchez, and Paul Ochoa to the Recreation Commission, seconded by Councilor Alonso; unanimously approved (5 ayes).

3. Council discussion of the 2018 and 2019 Annual Progress Reports on the Implementation of the Mendota General Plan Housing Element.

Mayor Castro introduced the item and City Planner O'Neal summarized the report.

Discussion was held on the General Plan update.

4. Council discussion and consideration of **Resolution No. 21-10**, ratifying the First and Second Amendments to the Purchase and Sale Agreement with Valley Agricultural Holdings, LLC, for the Purchase of a 59-Acre Parcel Located in the Commercial Cannabis Overlay District.

Mayor Castro introduced the item and City Manager Gonzalez stated that Assistant City

Attorney Castro will be providing the reports for business items 4 and 5.

Assistant City Attorney Castro provided the reports for business items 4 and 5.

At 7:36 p.m. Mayor Castro left the Council Chambers and returned at 7:38 p.m.

Discussion was held on the item.

A motion was made by Councilor Riofrio to adopt Resolution Nos. 21-10 and 21-11, seconded by Councilor Rosales; unanimously approved (5 ayes).

5. Council discussion and consideration of **Resolution No. 21-11**, approving the Third Amendment to the Purchase and Sale Agreement with Valley Agricultural Holdings, LLC, for the Purchase of a 59-Acre Parcel Located in the Commercial Cannabis Overlay District.

The item was heard and approved during business item 4.

6. Council discussion and consideration of **Ordinance No. 21-02**, amending the Official Zoning Map of the City of Mendota in the matter of Application No. 20-23, the Valley Agricultural Holdings, LLC, Commercial Cannabis Project (APN 013-030-68ST); and **Ordinance No. 21-03**, Approving a Development Agreement between the City of Mendota and Valley Agricultural Holdings, LLC, in the matter of Application No. 20-23, the Valley Agricultural Holdings, LLC, Commercial Cannabis Project (Portion of APN 013-030-68ST).

Mayor Castro introduced the item and City Planner O'Neal summarized the report.

Assistant City Attorney Castro provided the report for the item, and requested that the City Council adopt Ordinance 20-03 as it appears in the agenda, with a modification to the section regarding development incentive for both development agreements.

Joseph Amador – inquired about the project.

Dustin Moore (Valley Agricultural Holdings, LLC) – provided information on the security plan for the project.

A motion was made by Councilor Riofrio to adopt Ordinance No. 21-02 and Ordinance No. 21-03 with the suggested modifications, seconded by Councilor Rosales; unanimously approved (5 ayes).

CLOSED SESSION

1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
 - a. Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Government Code section 54956.9 (one case).

At 8:15 p.m. the Council moved into closed.

At 9:03 p.m. the Council reconvened in open session (with Councilor Rosales being absent) and City Attorney Kinsey stated that in regard to item 1 there was no reportable action.

BUSINESS CONTINUED

7. Council discussion and consideration of **Ordinance No. 21-04**, entrance into a development agreement in the matter of Application No. 20-24, the Left Mendota 1, LLC project.

Mayor Castro introduced the item and City Planner O'Neal provided the report and deferred to Assistant City Attorney Castro to provide additional information on the item.

Assistant City Attorney Castro provided information on proposed amendments to the development agreement.

Chris Lefkovitz (Left Bank Holdings, LLC) – provided comment on the proposed amendments to the development agreement.

Discussion was held on the project and the possibility of tabling the item for a future meeting.

A motion was made by Councilor Riofrio to table the item to a future meeting, seconded by Councilor Alonso; unanimously approved (4 ayes, absent: Rosales).

DEPARTMENT REPORTS AND INFORMATIONAL ITEMS

1. City Attorney
 - a) Update

City Attorney Kinsey thanked Assistant City Attorney Castro for his work.

Discussion was held on Mr. Castro's work.

2. City Manager

City Manager Gonzalez provided his report including staff preparing for oncoming weather forecasts, and Governor Newsom lifting the Stay-At-Home order.

Discussion was held on the impacts that oncoming weather will have on the City; and enforcing handicapped parking at various businesses.

MAYOR AND COUNCIL REPORTS AND INFORMATIONAL ITEMS

1. Council Member(s)

Councilor Riofrio commented on the COVID-19 vaccination event that was recently held, and the impacts of the ongoing pandemic.

Mayor Pro Tem Mendoza commented on the COVID-19 vaccination event that was recently held, and on Danny Trejo being drafted by the Los Angeles Football Club.

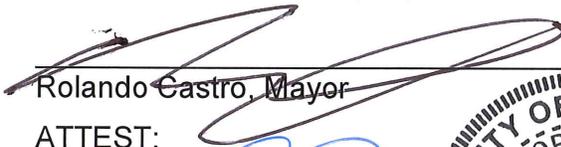
Councilor Alonso commented on the COVID-19 vaccination event that was recently held and his outreach for the event; and on Danny Trejo being drafted by the Los Angeles Football Club.

2. Mayor

Mayor Castro commented on the COVID-19 vaccination event that was recently held; on Danny Trejo being drafted by the Los Angeles Football Club; and congratulated the Employees of the Year.

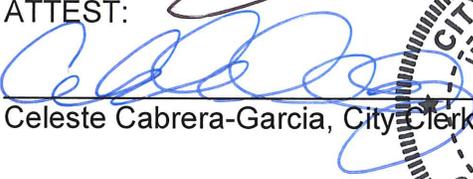
ADJOURNMENT

With no more business to be brought before the Council, a motion for adjournment was made at 9:38 p.m. by Councilor Alonso, seconded by Mayor Pro Tem Mendoza; unanimously approved (4 ayes, absent: Rosales).



Rolando Castro, Mayor

ATTEST:



Celeste Cabrera-Garcia, City Clerk

