



MINUTES OF MENDOTA REGULAR CITY COUNCIL MEETING

Regular Meeting

October 9, 2018

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

Roll Call

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

Council Members Absent: Councilor Oscar Rosales

Flag salute led by Mayor Castro

FINALIZE THE AGENDA

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

Interim City Manager Gonzalez requested that Business Item 4 be removed from the agenda for further analysis by staff.

A motion was made by Councilor Silva to adopt the agenda as requested by staff, seconded by Councilor Mendoza; unanimously approved (4 ayes, absent: Rosales).

CITIZENS ORAL AND WRITTEN PRESENTATIONS

Sergio Valdez and Corina Banuelos (Mendota Youth Recreation [MYR]) - shared information on the MYR participants that want to participate in the Open Goal Project, a program that takes young soccer prospects to international clinics; shared information on the upcoming Annual Red Ribbon Carnival that they sponsor; and reported on other upcoming events.

Discussion was held on the interest in building an indoor soccer facility.

APPROVAL OF MINUTES AND NOTICE OF WAIVING OF READING

1. Minutes of the regular City Council meeting of September 25, 2018.
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 Mayor Pro Tem Martinez to approve items 1 and 2, seconded by Councilor Mendoza; unanimously approved (4 ayes, absent: Rosales).

CONSENT CALENDAR

1. SEPTEMBER 25, 2018 THROUGH OCTOBER 04, 2018
WARRANT LIST CHECKS NO. 44481 THRU 44543
TOTAL FOR COUNCIL APPROVAL = \$278,014.55
2. Proposed adoption of **Resolution No. 18-69**, authorizing the placement of special assessment/direct charges on the tax roll for the Community Facilities District 2006-1 for Fiscal Year 2018-2019.
3. Proposed adoption of **Resolution No. 18-70**, approving the application for clean air vehicles via the Public Benefit Grant Program administered by the San Joaquin Valley Air Pollution Control District.
4. Proposed adoption of **Resolution No. 18-71**, approving the submission of grant applications for the Remove II Grant Program, and naming the City Manager as the signing authority, to the San Joaquin Valley Air Pollution Control District.

A request was made to pull item 1 for discussion.

A motion was made by Councilor Silva to adopt items 2 through 4 of the Consent Calendar, seconded by Mayor Pro Tem Martinez; unanimously approved (4 ayes, absent: Rosales).

1. SEPTEMBER 25, 2018 THROUGH OCTOBER 04, 2018
WARRANT LIST CHECKS NO. 44481 THRU 44543
TOTAL FOR COUNCIL APPROVAL = \$278,014.55

Councilor Mendoza referred to warrant item 44510 and stated that he was glad that Interim City Manager Gonzalez is okay.

A motion was made by Councilor Mendoza to adopt item 1 of the Consent Calendar, seconded by Mayor Pro Tem Martinez; unanimously approved (4 ayes, absent: Rosales).

BUSINESS

1. Council discussion on options for assisting Non-Profit Corporations in the City of Mendota.

Mayor Castro introduced the item and City Attorney Kinsey provided his report including a summary of what transpired at the September 11th City Council meeting regarding this issue; the law's constrictions related to the giving of funds; the exceptions and rules related to the giving of that class; the different recommendations from staff in which the Council could take including taking no action at this time, providing fee discounts to non-profit corporations for the use of City facilities, the City identifying a specific need or service that a non-profit could fulfill (via an RFP), or a combination of these options; and staff's recommendation being to choose to do nothing at this time and revisit the issue when the ballot measure result is known.

Discussion was held on the efforts the City has made in the past to assist non-profit corporations; the need to avoid gifting public funds; opposition to becoming too dependent on the proposed increased sales tax revenues; the need to have effective grant writers that acquire funds for various public projects; the options that are available to the Council; and the importance of keeping the City safe while ensuring the City does not expose itself to liability claims.

Sergio Valdez (325 Pucheu Street) - stated that he agrees with choosing the option to wait and see if the ballot measure passes; and spoke in support of creating gang intervention programs in the future.

A motion was made to take no action at the present time and revisit the issue following the vote on the City's proposed sales and use tax, seconded by Mayor Pro Tem Martinez; unanimously approved (4 ayes, absent: Rosales).

2. Introduction and first reading of **Ordinance No. 18-06**, approving an addendum to the Development Agreement by and between the City of Mendota and KSA Homes, Inc., relating to the development of the property commonly known as the La Colonia property.

Mayor Castro introduced the item and Interim City Manager Gonzalez provided his report including the previous execution of a development agreement with this developer; the specific change that needs to be made to the agreement relative to soccer field improvements; the proposed amendment allowing for the construction of a new soccer field; and grading where the current soccer field in preparation for the construction of a new baseball field.

Sergio Valdez (325 Pucheu Street) - inquired as to whether the facilities would include a separate concessions stand and restroom facility, and if there will be a practice field.

Discussion was held on what the cost of those facilities would be; and the problems that arise when community members do not treat the fields appropriately.

A motion was made by Councilor Silva to perform the first reading of Ordinance No. 18-06, and set the public hearing for the October 23rd City Council meeting, seconded by Mayor Pro Tem Martinez; unanimously approved (4 ayes, absent: Rosales).

3. Council discussion on modifying the original Request for Proposals for the lease and development of the City's property located at the Waste Water Treatment Plant.

Mayor Castro introduced the item and Interim City Manager Gonzalez provided his report including the City's acquisition of the land decades ago; the land being purchased with sewer funds, indicating that any revenue from the sale of that land would have to return to the Sewer Fund; and the recommendation to explore selling the land to allow for the development of it.

Discussion was held on ensuring that the City maximizes its revenues if the land is used for a development related commercial cannabis; the risk of selling the land if it is contaminated; the zoning limitations; and the recommendation that the City put the responsibility on the applicant to perform any necessary tests of the land.

Jose Gutierrez (647 Perez Street) - supported the diversification of industries and giving back to the community.

A motion was made by Councilor Mendoza to direct staff to look into modifying the original RFP for the lease and development of the City's property located at the Waste Water Treatment Plant, seconded by Mayor Pro Tem Martinez; unanimously approved (4 ayes, absent: Rosales).

4. Council receive report on discontinuing health coverage for City Council Members.

Removed from the agenda.

DEPARTMENT REPORTS AND INFORMATIONAL ITEMS

1. Code Enforcement & Police Department
 - a) Monthly Report

Chief of Police Andreotti summarized the report for the Code Enforcement department report including recent significant cases related to illegal vendors.

Chief Andreotti summarized the report for the Police Department including significant cases such as a suspicious man inappropriately interacting with members of the opposite sex, and a stolen vehicle case; reported on an active shooter training in

partnership with the Mendota Unified School District; the department's participation in the recent Driver Awareness event; and some intervention that the officers had with youth that were illegally riding ATV's.

Discussion was held on how the Code Enforcement department and the Police Department deals with notices regarding illegally parked cars.

2. Economic Development
 - a) Monthly Report

Economic Development Manager Flood reported that he is working with the Economic Development Corporation to conduct a regional opportunity analysis in conjunction together with other communities; and working on developing vacant commercial properties.

Discussion was held on attracting different types of businesses into the community; and the potential impacts that the Safe Sidewalk Vending Act will have on the business community.

3. City Attorney
 - a) Update

City Attorney Kinsey thanked the Council for the opportunity to serve and help the community.

4. City Manager
 - a) Insurance

Interim City Manager Gonzalez reported on some future items that will be on the agenda, including a bond counselor that will provide a presentation on how the City can save money, and a solar company that is interested in doing business with the City.

Discussion was held on the road construction that is taking place on 2nd Street; and the need to follow up on the goals that were set by the Council.

MAYOR AND COUNCIL REPORTS AND INFORMATIONAL ITEMS

1. Council Member(s)

Councilor Mendoza thanked the public and staff for attending the meeting.

Mayor Pro Tem Martinez announced the visit of the Salvadoran Consulate on November 4th starting at 7 a.m.

Councilor Silva reported on a LAFCo retreat he attended; and on the Driver Awareness program that Council and staff attended.

2. Mayor

Nothing to report.

CLOSED SESSION


1. CONFERENCE WITH LABOR NEGOTIATORS
CA Government Code § 54957.6
Agency Designated Representatives: Cristian Gonzalez, Interim City Manager and Jennifer Lekumberry, Administrative Services Director
Employee Organization: American Federation of State, County and Municipal Employees

At 7:10 p.m. the Council moved into closed session.

At 7:41 p.m. the Council reconvened in open session and City Attorney Kinsey stated that in regards to item 1 of the closed session, there was no reportable action.

ADJOURNMENT

With no more business to be brought before the Council, a motion for adjournment was made at 7:41 p.m. by Councilor Silva, seconded by Councilor Mendoza; unanimously approved (4 ayes, absent: Rosales).



Rolando Castro, Mayor

ATTEST:



Matt Flood, City Clerk

