



MINUTES OF MENDOTA REGULAR CITY COUNCIL MEETING

Regular Meeting

October 22, 2019

Meeting called to order by Mayor Silva at 6:00 p.m.

Roll Call

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

Council Members Absent: None

Flag salute led by Councilor Martinez

FINALIZE THE AGENDA

1. Adjustments to Agenda.

A revised warrant list was provided to the council and copies were provided for the public.

2. Adoption of final Agenda.

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

CITIZENS ORAL AND WRITTEN PRESENTATIONS

Macario Banuelos- provided an update on the Mendota Boxing team.

Kevin Romero - provided an update on the Mendota High School football team.

PRESENTATIONS

1. Dustin Moore with the Axiom Group to present information on their proposed

project.

Mayor Silva introduced the item.

Moore provided a presentation on Axiom's proposed project including its background; progress since award of the RFP up to the purchase and sale agreement; access to the property; commitment to local workforce; their hiring process; desire to contract with local businesses; security measures; plan to develop immediately 59 acres of hoop house cultivation;

Daniel Pocius described the site plan and property access including security measures.

Moore continued the presentation and discussed the projected timeline; odor control and emissions;

APPROVAL OF MINUTES AND NOTICE OF WAIVING OF READING

1. Minutes of the regular City Council meeting of September 24, 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. ~~OCTOBER 08, 2019 THROUGH OCTOBER 16, 2019~~
~~WARRANT LIST CHECKS NO. 45949 THROUGH 46009~~
TOTAL FOR COUNCIL APPROVAL _____ = \$339,295.01

The revised warrant list provided during adjustments was:

OCTOBER 08, 2019 THROUGH OCTOBER 22, 2019
WARRANT LIST CHECKS NO. 45949 THROUGH 46011
TOTAL FOR COUNCIL APPROVAL _____ = \$352,932.90

Mayor Pro-Tem inquired as to why the dollar amount on the warrant list increased and Finance Officer clarified it was due to the check for Gonzalez Transport being reprinted and a check for the server being printed in between the original check and the reprinted check. The check for the server was originally going to be on the next warrant list but was added to this warrant list as a result of the abovementioned.

2. Proposed adoption of **Resolution No. 19-76**, cancelling the December 24th regularly scheduled City Council meeting.
3. Proposed adoption of **Resolution No. 19-77**, accepting bids for surplus property valued at over \$100.00 and authorizing the City Manager to dispose of all

remaining surplus.

4. Proposed adoption of **Resolution No. 19-78**, accepting and filing the Annual Report for the Community Facilities District No. 2006-1 for Fiscal Year 2019/2020, and authorizing the placement of special assessments/direct charges on the tax roll.

A motion was made by Mayor Pro-Tem Castro to adopt items 1 through 4 of the Consent Calendar, seconded by Councilor Mendoza; unanimously approved (5 ayes).

BUSINESS

1. Council discussion and consideration on the holiday décor selections.

Mayor Silva introduced the item.

Finance Officer Diaz summarized informed Council discussion will be held to provide options on holiday decors including trees and ornaments.

Discussion was held on the purchase of real trees rather than artificial trees as well as the need for electricity for the lights.

Council gave direction to Finance Officer Diaz to purchase one real tree, ornaments and lights for the tree.

Discussion was held on garland, poinsettias, a holiday banner.

Council gave direction to Finance Officer Diaz to purchase one real tree, ornaments and lights for the tree.

Discussion was held on flag options including a preferred color scheme.

Council gave direction to Finance Officer Diaz to purchase the flag in teal and black.

Council consensus was reached to provide direction to staff that was previously discussed.

2. Council discussion and consideration of **Resolution No. 19-79**, approving the execution of Purchase and Sale Agreement with Valley Agricultural Holdings, LLC (aka Axiom Group).

Mayor Silva introduced the item.

Councilor Rosales stepped out of the Council at 6:53pm.

Deputy City Attorney Cardella clarified that this resolution is solely regarding the terms of the purchase and sale agreement for the sale of the land from the City to Axiom and summarized the terms of the agreement includes one million dollar purchase price; 10% deposit within three days that the agreement is executed; Closing is contingent on Valley Agricultural Holdings, LLC acquiring all of the development entitlements required to operate their project; the terms in the agreement will be binding if the environmental and development agreement pass.

Councilor Mendoza commented on the sophistication of the Axiom's project.

A motion was made by Councilor Mendoza to adopt Resolution No. 19-79, seconded by Councilor Martinez; unanimously approved (4 ayes, absent: Rosales).

3. Council discussion and consideration of **Resolution No. 19-80**, approving the execution of Agreement to Prepare an Environmental Document with Wood Environment & Infrastructure Solutions, Inc.

Mayor Silva introduced the item.

Councilor Martinez stepped out of the Council at 6:58pm.

Councilor Rosales and Martinez returned into the Council at 6:59pm.

Deputy City Attorney Cardella summarized the item, including how this item relates to the preparation of an environmental document; how it relates to the previous item; that it is an agreement to retain a consultant to complete the environmental analysis; and the reimbursement of costs for the consultants services.

A motion was made by Councilor Martinez to adopt Resolution No. 19-80, seconded by Councilor Mendoza; unanimously approved (5 ayes).

4. Council discussion and consideration of request from the Department of Finance for the City to become the successor agency to the former Mendota Redevelopment Agency or to make a loan to the Mendota Designated Local Authority.

Mayor Silva introduced the item.

Deputy City Attorney Cardella introduced Kevin Persico who is experienced with the DLA. Deputy City Attorney Cardella summarized his report including the background of the Redevelopment Agency and the dissolution of the RDA; the Mendota Designated Local Authority and the administrative costs of fulfilling the obligations; and the recognized payment obligation schedule filing (ROPS).

Persico, Kosmont Co., provided an overview of the current status of the bonds including that the bonds have been in default since 2013; summarized how the bonds got in

default and that the Department of Finance will no longer pay Kosmont Co. who is providing the legal assistance effective December 31; asked if there was a member of the council who was interested in serving on the board for the DLA and Councilors Mendoza and Rosales nominated Councilor Martinez, who accepted to join and attend the next meeting scheduled for Nov. 22nd at 10:30am.

Deputy City Attorney Cardella provided the distinction to the City Council of the bond debt and the money that is owed to the DLA; options to the City Council and requested direction.

A motion was made by Councilor Rosales directing staff to prepare necessary documentation that would permit the city to increase its minimum loan payment to \$30k to the Mendota DLA for its administrative expenses, seconded by Councilor Mendoza; unanimously approved (5 ayes).

DEPARTMENT REPORTS AND INFORMATIONAL ITEMS

1. Finance Officer
a) Grant Update

Finance Officer Diaz provided her grant update and provided updates including the tobacco grant; a site visit from the Department of Parks and Recreation; and a grant for historical records.

Discussion was held on the site visit from the Department of Parks and Recreation.

2. City Attorney
a) Update

Nothing to report.

Councilor Martinez inquired about SGMA and City Clerk Cabrera provided an update as to the current status of public comment period of SGMA.

3. City Manager
a) Update

Nothing to report.

MAYOR AND COUNCIL REPORTS AND INFORMATIONAL ITEMS

1. Council Member(s)

Councilor Rosales inquired about the Black and 5th Reconstruction Street Project status and the Rojas-Pierce Park Project bid opening.

City Manager Gonzalez provided project updates including that the Black and 5th Reconstruction Street Project is expected to start paving on Friday; and that the Rojas-Pierce Park Project bid opening is expected to take place at the end of the month.

Councilor Martinez inquired about a pharmacy.

City Manager Gonzalez provided an update regarding two potential pharmacies coming to Mendota.

City Manager Gonzalez also informed the Council of the United Security Bank that is expected in approximately four to six months in Mendota.

Councilor Mendoza asked for information regarding the red ribbon festivities at Rojas-Pierce Park.

City Manager Gonzalez also informed the Council that the red ribbon festivities at Rojas-Pierce Park are scheduled for the 27th from 12:00 p.m. to 4:00 p.m.

Councilor Rosales commented on movie nights at the park and thanked the public.

2. Mayor

Nothing to report.

CLOSED SESSION

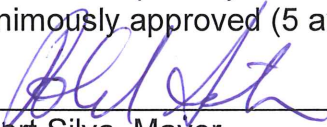
1. PUBLIC EMPLOYEE PERFORMANCE EVALUATION
CA Government Code § 54957(b)
Title: City Manager

At 7:33 p.m. the Council moved into closed session.

At 8:45 p.m. the Council reconvened in open session and Deputy City Attorney Cardella stated there was no reportable action.


ADJOURNMENT

With no more business to be brought before the Council, a motion for adjournment was made at 8:45 p.m. by Councilor Rosales, seconded by Mayor Pro Tem Castro; unanimously approved (5 ayes).



Robert Silva, Mayor

ATTEST:


Jennifer Lekumberry, Acting City Clerk

