

## MINUTES OF MENDOTA REGULAR CITY COUNCIL MEETING

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**Regular Meeting**

**August 14, 2018**

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

**Flag salute led by Mayor Castro**

**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

### **FINALIZE THE AGENDA**

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

A motion was made by Councilor Silva to adopt the agenda, seconded by Mayor Pro Tem Martinez; unanimously approved (4 ayes, absent: Rosales).

### **PRESENTATION**

1. Introduction of Interim City Manager Cristian Gonzalez.

Interim City Manager Gonzalez introduced himself and stated that he is looking forward to serving the community.

### **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 July 24, 2018 and the special City Council meeting of July 27, 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. JULY 24, 2018 THROUGH AUGUST 08, 2018  
WARRANT LIST CHECKS NO. 44196 THRU 44301  
TOTAL FOR COUNCIL APPROVAL = \$919,702.70
2. Proposed adoption of **Resolution No. 18-59**, authorizing the submission of an application to the State Lands Commission for a land lease for the existing and proposed Mowry Bridge.
3. Proposed adoption of **Resolution No. 18-60**, approving an update to the Westamerica Bank signature card.

A motion was made by Councilor Silva to adopt items 1 through 3 of the Consent Calendar, seconded by Mayor Pro Tem Martinez; unanimously approved (4 ayes, absent: Rosales).

## PUBLIC HEARING

1. Introduction of **Ordinance No. 18-03**, amending the official zoning map of the City of Mendota to reflect a change of zone for Assessor's Parcel Numbers 013-061-15 and 012-160-39.

Mayor Castro introduced the item and City Planner Schoettler reported on the location of the project; the current zoning and use, as well as the proposed zoning and use; the commercial portion that is in the northwest corner of the development; the subdivision's housing, including its layout; the Planned Unit Development (PUD) findings; the new traffic signal that the applicant is required to install; the accommodation by the City's utility system of the project, including capacity-related issues; the Community Facilities District and Landscape and Lighting District that will be applied to the development; the compliance with CEQA, including factors that may need mitigation; and the action the Planning Commission took to approve the project.

Discussion was held on the orientation and location of the pedestrian walkway; the traffic problems that could exist in the future; the small park that will be created, and the

trade-off of improving the soccer field at Rojas-Pierce Park instead of making additional room for a park in this development; the fees that will be imposed upon the applicant; the lack of more exits for vehicles; the ability to meet the requirements of the Fire Code by mandating all constructed houses in this development to have fire sprinkler systems; the applicant carrying the cost of improving the City's wells; the mason wall that will be built around the residential area; and the need to have sufficient parking.

At 6:26 p.m. Mayor Castro 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 Silva to perform the first reading of Ordinance No. 18-03, seconded by Mayor Pro Tem Martinez; unanimously approved (4 ayes, absent: Rosales).

2. Introduction of **Ordinance No. 18-04**, approving an agreement by and between the City of Mendota and KSA Homes, Inc. relating to the development of the La Colonia property.

Mayor Castro introduced the item and discussion was held on what would be the amount of the special tax for the parcels.

At 6:29 p.m. Mayor Castro 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 Silva to perform the first reading of Ordinance No. 18-04, as amended, seconded by Councilor Mendoza; unanimously approved (4 ayes, absent: Rosales).

3. *Introduction of **Ordinance No. 18-05**, imposing a Transactions and Use Tax to be administered by the California Department of Tax and Fee Administration. (item to be considered after the business portion of the agenda)*

## **BUSINESS**

1. Council discussion and consideration of **Resolution No. 18-61**, approving a mitigated negative declaration for the La Colonia project.

Mayor Castro introduced the item and City Planner Schoettler stated that the item was regarding the environmental study that was conducted for the project.

At 6:31 p.m. Mayor Castro opened the floor to public comment and, seeing no one present willing to comment, closed it in that same minute.

A motion was made by Councilor Silva to adopt Resolution No. 18-61, seconded by Mayor Pro Tem Martinez; unanimously approved (4 ayes, absent: Rosales).

2. Council discussion and consideration of **Resolution No. 18-62**, approving General Plan Amendment 2018-01.

Mayor Castro introduced the item and City Planner Schoettler stated that the item is regarding amending the City's General Plan land use map so that the map is consistent with the proposed re-zone designations for the properties.

At 6:32 p.m. Mayor Castro opened the floor to public comment and, seeing no one present willing to comment, closed it in that same minute.

A motion was made by Mayor Pro Tem Martinez to adopt Resolution No. 18-62, seconded by Councilor Mendoza; unanimously approved (4 ayes, absent: Rosales).

3. Council discussion and consideration of **Resolution No. 18-63**, approving Vesting Tentative Subdivision Map 2018-01.

Mayor Castro introduced the item and City Planner Schoettler reported that the resolution approves the subdivision map for the project, subject to adopting the conditions of approval.

Discussion was held on the Council considering the modified resolution for approval.

At 6:33 p.m. Mayor Castro opened the floor to public comment and, seeing no one present willing to comment, closed it in that same minute.

A motion was made by Mayor Pro Tem Martinez to adopt Resolution No. 18-63 as modified, seconded by Councilor Mendoza; unanimously approved (4 ayes, absent: Rosales).

### **PUBLIC HEARING (CONTINUED)**

3. Introduction of **Ordinance No. 18-05**, imposing a Transactions and Use Tax to be administered by the California Department of Tax and Fee Administration. (item was moved to considered following the business section)

Mayor Castro introduced the item and Economic Development Manager Flood reported that a tax measure will be on the ballot for the November election; stated that certain documents need to be completed in order for the California Department of Tax and Fee Administration (CDTFA) to administer the tax; and that the ordinance is contingent upon the approval of the tax measure by the voters.

Discussion was held on what agency is requesting the ordinance.

At 6:35 p.m. Mayor Castro 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 Mayor Pro Tem Martinez to perform the first reading of Ordinance No. 18-05, as amended, seconded by Councilor Silva; unanimously approved (4 ayes, absent: Rosales).

## **DEPARTMENT REPORTS AND INFORMATIONAL ITEMS**

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

Lieutenant Kevin Smith provided his report including the recent National Night Out event that was successful; a new patrol vehicle that will be used for patrol soon; the issues that were faced during the first week of school; the School Resource Officers that will be placed at the various schools; the reduction in crime in Mendota, especially violent crime; the focus on DUI arrests, including educating the public on the dangers of drunk driving; and the recent efforts of a task force that the Mendota Police Department participated in to ensure that sex offenders in the area are in compliance.

2. Economic Development
  - a) Monthly Report

Economic Development Manager Flood reported on focusing on attracting a large commercial establishment for the commercial portion of the La Colonia development; working on a community profile that highlights the Economic Incentive Zone (EIZ) and the Enhanced Economic Incentive Areas (EEIA); and the upcoming Annual Staff versus Officials Charitable Softball Game.

Discussion was held on what is being done to address abandoned commercial lots, and the economic incentives that the City provides through the EIZ and EEIA.

3. City Attorney
  - a) Update

City Attorney Kinsey reported that Assistant City Attorney Harlos enjoyed meeting everyone.

4. City Manager

Interim City Manager Gonzalez reported on working on addressing properties on Oller Street that have overgrown weeds; an update on the Canna-Hub project, including that the Planning Commission may consider the tentative parcel map at its August 21<sup>st</sup> regularly scheduled meeting; the success of the National Night Out event; that he would be attending a meeting with the Fresno Council of Governments and Caltrans regarding the proposed roundabout.

Discussion was held on the Council's position on the proposed roundabout; the status of the wastewater treatment plant project; the status of the AMOR project; the status of the proposed Mowry bridge; and the status of addressing the nuisance at 1240 7<sup>th</sup> Street.

### **MAYOR AND COUNCIL REPORTS AND INFORMATIONAL ITEMS**

1. Council Member(s)

Mayor Pro Tem Martinez reported that Salvadoran Consulate would be at Gonzalez Hall on November 4<sup>th</sup> to provide their services.

Councilor Silva reported on items discussed at the August 6<sup>th</sup> Public Safety Sub-Committee meeting including staff coordinating with the school district to alleviate traffic congestion around schools; commented on the success of the Annual Gutierrez Family Backpack Giveaway event that was held recently; a phone call he received from the EDD regarding assisting with employment for the Canna-Hub campus;

Councilor Mendoza stated that the progression of the community will continue if everyone works together, and congratulated Interim City Manager Gonzalez.

2. Mayor


Mayor Castro commented on the success of National Night Out, and thanked the various agencies that attended the event.

### **ADJOURNMENT**

With no more business to be brought before the Council, a motion for adjournment was made at 7:06 p.m. by Mayor Pro Tem Martinez, seconded by Councilor Mendoza; unanimously approved (4 ayes, absent: Rosales).

  
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Victor Martinez, Mayor Pro Tem

ATTEST:

  
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Matt Flood, City Clerk

